"UUU" HIGH SCHOOL FOR HILLSBOROUGH COUNTY

Issue: Vertical accessibility to press boxes.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to three press boxes at the football stadium, baseball and softball fields. According to the applicant, each press box will have 240 or fewer square feet and not occupied by more than five persons. A quote of $336,773 was submitted as the cost of constructing three elevators. The playing fields and press boxes are being constructed in conjunction with building a new $49,000,000 high school.

Project Progress:

The project is under design/construction.

Items to be Waived:

Vertical accessibility to three press boxes, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

1. Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
2. Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
3. Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission’s current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.
REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
CHAPTER 553, PART V, FLORIDA STATUTES

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.
   Name: "UUU" high School for Hillsborough Co. School Board
   Address: Intersection of Gallagher St. & Newsome Rd. Plant City, Florida

   Telephone 813-272-4112    FAX 813-272-4933

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:
   Applicant's Address: 4525 S. Manhattan Ave., Tampa, FL 33611
   Applicant's Telephone: 813-839-0506    FAX: 813-839-4616
   Relationship to Owner: Design Professional
   Owner's Name: School District of Hillsborough County
   Owner's Address: 901 E. Kennedy Blvd., Tampa, FL 33602

   Owner's Telephone: 813-272-4112    FAX 813-272-4933
   Signature of Owner
   Contact Person: Alexander M. Long, AIA, 813-839-0506

3. Please check one of the following:
   [X] New construction.
   [ ] Addition to a building or facility.
   [ ] Alteration to an existing building or facility.
   [ ] Historical preservation (addition).
   [ ] Historical preservation (alteration).

4. Type of facility. Please describe the building. Define the occupant or proposed occupant and how it serves the public. If the building is existing and undergoing a change of use, please specify the previous usage.
   High School Press Box at Stadium, limited to 5 persons or less
   and limited to 240 SF, type IIB construction. High School Press
   Boxes located on each at the baseball field and softball field,
   limited 5 or less and limited to 235 SF, type IIB construction

   Previous Use  None

5. Project Construction Cost
   High School Total $49,000,000

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.
   90% Construction Document Phase
   Construction to start January, 2008
   Site plans are in for review
[X] Under Design
[ ] Under Construction
[ ] In Plan Review
[ ] Completed

Briefly explain why the request has now been referred to the Commission.

Local Building Code Manager for the District is requiring an elevator to each press box. See attached communication & code references

7. **Requirements requested to be waived.** Please reference the applicable section of the Florida law. For example, Section 553.509 FG, governs the requirements for vertical accessibility.

**Issue**

1: "**Vertical accessibility, Section 553.509 Florida Statutes**
   - See attached communication

**Issue**

2:

**Issue 3:**

8. **Reason(s) for Waiver Request:** Please describe how this project meets the following criteria. Explain all that would apply for consideration of granting the waiver.

[X] The hardship exists primarily as a result of the statute.

*Providing vertical accessibility to the Press Boxes is not required per FBC 2004 w/2006 Supplement 11-4.1.2 which excludes also, identified per ADAAG 4.4.1.5 (b). See attached*

[ ] Unique circumstances and not general conditions, cause the hardship.

[ ] The hardship is based on an actual or proposed situation as presented by the design documents. Provide a detailed cost estimate and, where appropriate, photographs. Cost estimates must include bids and quotes.

[X] Substantial financial loss and/or investment, if any, will result if the waiver request is denied.

*The cost of an elevator to each press box would add more than $100,000 per location for 240 SF limited access/use space.*

[ ] A good faith effort has been made to comply with the statute as evidenced by submittal of documented proof of all feasible technical alternatives.
9. **Provide documented cost estimates for each portion of the waiver request.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be given, documented by quotations or bids from at least two vendors.

   a. **See attached cost documentation by the Construction Manager.** In addition to the construction costs, there are annual maintenance & testing costs required by the elevator code to keep the units certified & operational.

   b. 

   c. 

10. **Licensed Design Professional:** Where a design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal.

    We believe the Press Boxes are exempt or should be granted a waiver in accordance w/FBC 2004 11-4.1.2 and ADAAM 4.4.1.5 (b)

**Signature**

**Printed Name** Alexander Long

**Phone number** 813-839-0506

(SEAL)

**CERTIFICATION OF APPLICANT:**

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 3rd day of **December**, 19 **2007**

**Signature**

**Printed Name** Alexander M. Long, AIA

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under §775.083, Florida Statutes.
REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.
Please state why the issue is being referred to the Commission as well as a recommendation for disposition. The Building Official or his designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code. For example, Section 4.22 governs the requirements for toilet rooms.

a. Vertical Accessibility, Section 553.509 Florida Statutes

b. FBC 2004 11-4.1.2

c. ADAA6 4.4.1.5 (b)

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?
[ ] Yes [ ] No Cost of Construction

Comments/Recommendation

__________________________________________________________

__________________________________________________________

Jurisdiction

Building Official or Designee:

Signature

JAMES R. JOHANNESSEN, BUILDING CODE MANAGER

Printed Name

Certification Number

Telephone (813) 272-4117  FAX (813) 272-4933

Address: 901 E. Kennedy Blvd.

Tampa, FL 33602
Please see below from John Williams and may I offer the following for your consideration:

I was not providing vertical accessibility to the projection booths or press boxes based on the following FBC codes as supplemented by 2005 & 2006 amendments:

FBC 2004 423.8.1

FBC 2004 w/ 2006 supplement 11-4.1.2 (blue page) which excludes: elevator pits, penthouses, mechanical rooms, piping or equipment catwalks, .... and occupiable spaces and rooms that are not open to the public and that house no more than 5 persons including, but not limited to, equipment control rooms and projection booths, but must comply with ADAAG.

ADAAG 4.4.1.5.(b) [Marker]

(b) Accessibility is not required to or in:

(i) raised areas used primarily for purposes of security or life or fire safety, including, but not limited to, observation or lookout galleries, prison guard towers, fire towers, or fixed life guard stands;

(ii) non-occupiable spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, tunnels, or freight (non-passenger) elevators, and frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment; such spaces may include, but are not limited to, elevator pits, elevator penthouses, piping or equipment catwalks, water or sewage treatment pump rooms and stations, electric substations and transformer vaults, and highway and tunnel utility facilities;

(iii) single occupant structures accessed only by a passageway that is below grade or that is elevated above standard curb height, including, but not limited to, toll booths accessed from underground tunnels;

(iv) raised structures used solely for refereeing, judging, or scoring a sport;

(v) water slides;

(vi) animal containment areas that are not for public use; or

(vii) raised boxing or wrestling rings.

Therefore, based on the above information, please offer comment on the AHJ requirement.

Thank you,

Lex

9/27/2007
October 15, 2007

Alex Long
Long and Associates Architects / Engineers, Inc.
4525 S. Manhattan Ave.
Tampa, FL 33611-2305

Re: Conceptual Budget – Grand Stand Elevators

Dear Alex:

In response to your request we have generated a conceptual budget to furnish and install a single-lift elevator at each of the following grandstand press boxes:

- Football – Home team side
- Baseball
- Softball

The budget for the work is estimated to be $336,773 for all three freestanding elevator assemblies. We have included budget quotes from Thyssen Krupp and Kone Elevator as well as from Advanced Masonry Systems.

Please let us know if we can be of additional assistance.

Sincerely

[Signature]

HCBeck, Ltd.
Ryan Toth
Project Manager

Better Buildings, Better Built!
## SUMMARY

<table>
<thead>
<tr>
<th>ITEM DESCRIPTION</th>
<th>QUANTITY</th>
<th>U.M.</th>
<th>ITEM TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 SITE PREPARATION</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2 PAVEMENT &amp; WALKS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 BUILDING EARTHWORK</td>
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<tr>
<td>4 CONCRETE</td>
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<td>5 CONCRETE TILT WALL PANELS</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>6 MASONRY</td>
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<tr>
<td>7 STRUCTURAL STEEL, JOIST &amp; DECK &amp; ERECTION</td>
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<td>8 MISCELLANEOUS METALS</td>
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<tr>
<td>9 BUILDING SKIN</td>
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<tr>
<td>10 ROUGH CARPENTRY</td>
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<tr>
<td>11 ROOFING</td>
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<tr>
<td>12 DOORS, FRAMES &amp; HARDWARE</td>
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<td></td>
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<td>13 SPECIAL DOORS</td>
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<td>14 FINISHES</td>
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<td>16 EQUIPMENT</td>
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<td>17 FIRE PROTECTION</td>
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<tr>
<td>18 SHELL HVAC &amp; PLUMBING</td>
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<td>19 ELECTRICAL SHELL BUILDING</td>
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<td>20 BUILDING SUB-TOTAL</td>
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</tbody>
</table>

**Notes:**
- Freestanding shafts with concrete roofs and adjoining mechanical room.
- Allowance
- Paint Allowance
- 2000 lb hydraulic elevator, single 16 ft lift, 3 separate locations.
- Allowance for small A/C unit at each mechanical room.
ADVANCED MASONRY SYSTEMS
5403 Ashton Court
Sarasota, Florida 34233
Phone: (941) 926-3155 Fax: (941) 926-4804

PRICE QUOTE

Date: October 8, 2007          Project: High School UUU
To: Beck                      Attn: Ryan Toth, Project Manager
Fax No.: (813) 288-0188       Phone No.: (813) 282-3900

We hereby submit this Price Quote for additional work as follows:

Description of Work:
Labor, materials and equipment to install one (1) elevator shaft (concrete, masonry and rebar).
Presumes and includes 10x10x10 mechanical room at grade, 10’x10’ shaft, elevator lid, 8”x16”
tie beams, standard CMU.


Cost of Work:

<table>
<thead>
<tr>
<th>Material:</th>
<th>12,851.24</th>
<th>See Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labor:</td>
<td>15,040.00</td>
<td>See Attached</td>
</tr>
<tr>
<td>Equipment:</td>
<td>5,000.00</td>
<td>Excavator; Lift; Scaffold; Mixer; Misc.</td>
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<td>Subcontractor:</td>
<td>1,500.00</td>
<td>Concrete Pumping</td>
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<td>Overhead:</td>
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<tr>
<td>Profit:</td>
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<td>5.0%</td>
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<td>Bond:</td>
<td>791.00</td>
<td>25%</td>
</tr>
<tr>
<td>Total:</td>
<td>$40,340.92</td>
<td>EACH ELEVATOR</td>
</tr>
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</table>

Kindly issue a authorization for the above-described work at your earliest convenience. Please note that
if this work is on hold pending issuance of authorization, work will not proceed without your written
authorization to do so. Should you have any questions or need any additional information, please do not
hesitate to contact the undersigned.

Submitted this ___ day of October, 2007.

Ronald D. Karp
Advanced Masonry Systems

cc: RFC File
### Labor Rates (including burden):

<table>
<thead>
<tr>
<th>Description</th>
<th>Hourly Rate</th>
<th>Overtime Premium</th>
<th>Overtime Rate</th>
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<tbody>
<tr>
<td>Foreman</td>
<td>$52.50</td>
<td>$26.25</td>
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<td>Journeyman</td>
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<td>$14.00</td>
<td>$42.00</td>
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<tr>
<td>Carpenter</td>
<td>$28.00</td>
<td>$14.00</td>
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<td>Operator</td>
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<tr>
<td>Laborer</td>
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<td>$31.50</td>
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### Labor:

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<th>Description</th>
<th>Reg. Hrs.</th>
<th>Cost</th>
<th>Overtime Hrs.</th>
<th>Cost</th>
<th>Total</th>
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<td>Journeyman</td>
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<td>Carpenter</td>
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<td><strong>Total Labor</strong></td>
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### Materials:

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<th>Description</th>
<th>Unit Cost</th>
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<td>$2,210.00</td>
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<td></td>
<td><strong>$12,851.24</strong></td>
</tr>
</tbody>
</table>
October 03, 2007

Mr. Ryan Toth
HC BECK, Ltd.

Re: Budget Hydro pricing for UUU High School

Dear Ryan,

Per your request, the budget cost for a 2-landing, 2000 lb. elevator with an approximate rise of 16' - 0" would be $55,000.00 for a complete, installed, package.

This price is based upon providing a holeless hydraulic elevator with standard finishes, features, and amenities.

Please do not hesitate to contact me should you have any further questions.

Sincerely,

Steve Jarvis
Sales Manager
KONE, Inc.
ThyssenKrupp Elevator

Construction Sales Department

October 8, 2007
Ryan Toth
Beck

Re: UUU High School Budget

Dear Ryan:

ThyssenKrupp Elevator is pleased to provide you with the following budget of One Hundred Twenty Thousand Dollars ($120,000.00) to furnish and install three (3) ThyssenKrupp Pre-engineered holeless Hydraulic elevator(s) at the above referenced project per the following clarifications:

**CLARIFICATIONS**

1. Budget based on providing standard equipment.

Please let me know if any further information is required. Thank you.

Sincerely,

[Signature]

Dan Cook
New Construction Sales Representative

ThyssenKrupp Elevator Corporation
5100 West Grace Street
Tampa, FL 33607
Telephone: (813) 267-1744, (800) 833-8680
Fax: (813) 268-1964
E-mail: dan.cook@thyssenkruppellevator.com
Internet: www.thyssenkruppellevator.com
HOME TEAM
FOOTBALL GRANDSTAND
PLAN

SCALE: 1/16" = 1'-0"

SEATING CAPACITY
NET BENCH SEATING = 1955
COMPANION SEATS = 20
WHEEL CHAIR SPACES = 20
TOTAL SEATING = 1995

HIGH SCHOOL "UUU"

MANHATTAN CENTER
4525 S. MANHATTAN AVE.
TAMPA, FLORIDA 33611
PHONE: (813) 839-0505
FAX: (813) 839-4616
AAC001624 EB 1828

JOB NO.: 200668
ISSUED NO.: ADA WAIVER
DRAWN: KGF
CHECKED: AML
DATE: 11-29-07
REFER TO DWG: REF A00.2.2
SECTION
HOME BLEACHERS
FOOTBALL

SCALE: 1/8" = 1'-0"

THE BLEACHERS
BUILDING AND THE BACK EDGE OF
SPACE BETWEEN THE FACE OF THE
BUILDING, THERE IS TO BE A 1'-
DO NOT ATTACH BLEACHERS TO
COORDINATE AS RED
AROUND LOWER CORRIDOR AND
FOUNDATION & FRAMING DESIGN
BLEACHER MANUF TO PROVIDE

MANUF.
FRAMING BR BLEACHER
FOUNDATION DESIGN &

23 RISERS @ 8" = 15'-4"

4'-0"

19'-4"

5'-6"

44'-0"
BLDG 14
2ND FLOOR
PLAN

SCALE: 1/8" = 1'-0"

HIGH SCHOOL "UUU"

LONG & ASSOCIATES
ARCHITECTS / ENGINEERS, INC.

MANHATTAN CENTER
4525 S. MANHATTAN AVE
TAMPA, FLORIDA 33611
PHONE: (813) 839-0506
FAX: (813) 839-4616
AAC001624 EB 1828

JOB NO.: 200668
ISSUED NO.: ADA WAIVER
DRAWN: KGF
CHECKED: AML
DATE: 11-29-07
REFER TO DWG: REF A00.3.4

1
A00.3.5

5
A00.3.6

6
A00.3.5

11
A00.3.5

15'-4"

6'-0"

1'-4"

8"

6'-0"

1'-4"

1550
PRESS BOX
196 SF

1550

16
A00.3.5

12
A00.3.7

3'-8"

N

0
4'
8'
16'

8