

Young Life Southwind Dorm WAV# 130

Deferred to allow Petitioner to make determination and bring forth evidence or either not come back because the Building Official has made that determination. If returning bring forth additional evidence that may warrant the Commission to change their minds.

The Owner respectfully requests that this item be tabled at least one meeting cycle (until the Building Inspector from the local jurisdiction can formally respond as to whether or not he will grant the exception). It is the Owner's intent not to come back to this Board, but does not wish to formally drop the issue until they have received an answer locally. If that does not come or is not as expected, the Owner will come back to this Board and does not wish to start over at the beginning of the process.

Issue: Vertical accessibility to the second floor.

Analysis: The applicant Young Life a non-profit organization is requesting a waiver from providing vertical accessibility to the second floor of a dorm. This is a new, wood framed, two story "dorm" consisting of four "cabins" per floor with 12-14 campers per cabin (104 total for the building). Building also includes an assembly space on the main floor for the campers staying in the building. First floor is 4,097 sf plus covered porches (7,218 with porches) and 3,343 sf on the second floor. The project construction budget is \$1,400,000.00. An estimation of \$65,00.00 to \$90,000.00 for an elevator was submitted. Substantial financial costs will be incurred by the owner if the waiver is denied because the ADA Guidelines do not require vertical access in this building and because the required number of accessible rooms (per ADA Guidelines) can be exceeded with those provided only on the lower level of the building, to require an elevator would add unnecessary cost burden to the project

Uploaded Documents:

1. Owner authorization
2. Cost estimates for compliance
3. Licensed Design Professional: Professional seal
4. Additional Documentation: 2010 ADA Standards and plans

Project Progress: This project is in plan review.

Items to be waived:

Vertical accessibility to the structure, as required by section 553.509, Florida Statutes.

553.509 Vertical accessibility. This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the standards require an elevator to be installed in such building, structure, or facility, except for:

- (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (b) 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

- (c) 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.
 - (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
 - (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
 - (f) All employee areas as exempted in s. 203.9 of the standards.
 - (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

402.2 Components Accessible routes shall consist of one or more of the following components: Walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

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.