

SOUTH COUNTY WATER RECLAMATION FACILITY PROCESS CONTROL BUILDING

Issue: Vertical accessibility to the second floor.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the 9,258 square foot second floor of an industrial building undergoing \$689,000 in alterations and additions. The building is currently functioning under a temporary certificate of occupancy issued by formal local staff who determined the structure was eligible for the statutory exemption provided for five or fewer employees. A subsequent review resulted in the application currently under consideration by the Council and Commission. According to the applicant access to the second floor is restricted to four employees per shift due to national security restrictions and the physical ability necessary to do the work. An estimated indicated it would cost an additional \$131,000 to provide a lift, which would either result in having to construct a supporting structure or the loss of an existing stairway.

Project Progress:

The project is completed.

Items to be Waived:

Vertical accessibility to the second floor, 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
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building 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: South County Water Reclamation Facility Process Control Building Remodel and
Addition

Address: 5600 Warren Street
Naples, FL 34113

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 Name: Collier County (FL) Public Utilities

Applicant's Address: 3301 East Tamiami Trail, Naples, FL 34112

Applicant's Telephone: (239) 530-5336 FAX: (239) 530-5378

Applicant's E-mail Address: royanderson@colliergov.net

Relationship to Owner: Owner Representative

Owner's Name: Same as Applicant

Owner's Address: Same as Applicant

Owner's Telephone: Same as Applicant FAX Same as Applicant

Owner's E-mail Address: Same as Applicant

Signature of Owner: _____

Contact Person: Roy B. Anderson

Contact Person's Telephone: (239) 530-5336 E-mail Address: royanderson@colliergov.net

Form No. 2001-01

3. Please check one of the following:

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 (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Process Control Facility for a County Wastewater Reclamation Plant; two-story; 15,399 G.S.F.
as follows:

1st Floor: 5,398 SF unchanged, 540 SF renovated, 203 SF added

2nd Floor: 5,471 SF unchanged, 1,332 SF renovated, 2,455 SF added

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$ 689,000

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

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

The current local Building Official and recently formed County Fire Task Force have requested that the Utilities Division make the formal Application for Waiver. A temporary C.O. was issued pending completion of a fire alarm upgrade. It was the understanding of the Owner and Architect from prior meetings and discussions that the requirement for vertical accessibility had been

waived by the former Director of the Building Department. The matter has recently been re-reviewed and subsequently rejected by the current Building Official with respect to a Final Occupancy request pending Commission review of the Waiver request. See attached letter from previous Building Official explaining his position.

7. Requirements requested to be waived. Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Vertical accessibility to the second floor as required by Section 553.509, Florida Statutes.

Issue

2: _____

Issue

3: _____

8. Reason(s) for Waiver Request: The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Unnecessary due to National Security restrictions, Staff occupancy of area and physical capabilities required to perform duties.

Substantial financial costs will be incurred by the owner if the waiver is denied.

Estimated to be in excess of \$ 100,000.00, an increase of greater than 20% over the original bid cost.

[] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

N/A

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. See Attached

b.

c.

10. **Licensed Design Professional:** Where a licensed 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. The comments must include the reason(s) why the waiver is necessary.

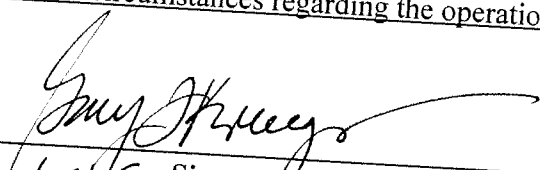
Retrofit of the existing building with respect to vertical accessibility for the addition/renovation would involve the addition of an elevator or chair lift and associated shaft, either by expanding the building addition or by removing an existing interior stair in order to utilize the existing stairway shaft and then to add a new exterior exit stairway to maintain a second required means of egress. Both scenarios will result in considerable expense to the Owner.

The facility is utilized by the County to monitor and control plant functions from the second floor observation and control room. Due to the nature of the operation and the requirement of

National Security, the public can never be allowed access to the second floor area. This includes vendors and consultants. Further, it is a requirement of the staff to be fully able-bodied in order to negotiate the ladders and catwalks accessing and spanning the product tanks being monitored.

The subject area is only intended to be occupied by four (4) staff members on any given shift (refer to Exhibit A). Locker Room areas had expanded to allow for lockers for all staff members on all shifts. The first floor portion of the addition was designed to be fully accessible by accommodating an accessible Plant Manager's office and restroom. Any meetings or conferences which need to occur with staff members will be conducted either within the Supervisor's office on the ground floor or within the adjacent fully accessible Administration Building to maintain security of the Control Room itself.

Estimated costs to provide for the vertical accessibility is in excess of \$ 100,000.00. Given the nature of the control functions and the limited personnel accessing the area, the expenditure is felt to be unnecessary and unreasonable. It is further believed that exception 553.509(3) applies given the circumstances regarding the operation of this particular facility.



3/17/08 Signature

Gary F. Krueger, AIA
Printed Name

Phone number _____ (239) 481-0200


(SEAL)

CERTIFICATION OF APPLICANT:

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 24th day of March, 2008



Signature

Roy B. Anderson

Printed Name

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 Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her 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.

a. The 2007 Florida Statutes, Section 553.509 (c) Occupiable spaces and rooms that are not open to the public and that house persons, including, but not limited to, equipment control rooms and projection rooms.

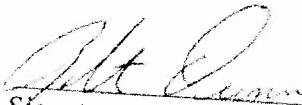
c. _____
Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction \$689,000.00

Comments/Recommendation The Architect of record has provided comments detailing my recommendation for a waiver.

Jurisdiction Collier County

Building Official or Designee


Signature

Robert Dunn
Printed Name

BU- 41
Certification Number

239-252-2442
Telephone/FAX

Address: 2800 Horseshoe Drive – Naples, Florida 34104

RussoAnthony

From: William Hammond [wjhammond@hotmail.com]
Sent: Monday, February 25, 2008 7:33 PM
To: AndersonRoy
Subject: South County Water Plant

Roy,

First off, good talking to you again. As I mentioned during our phone conversation, I'll tell you about several places you can have Building Dept. staff look for any documentation of my approval of the control room revision.

1. Check the actual plan set for the revision showing the control room floor plan with five work stations; I am relatively positive that signed two copies of the revision. One copy for the permit set file and one for the job site set. My signature on the revision is documentation of my approval.
2. Have Paula Brethauer check the notes within the actual permit program file; authorized persons can attach notes to a permit number within the program; I may have put a note there.
3. As I remember my written correspondence was filed alphabetically depending on to whom the letter was addressed; have Paula check for any letters to you, the project engineer, or the the AOR or EOR who submitted the revision. I don't specifically remember writing a response to the revision, but, I clearly remember seeing it, approving it, and discussing my approval with Jim Turner.

If all that fails, I hereby reaffirm that I reviewed and approved the revision and determined the vertical accessibility exemption for the control was satisfied.

In fact I remember quite a bit about the vertical access issue for the control room and the process your Dept. and the Building Dept. went thorough to reach a design that would meet the minimum requirements of the Florida Accessibility Code exemption for vertical accesibility, which states in part "... (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. However, as provided in Section 553.509, Florida Statutes , buildings, structures, and facilities must, at a minimum, comply with the requirements of the ADAAG. Therefore, facilities subject to the ADAAG may be required to provide vertical access to areas otherwise exempt under Section 11-4.1.3 (5) of this code.

I know we had multiple meetings about this and myself and Jim Turner, were firm in our conviction the area required vertical access, unless it met the exemption criteria. It was my determination the exemption criteria was met with the submitted revision to the floor plan indicating five work stations. In reaching my decision to approve the revision I considered the ADAAG requirement for vertical accessibility (which considers an addition to be governed as an alteration); in that the ADAAG will allow exemption for the elevator if the alteration is not on an accessible path or the alteration is not to the primary function of the facility or the cost would be disproportionate to the overall cost of the alteration (ADAAG 4.1.6.B and 4.1.6.2) ; and specifically ADAAG will exempt an elevator for a work space containing five persons or less and allow a chair lift, if the other exemptions are not met. At a minimum it is debatable that a chair lift may be required, but I felt the other considerations exempted even this. Considering, all these items I felt the elevator exemption was satisfied. I assure you I did not make the decision lightly or easily, but on the basis it would be defensible based on the issues I note above and I feel the that your dept. and my Dept. acted in full and good faith in reaching this decision. As long as all the conditions which existed at the time I made this detrmination are still in place I would argue my approval is legal and should remain in force.

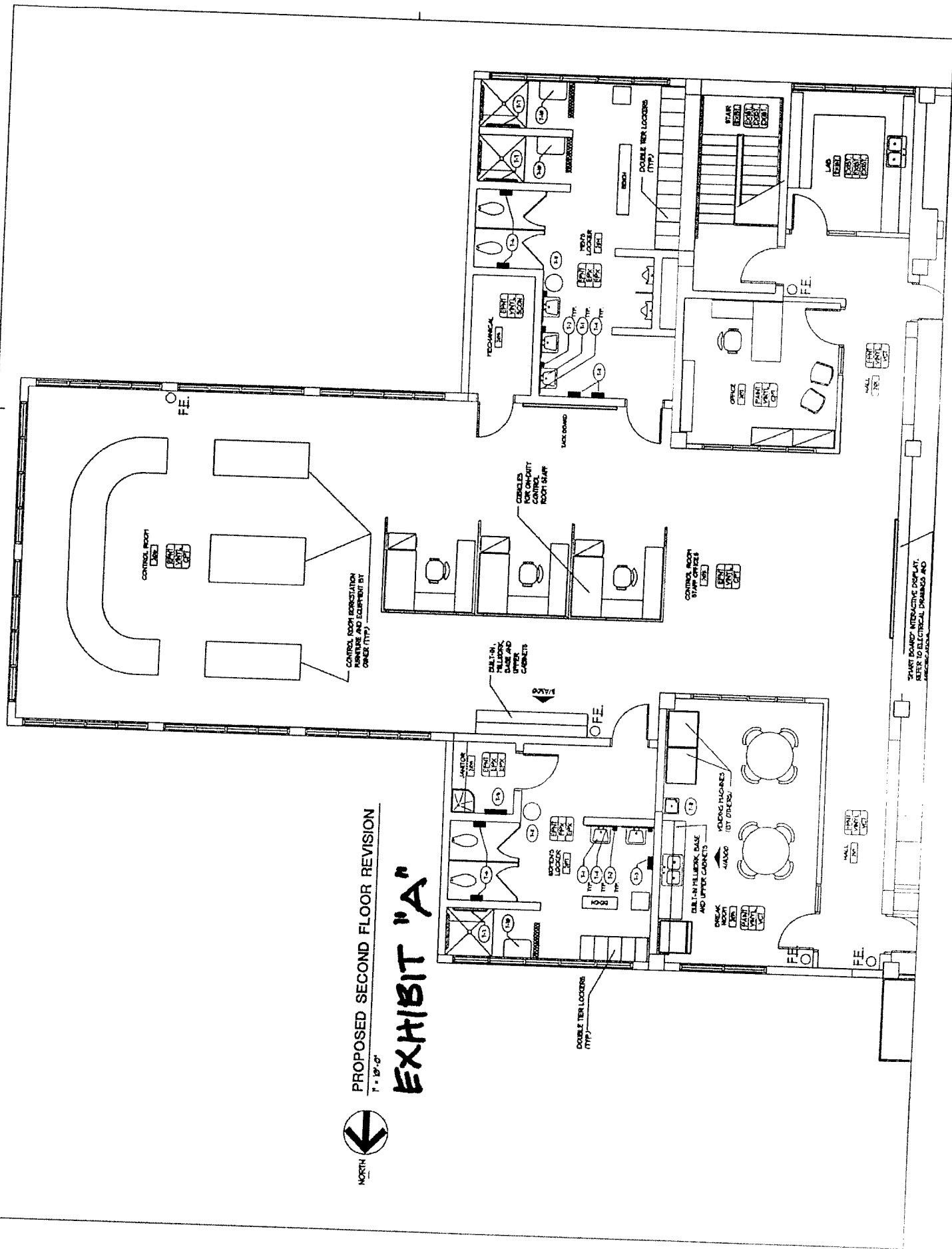
If I can be of any further assistance please let me know.

3/17/2008



PROPOSED SECOND FLOOR REVISION
1" = 12'-0"

EXHIBIT "A"



SHARE BOARD INTERACTIVE DISPLAY, PRESS, CENTRAL DRAWINGS AND ARCHIVE

Cost Estimate Sheet
South County Water Reclamation Facility
Second Floor Accessibility

Company: Bradanna Inc

Description **Amount in Figures**

Demo of Stairs	\$4,547.42
Install new Elevator	\$35,972.16
Area of Refuge	\$18,913.66
New Aluminum stairs	\$43,748.12
Relocate Door	\$2,330.27
Modify Second stairs	\$8,144.64
Permit Allowance	\$2,500.00
General Conditions	\$15,490.65

TOTAL PRICE Including General Conditions **\$131,646.92**

Project
South County Water

July 12th, 2007

Contractor
Bradanna, Inc.

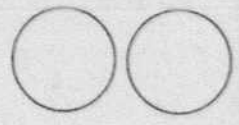
2805 South Horseshoe Dr Suite 12
 Naples, Florida 34104

Schedule of Value

PHASE	TRADE	Total
1	DEMOLITION OF STAIRS	
	Concrete Cutting, Window/Stair Removal	
	Dumpster	\$1,200.00
	Misc Labor Demo	\$300.00
	Demo Equipment	\$1,120.00
	Demo Slab at Chair Lift	\$500.00
	Painting	\$400.00
	Overhead/Profit	\$500.00
	Surety Bonds	\$482.40
Total		\$45.02
		\$4,547.42
		\$2,240.00
2	Elevator	
	Misc Patching Stairwell	\$980.00
	Concrete at Chair Lift	\$1,520.00
	Modify Shaftway	\$5,130.00
	Painting	\$850.00
	Elevator with Fire Doors	\$21,749.00
	Chair Lift Electrical	\$1,571.00
	Overhead/Profit	\$3,816.00
	Surety Bonds	\$356.16
Total		\$356.16
		\$35,972.16
3	Area of Refuge	
	Concrete Cutting, Window/Stair Removal	\$800.00
	Dumpster	\$300.00
	Misc. Labor Demo	\$1,120.00
	Misc. Masonry at window	\$1,773.00
	INSULATION FIBERGLASS at Walls	\$227.00
	METAL DOORS & FRAMES	\$1,087.00
	Hardware	\$913.00
	Door Install	\$400.00
	STUCCO at exterior window	\$1,033.00
	Drywall Metal Framing	\$1,767.00
	Flooring	\$500.00
	Misc. Acoustical Repair	\$600.00
	Fire Caulking	\$185.00
	Painting	\$800.00
	HVAC Modifications	\$815.00
	ELECTRICAL GENERAL SYSTEMS	\$526.00

	Two way intercoms 3 locations	
	Overhead/Profit	\$3,874.00
	Surety Bonds	\$2,006.40
Total		\$187.26
		\$18,913.66
4	Aluminum Stairs	
	Stairs Fabrication and Installation	
	Footings/sitework	\$14,634.00
	Widen Concrete Sidewalk	\$3,366.00
	Aluminum Canopy	\$3,300.00
	Overhead/Profit	\$17,422.00
	Surety Bonds	\$4,646.64
	Total	\$379.48
		\$43,748.12
5	Relocate Door	
	Misc. Masonry at door opening	
	METAL DOORS & FRAMES	\$760.00
	Door Install	\$575.00
	Painting	\$200.00
	Overhead/Profit	\$525.00
	Surety Bonds	\$247.20
	Total	\$23.07
		\$2,330.27
6	Modify Existing Handrail	
	Removal	
	Handrail Modifications	\$700.00
	Overhead/Profit	\$6,500.00
	Surety Bonds	\$864.00
	Total	\$80.64
		\$8,144.64
7	General Conditions	
		\$15,490.65
SUB TOTAL TRADES COSTS		
	Permit Allowance	\$129,146.92
TOTAL		\$2,500.00
		\$131,646.92

PROJECT NO. 1000
DATE: 10/15/00
DRAWN BY: J.S.
CHECKED BY: J.S.
SCALE: AS SHOWN
SHEET NO. 1000-1000



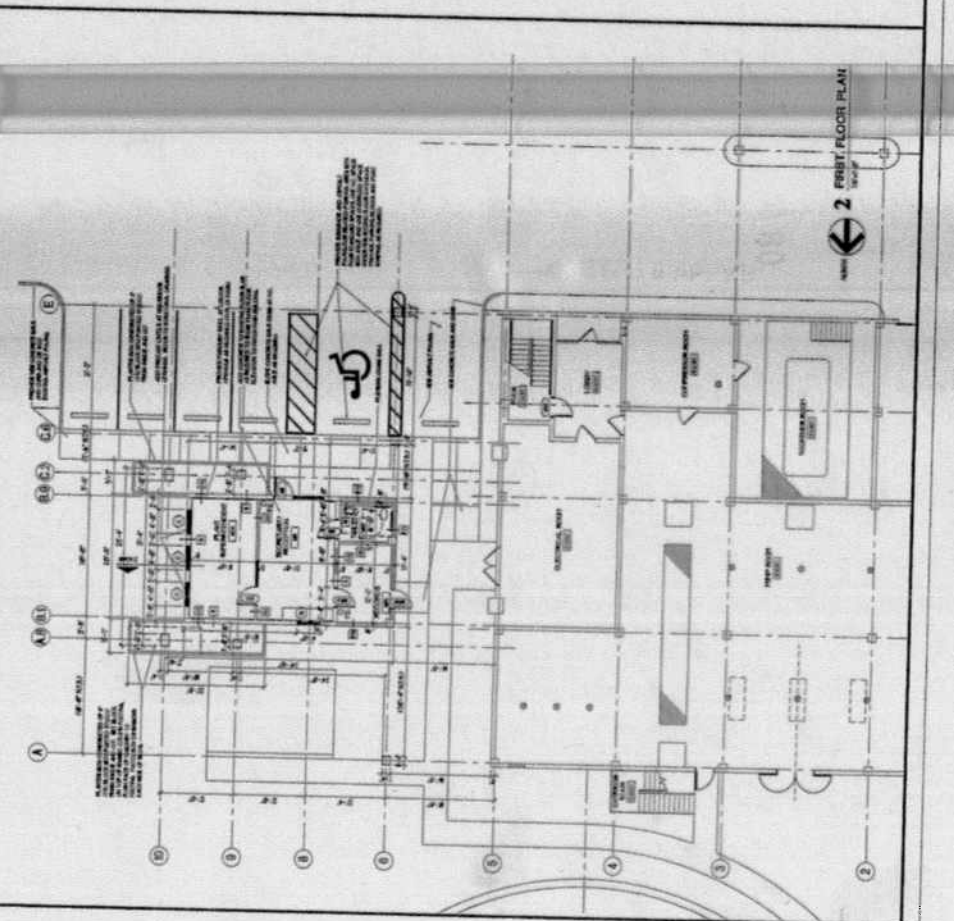
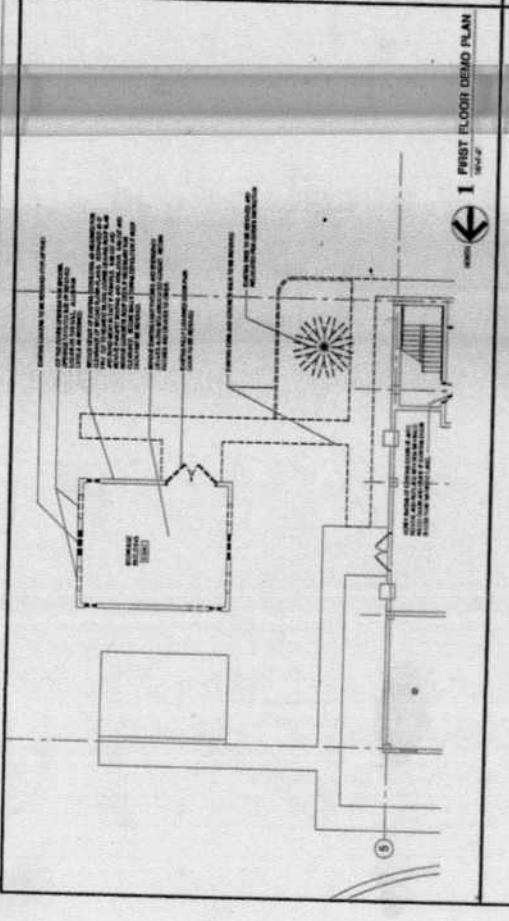
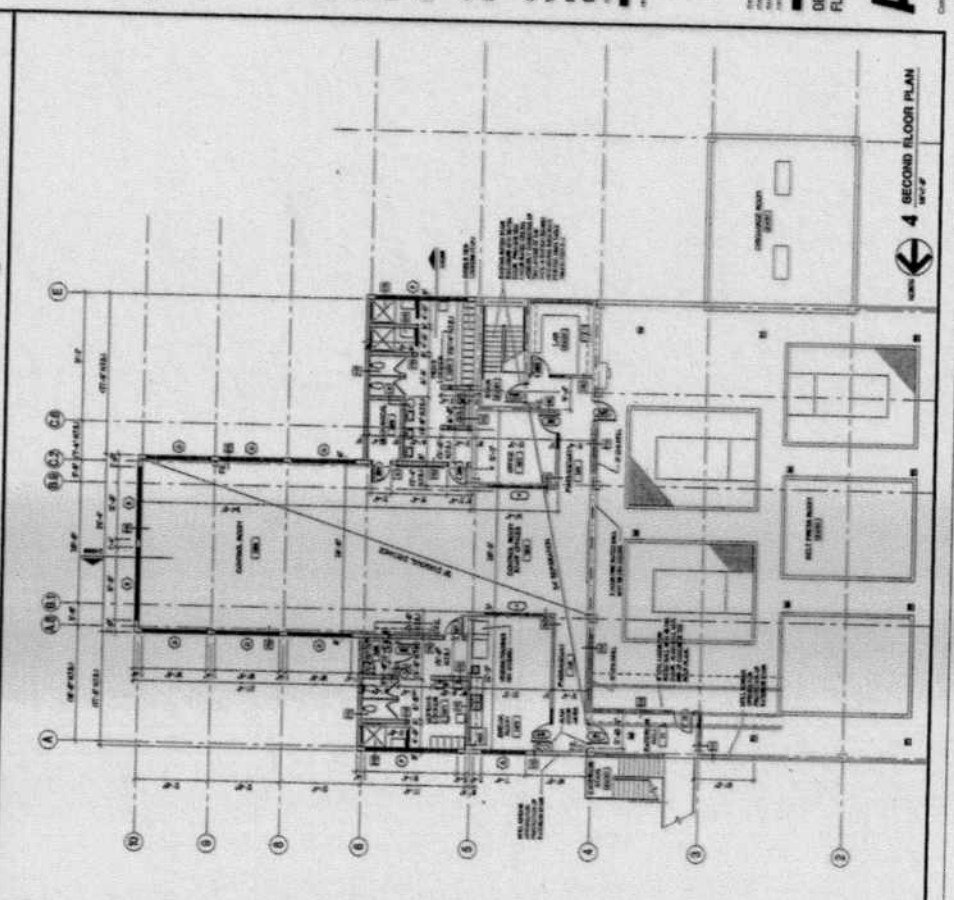
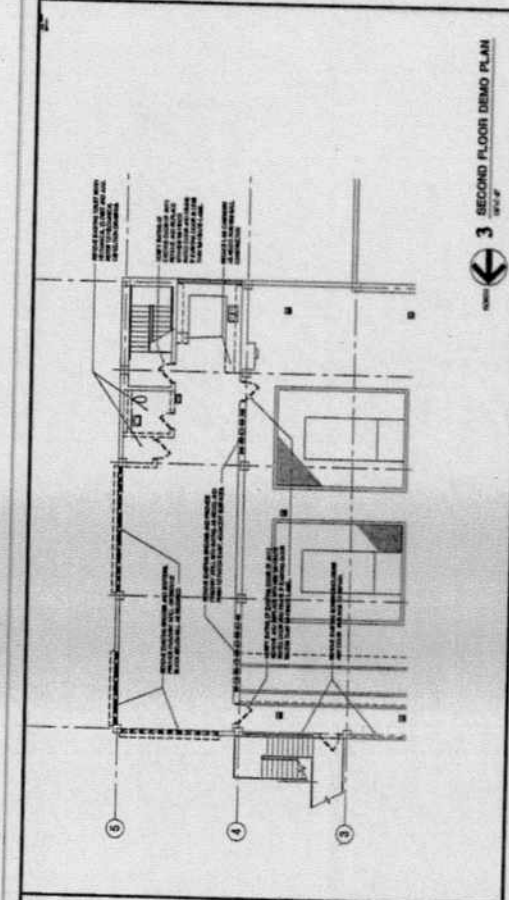
process
control bldg.
remodeling
& additions

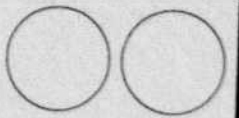
collier county
public utilities
south county
wastewater
reclamation
facility
Haskell, Oklahoma

REMODELING PLANS
FLOOR PLANS

A100

Construction Documents





**process
control bldg.
remodeling
& additions**

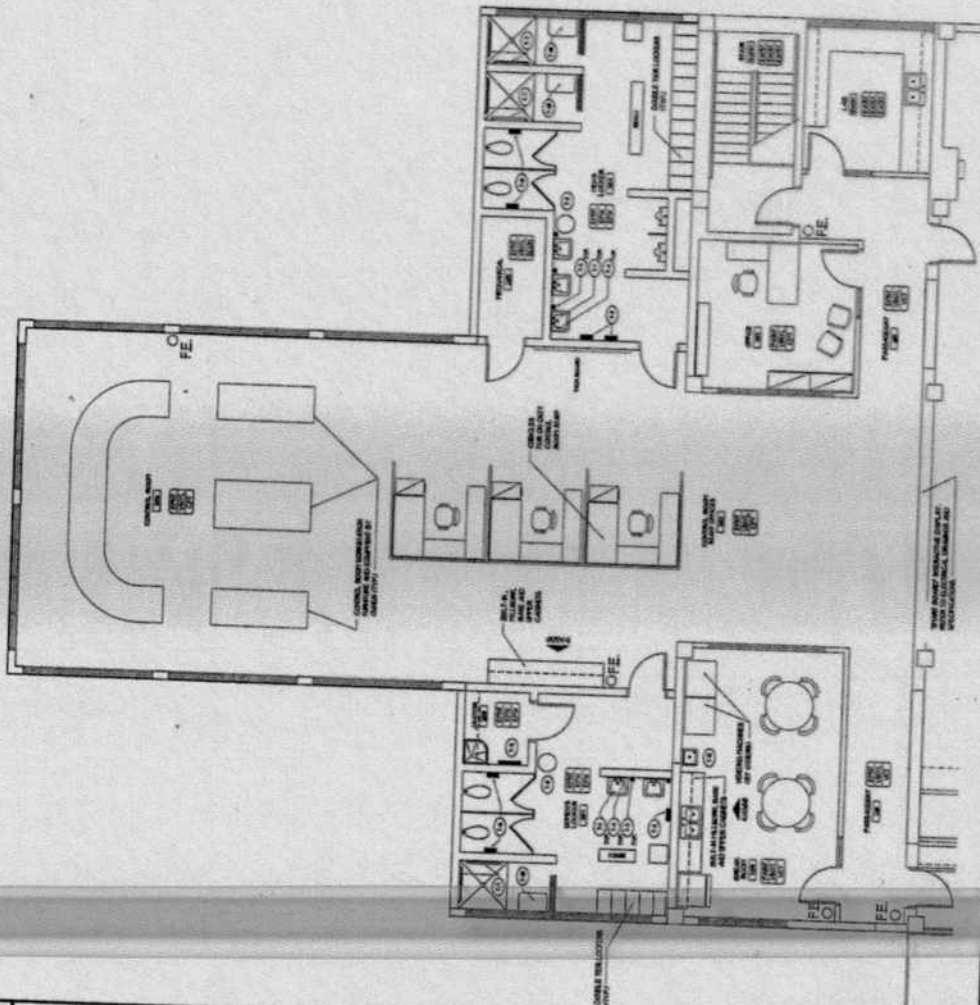
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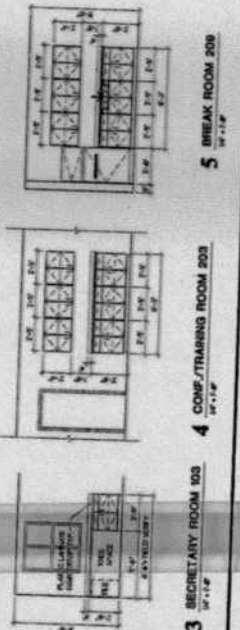
DATE: 01/15/08
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH

A300
FURNITURE
FINISHES &
TOILET PLANS

Continuation: Drawings



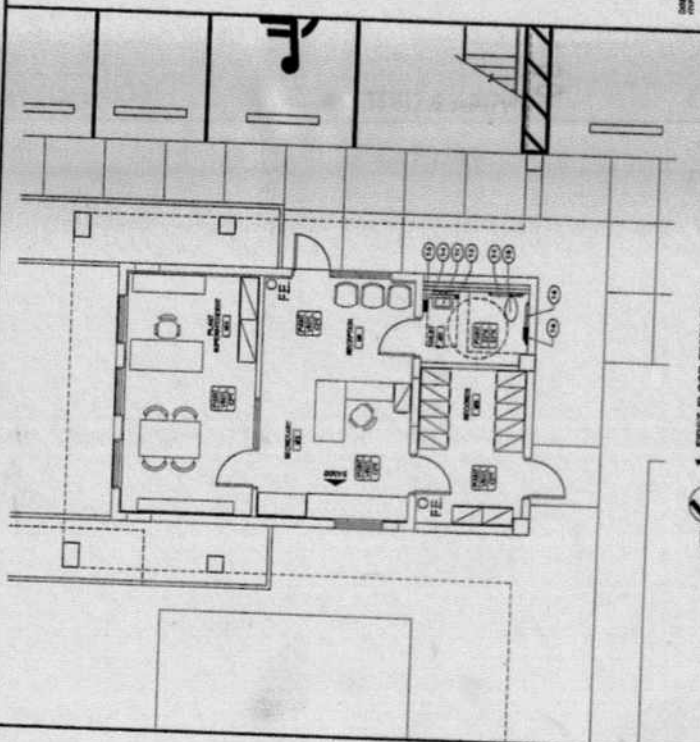
FLOOR FINISH LEGEND		FINISH TAG
10A	WALL FINISH DESCRIPTION	10A
10B	FLOOR FINISH DESCRIPTION	10B
10C	CEILING FINISH DESCRIPTION	10C
10D	DOOR FINISH DESCRIPTION	10D
10E	BASE FINISH DESCRIPTION	10E
10F	WALL FINISH DESCRIPTION	10F
10G	FLOOR FINISH DESCRIPTION	10G
10H	CEILING FINISH DESCRIPTION	10H
10I	DOOR FINISH DESCRIPTION	10I
10J	BASE FINISH DESCRIPTION	10J
10K	WALL FINISH DESCRIPTION	10K
10L	FLOOR FINISH DESCRIPTION	10L
10M	CEILING FINISH DESCRIPTION	10M
10N	DOOR FINISH DESCRIPTION	10N
10O	BASE FINISH DESCRIPTION	10O
10P	WALL FINISH DESCRIPTION	10P
10Q	FLOOR FINISH DESCRIPTION	10Q
10R	CEILING FINISH DESCRIPTION	10R
10S	DOOR FINISH DESCRIPTION	10S
10T	BASE FINISH DESCRIPTION	10T
10U	WALL FINISH DESCRIPTION	10U
10V	FLOOR FINISH DESCRIPTION	10V
10W	CEILING FINISH DESCRIPTION	10W
10X	DOOR FINISH DESCRIPTION	10X
10Y	BASE FINISH DESCRIPTION	10Y
10Z	WALL FINISH DESCRIPTION	10Z



3 SECRETARY ROOM 103
10'-1 1/2" x 11'-0"

4 COMP/TRAINING ROOM 203
10'-1 1/2" x 11'-0"

5 BREAK ROOM 208
10'-1 1/2" x 11'-0"



FIRST FLOOR FINISH PLAN
10'-0" x 11'-0"

FINISH NOTES

1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TOILET ACCESSORY SCHEDULE	
10A	TOILET ACCESSORY SCHEDULE
10B	TOILET ACCESSORY SCHEDULE
10C	TOILET ACCESSORY SCHEDULE
10D	TOILET ACCESSORY SCHEDULE
10E	TOILET ACCESSORY SCHEDULE
10F	TOILET ACCESSORY SCHEDULE
10G	TOILET ACCESSORY SCHEDULE
10H	TOILET ACCESSORY SCHEDULE
10I	TOILET ACCESSORY SCHEDULE
10J	TOILET ACCESSORY SCHEDULE
10K	TOILET ACCESSORY SCHEDULE
10L	TOILET ACCESSORY SCHEDULE
10M	TOILET ACCESSORY SCHEDULE
10N	TOILET ACCESSORY SCHEDULE
10O	TOILET ACCESSORY SCHEDULE
10P	TOILET ACCESSORY SCHEDULE
10Q	TOILET ACCESSORY SCHEDULE
10R	TOILET ACCESSORY SCHEDULE
10S	TOILET ACCESSORY SCHEDULE
10T	TOILET ACCESSORY SCHEDULE
10U	TOILET ACCESSORY SCHEDULE
10V	TOILET ACCESSORY SCHEDULE
10W	TOILET ACCESSORY SCHEDULE
10X	TOILET ACCESSORY SCHEDULE
10Y	TOILET ACCESSORY SCHEDULE
10Z	TOILET ACCESSORY SCHEDULE

FINISH AND ACCESSORY NOTES

1. ALL FINISHES AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL FINISHES AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL FINISHES AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TYPICAL FINISH ELEVATIONS AND OFFSETS

