

FILED	
Department of Business and Professional Regulation	
Deputy Agency Clerk	
CLERK	Brandon Nichols
Date	12/23/2016
File #	

**PETITION FOR DECLARATORY STATEMENT
BEFORE THE FLORIDA BUILDING COMMISSION**

Company: IBN Seena Academy, Inc
Address: 12908 South Orange Blossom Trail #104
Orlando Florida 32837

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DS 2016-098

Petitioner's Representative: Steve Krone AIA
Proprietor
Steven Krone AIA architect
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Statute(s), Agency Order(s), and/or Code Section(s) on which the Declaratory Statement is sought:

Florida Building Code 5th Edition (2014) Accessibility

- Chapter 2 SCOPING REQUIREMENTS, Paragraphs 206.7 Platform Lifts through 206.7.5.
- Chapter 4 ACCESSIBLE ROUTES, Section 410 Platform Lifts, paragraphs 410.1 through 410.6

Petition Description (Refer to Exhibits 'A', 'B' and 'C' attached)

The proposed project which has generated this Petition for Declaratory Statement consists of the finishing of a second floor shell space which was constructed in 2012-2013. The space was framed with steel joists for a future floor deck system, supported by structural steel beams and columns. The second floor shell space is surrounded on two sides by 1-hr rated metal stud &

gypsum board construction and on the remaining sides by exterior 2 story walls. Total area of existing second floor rough-in is 2,992.5 square feet. The floor-to-floor height from first to second is 11'-4 1/4".

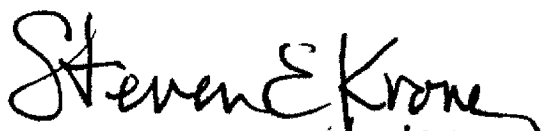
Proposed improvements at the second floor will include two exit stairs, teacher work areas, storage, and restrooms. In order to provide accessibility access to the second floor a platform lift has been proposed. The lift will be located in the northeast corner of the proposed space and will be enclosed by 1-hr rated construction. An attempt was made to configure a shaft for a small, code compliant elevator in this same location; however the dimensional requirements for the cab, interior clearances, shaft walls, and vertical elevator over-run at the second floor precluded the use of an elevator due to interference of overhead roof structure, (36" deep steel trusses with 53" clearance between).

The local permitting authority (Orange County) interprets FBC 2014 – Accessibility, section 410 and 206.7 through 206.7.5 to indicate that platform lifts are exclusively used as listed in 206.7.1 through 206.7.5 and are not to be used in any other application. When the structural interference question noted above was brought to their attention as part of the comment response dialog, it was suggested to the petitioner's representative to seek a waiver to provide a platform lift which has no structural interference problems.

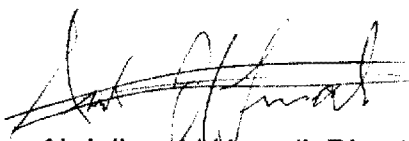
Question:

As opposed to seeking a waiver to install a platform lift in this situation, is the use of a platform lift acceptable in accordance with FBC 2014-Accessibility sections 410 and 206.7? Should a waiver be required for a design that apparently meets code requirements?

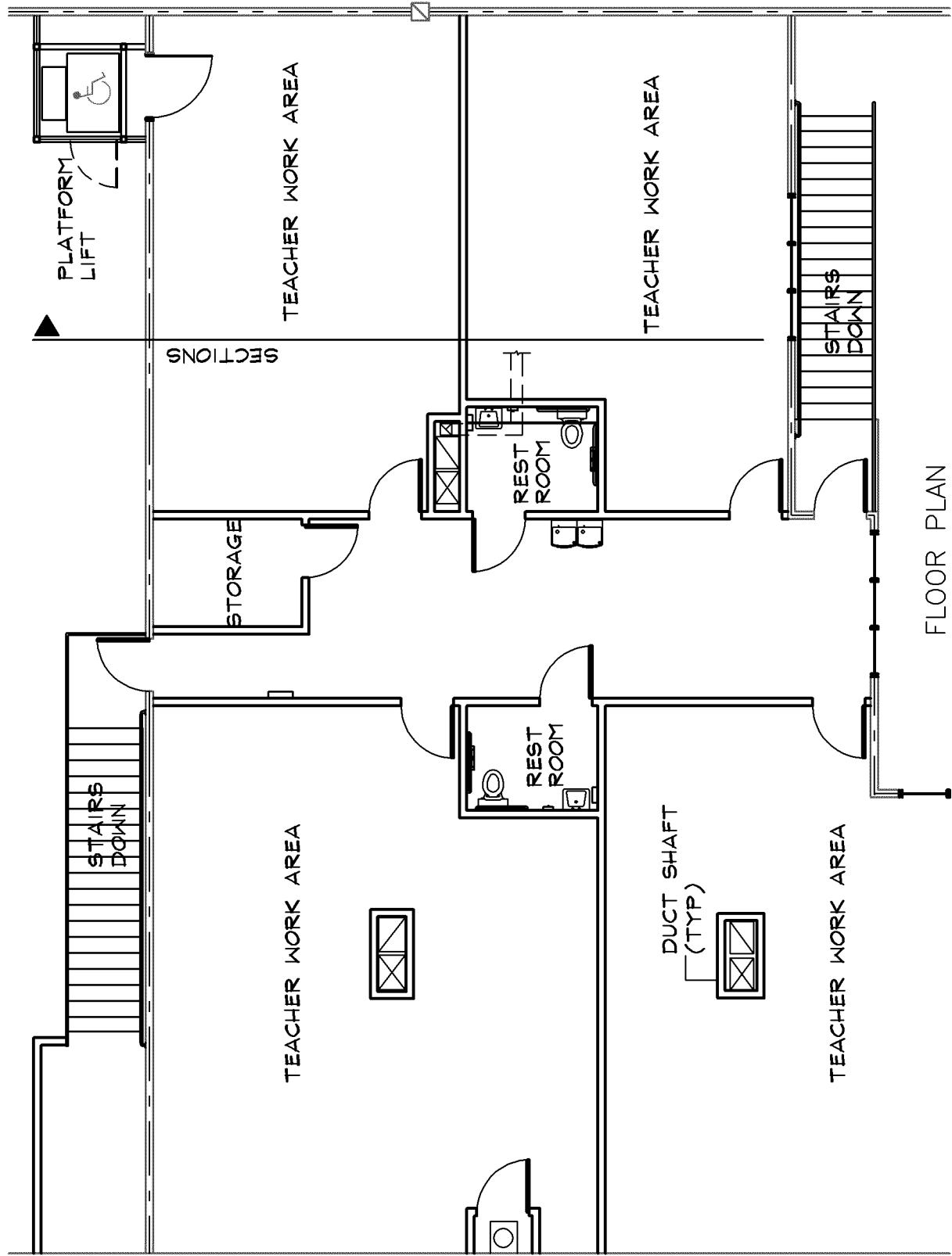
Respectfully submitted,



Steve Krone AIA 12/22/16
architect
Petitioner's Representative



Abdolhamid Hemali, Director
IBN Seena Academy
Petitioner



12.22.16

FLOOR PLAN
NO SCALE

EXHIBIT 'A'

PETITION FOR DECLARATORY STATEMENT

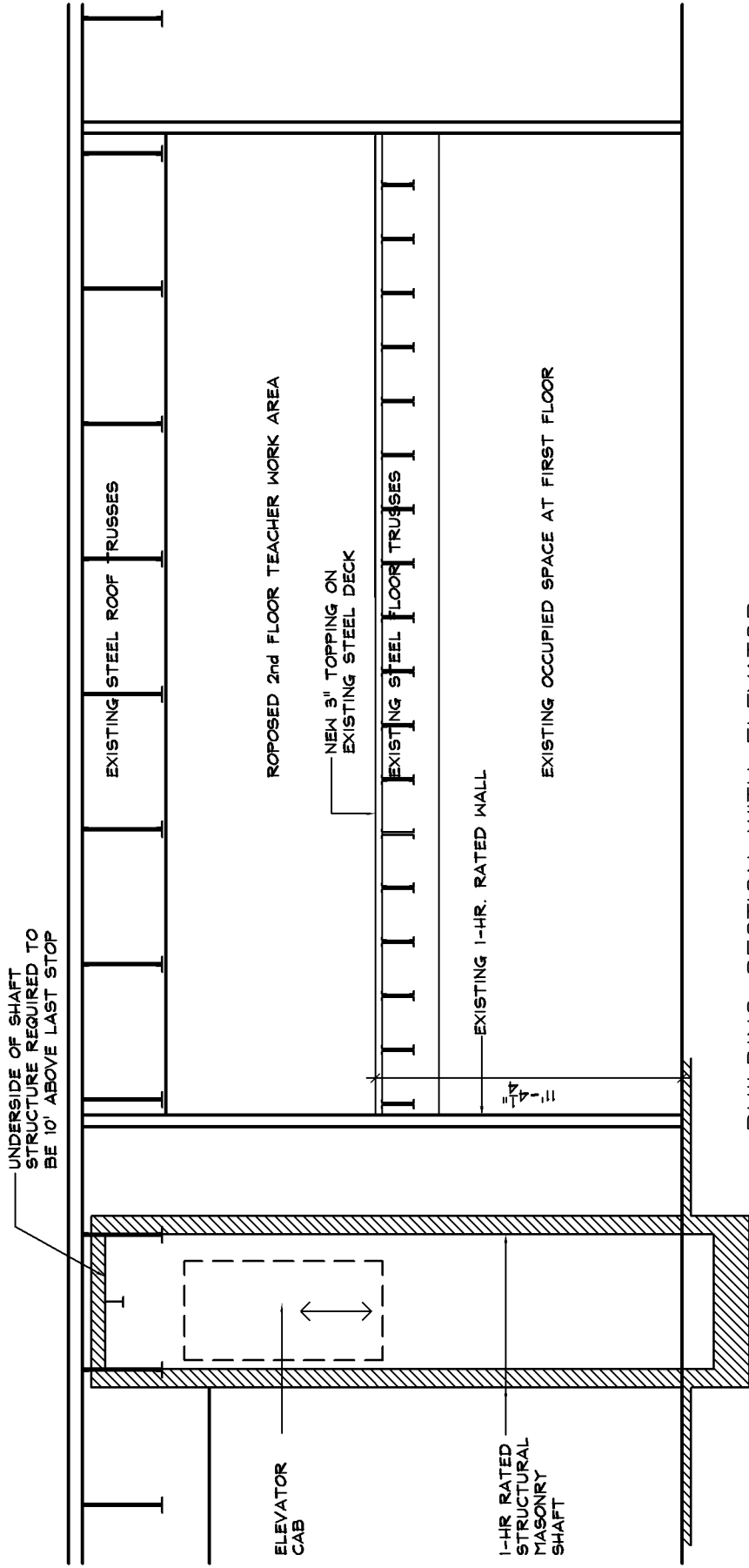
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BUILDING SECTION WITH ELEVATOR
NO SCALE

EXHIBIT 'B'

12.22.16

PETITION FOR DECLARATORY STATEMENT

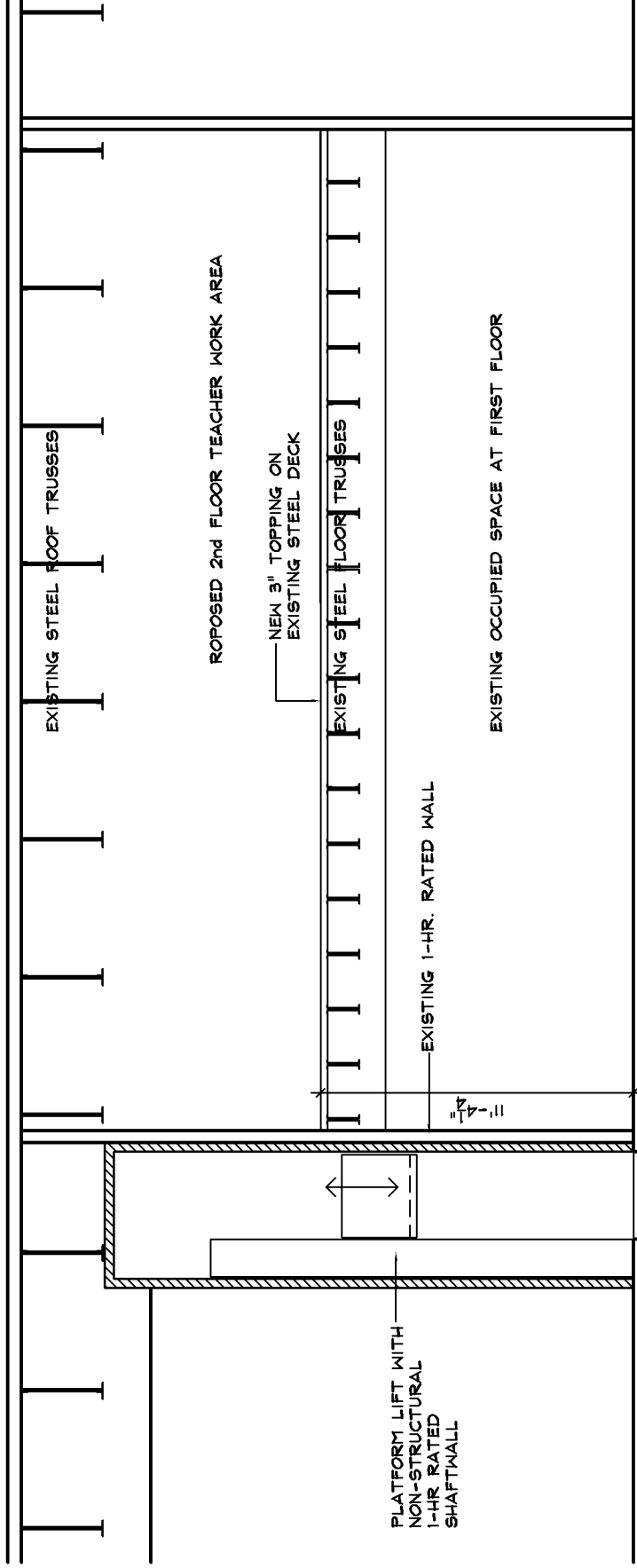
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BUILDING SECTION - PLATFORM LIFT
NO SCALE

EXHIBIT 'C'

12.22.16

PETITION FOR DECLARATORY STATEMENT

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