

This application is available in alternate formats upon request.

**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:** Science Classroom Complex

**Address:** Florida International University  
11200 SW 8th Street  
Miami, Florida 33199

**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:** Perkins+Will

**Applicant's Address:** 806 Douglas Road, Coral Gables, FL 33134

**Applicant's Telephone:** 305-569-1333      **FAX:** 305-569-1334

**Applicant's E-mail Address:** gene.kluesner@perkinswill.com

**Relationship to Owner:** Architect

**Owner's Name:** Florida International University

**Owner's Address:** 11200 SW 8th Street, Miami, Florida 33199

**Owner's Telephone:** 305-348-4055 **FAX** 305-348-4010

**Owner's E-mail Address:** irigoyen@fiu.edu

**Signature of Owner:** \_\_\_\_\_

**Contact Person:** Gene Kluesner, Perkins+Will

**Contact Person's Telephone:** 305-569-1338 **E-mail Address:** gene.kluesner@perkinswill.com

This application is available in alternate formats upon request.  
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.)

This new facility will be located on Florida International University Modesto Maidique Campus and will contain a total of 136,082 gross square feet. The new building will be used by College Of Arts & Sciences, College Of Medicine, College Of Engineering & Computing, College Of Nursing & Health Sciences, and Robert Stempel School of Public Health & Social Work. In addition to the research and teaching laboratories, large classroom, and student study spaces to be used by these disciplines; the facility will include a vivarium with expansion capabilities. The building will be five-stories with a mechanical penthouse.

All entries, floors, corridors and spaces will permit wheelchair access. All restrooms will be sized and detailed to accommodate a physically challenged person. Broad design principles will be incorporated into Classrooms, Laboratories and Break Rooms to maximize access to all persons. The entry level is at grade, and access to upper levels will be provided by elevators. The Large Classroom (2,875 sf), located on the main entry level, will have multiple levels or tiers within the space itself; seating on some of these rows may not be accessible.

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** \$38,621,221

**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.

We are requesting a waiver for Vertical Accessibility to multiple stepped levels within a 142-seat tiered classroom with fixed tables and loose chairs. The room provides designated seats for people with disabilities, and for their companions; with a choice of locations and sightlines which meet the requirements of the Florida Accessibility Code (Section 11-4.33.3, Placement of wheelchair locations in Assembly areas. Providing access and wheelchair seating to the intermediate levels within this room through accessible ramps or lifts would greatly reduce the floor area available for seating, and would compromise sightlines between the audience participants and the presentation at the front of the room.

This issue is being brought to the Commission at this time because only the Commission can waive this Florida specific requirement. We cannot find an efficient mode of compliance.

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

**Issue**

1: Florida Building Code, Section 11-4.1.3 Paragraph 5, Vertical Accessibility

**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.

This tiered Classroom contains 11 rows of moveable seats at fixed tables. The tiered classroom design responds to the student's ability to interact with the Professor and the presentation technology at the front of the room. The 4" stepped tiers allow easy visibility in both directions, from the presenter to the students and the students to the presenter. In addition, LCME (Liaison Committee on Medical Education) Accreditation for the FIU College of Medicine has a minimum requirement of 142 students in this classroom.

Wheelchair seating can be accommodated in two of the eleven rows, in the top row and in the front row. The use of non-attached "loose" seats and compliant fixed tables provides flexibility for wheelchair and companion seating within these two rows and can accommodate the requirements of FBC section 11-4, (1)(3)(19) (four wheelchair locations for 51-100 seats within the first 100 seats, plus, for the remaining seats, one wheelchair location for each 100 seats or fraction thereof.)

We believe that, overall, the intent of FBC 11-4.1.3 (5), providing vertical accessibility to all levels within the new building, is met, with the exception of some rows of seating in this specific room due the special requirements of the teaching environment. Providing access and wheelchair seating to the intermediate levels within this room through accessible ramps or lifts, and the numerous floor transitions or landings required, if using a sloped floor, would result in the loss of seating capacity.

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

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[ ] 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.

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**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. \_\_\_\_\_

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.

We believe that we have strived to provide equal access to all visitors, staff and students at this facility and meet the requirements and intent of the Florida Accessibility Code. We are requesting a waiver for Florida specific requirements 11-4.1.3 Paragraph 5 vertical Accessibility, which stipulates that "Vertical accessibility shall be provided to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility...". We are providing accessibility to all building entries, all levels, and all public and staff occupiable spaces. We are requesting a waiver for Vertical Accessibility to multiple stepped levels within tiered Classroom with 142 moveable seats and fixed tables. This room provides designated seats for people with disabilities, and their companions, with a choice of locations and sightlines, meeting and exceeding Florida Accessibility Code section 11-4.33.3, Placement of wheelchair locations in Assembly areas.

  
Signature

Gene Kluesner  
Printed Name

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Phone number 305-569-1338

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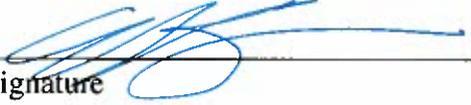
(SEAL)

6/9/11

**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 9 day of JUNE, 2011

  
Signature

EUGENE KHUESNER  
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. This issue is being referred to the Florida Building Commission for waiver consideration of vertical accessibility to all levels above and below the occupiable grade level (FBC Sec. 11-4.1.3) for the theater type seating for the Classroom indicated in the submitted plans.

b. \_\_\_\_\_

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 \_\_\_\_\_

**Comments/Recommendation** It is recommended that a waiver be granted. Seating configuration is specific to the teaching method. Due to the required seating accommodation it would be impractical to provide accessibility at all tiered seating levels. Classroom provides accessible seating locations at different lines of sight.

Jurisdiction: Florida International University.

Building Official or Designee

Signature

Francisco J. Quintana

Printed Name

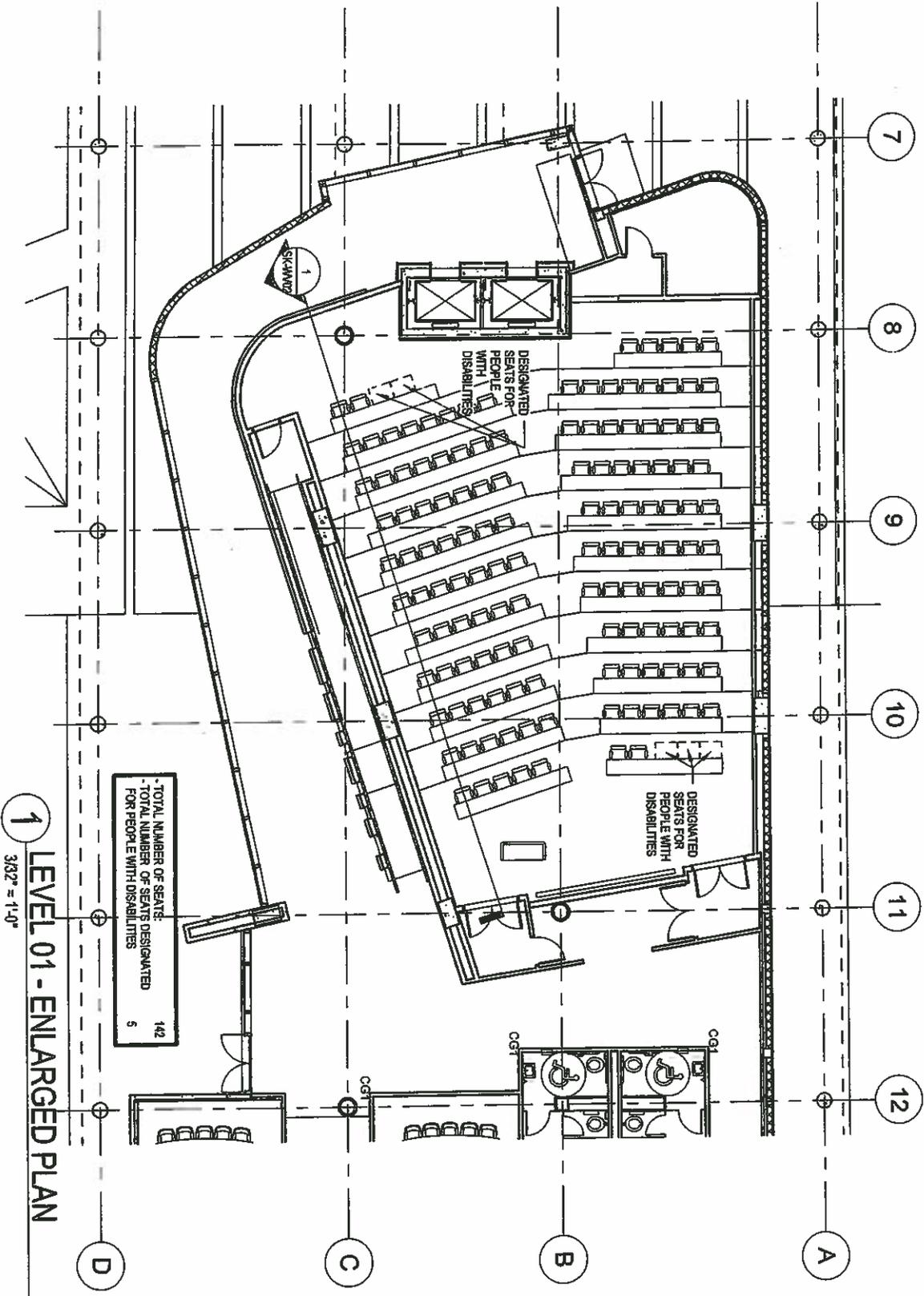
PX-0000448

Certification Number

305-348-4085 / 305-348-7199 [quintanf@fiu.edu](mailto:quintanf@fiu.edu)

Telephone/FAX

Address: Florida International University, CSC-113 University Park, Miami FL 33199.



**1** LEVEL 01 - ENLARGED PLAN  
 3/32" = 1'-0"

TOTAL NUMBER OF SEATS DESIGNATED FOR PEOPLE WITH DISABILITIES  
 142  
 TOTAL NUMBER OF SEATS DESIGNATED FOR PEOPLE WITH DISABILITIES  
 5

**PERKINS + WILL**

SCIENCE CLASSROOM COMPLEX - BT 876

FLORIDA INTERNATIONAL UNIVERSITY  
 Madeiro Madonna Campus  
 Miami, FL 33199

Sheet Information	
NO.	503-227
DATE	01/20/03
DESIGNED BY	CP, DC, VC
CHECKED BY	CS, CC
APPROVED BY	CL, ST, TR
DATE	

LARGE CLASSROOM

**SK-WV01**

F.I.U. BUILDING CODE  
ADMINISTRATION PROGRAM

# Certification

Re: BR-876  
Science Class Complex

This is to certify that these plans accompanying  
the Accessibility Waiver Application are the  
same submitted for building department review.

Building Official  
(or designee)



Francisco J. Quintana, R.A.

Certification No.

PX0000448

Date:

15 JUNE 2011

Phone: 305-348-4085

Fax: 305-348-4010

e-mail: [quintanf@fiu.edu](mailto:quintanf@fiu.edu)

PERKINS  
+ WILL

INTERNATIONAL  
ARCHITECTS  
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100 MADISON AVENUE  
NEW YORK, NY 10017  
ARCHITECTS

SCIENCE  
CLASSROOM  
COMPLEX -  
BT 876

FLORIDA  
INTERNATIONAL  
UNIVERSITY  
6800 Madison Campus  
Miami, FL 33199

REV. \_\_\_\_\_ DATE \_\_\_\_\_

DATE	01/11/01
DESIGNED BY	PERKINS+WILL
CHECKED BY	PERKINS+WILL
DATE	01/11/01
DESIGNED BY	PERKINS+WILL
CHECKED BY	PERKINS+WILL

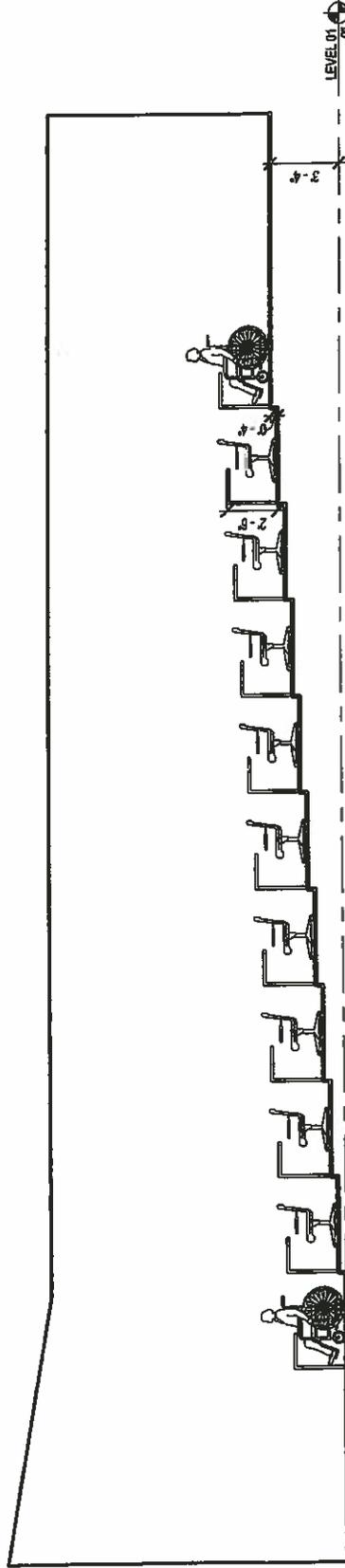
THE  
LARGE  
CLASSROOM  
SECTION

Sheet

SK-MV02

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LEVEL 02  
18'-0"



SECTION THROUGH LARGE CLASSROOM

1 3/16" = 1'-0"

**F.I.U. BUILDING CODE  
ADMINISTRATION PROGRAM**

# Certification

**Re: BR-876  
Science Class Complex**

This is to certify that these plans accompanying  
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same submitted for building department review.

**Building Official  
(or designee)**



Francisco J. Quintana, R.A.

**Certification No.**

PX0000448

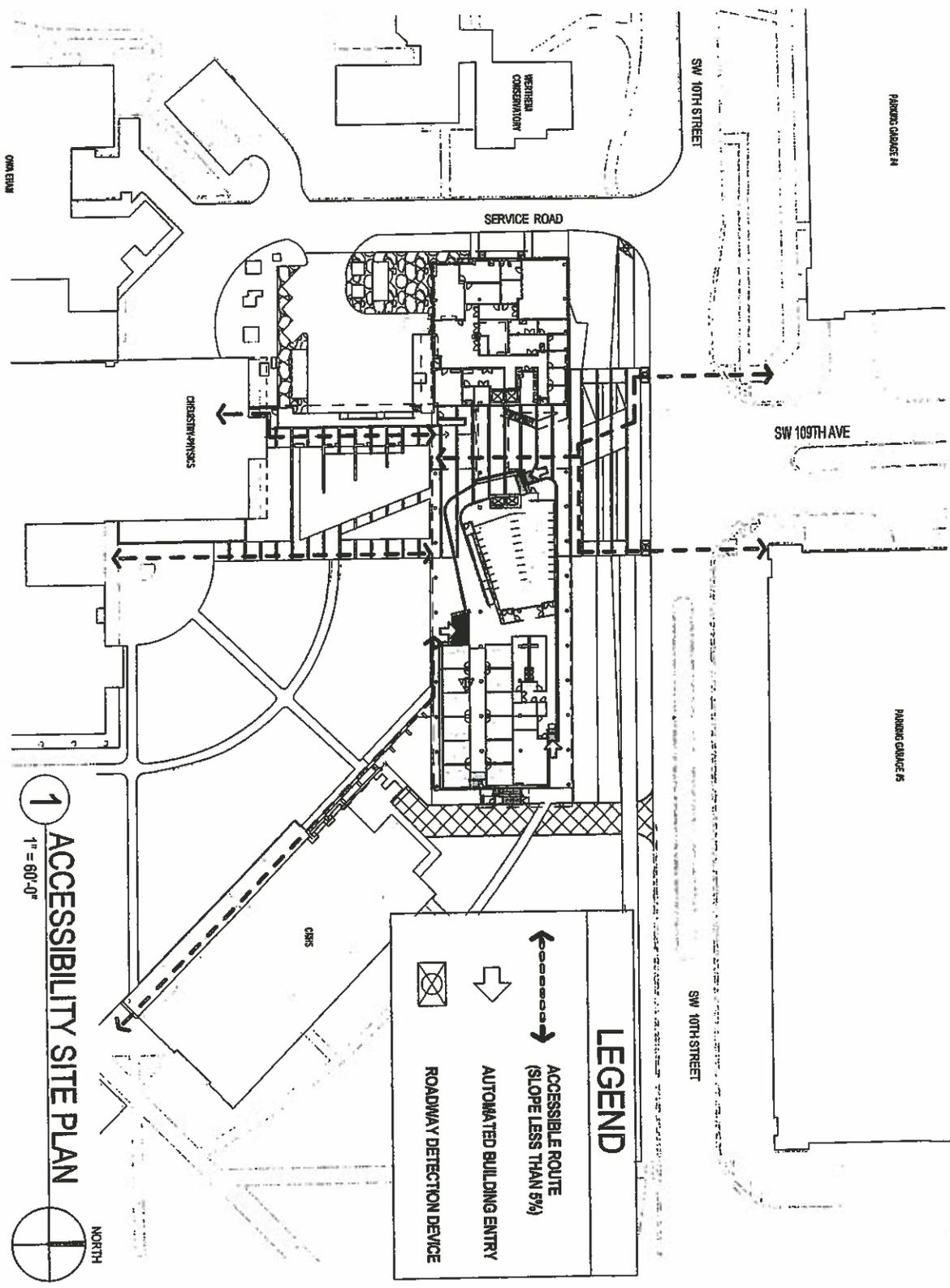
**Date:**

15 JUNE 2011

Phone: 305-348-4085

Fax: 305-348-4010

e-mail: [quintanf@fiu.edu](mailto:quintanf@fiu.edu)



**1** ACCESSIBILITY SITE PLAN  
 1" = 60'-0"



**LEGEND**

- ACCESSIBLE ROUTE (SLOPE LESS THAN 5%)
- AUTOMATED BUILDING ENTRY
- ROADWAY DETECTION DEVICE

**PERKINS + WILL**

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 Salle Street  
 Chicago, IL 60601  
 Tel: 312.344.1000  
 Fax: 312.344.1001  
 www.perkinswill.com

**SCIENCE CLASSROOM COMPLEX - BT 876**  
**FLORIDA INTERNATIONAL UNIVERSITY**  
 Hodder Halligan Campus  
 Miami, FL 33199

**SHEET INFORMATION**  
 NO. 01  
 DATE 07/20/00  
 DRAWN BY [illegible]  
 CHECKED BY [illegible]  
 TITLE SITE PLAN ACCESSIBILITY

**SK-MV3**  
 Sheet  
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F.I.U. BUILDING CODE  
ADMINISTRATION PROGRAM

# Certification

Re: BR-876  
Science Class Complex

This is to certify that these plans accompanying  
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same submitted for building department review.

Building Official  
(or designee)



Francisco J. Quintana, R.A.

Certification No.

PX0000448

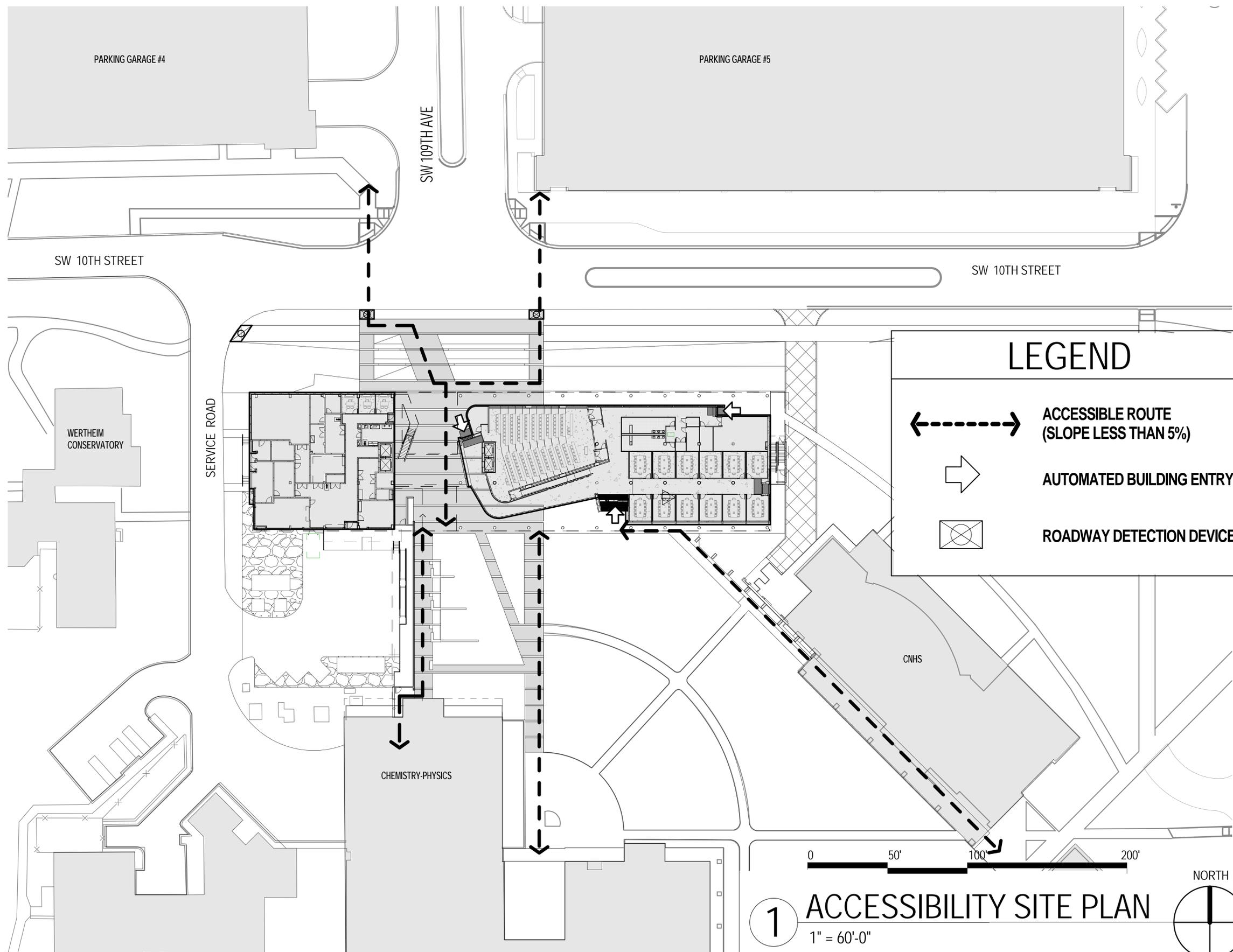
Date:

15 JUNE 2011

Phone: 305-348-4085

Fax: 305-348-4010

e-mail: [quintanf@fiu.edu](mailto:quintanf@fiu.edu)



**LEGEND**

- ACCESSIBLE ROUTE (SLOPE LESS THAN 5%)
- AUTOMATED BUILDING ENTRY
- ROADWAY DETECTION DEVICE

NO	ISSUE	DATE

**Sheet Information**

Date	05/10/2011
Job Number	810263.000
Drawn	Author
Checked	Checker
Approved	Approver

**SITE PLAN  
ACCESSIBILITY**

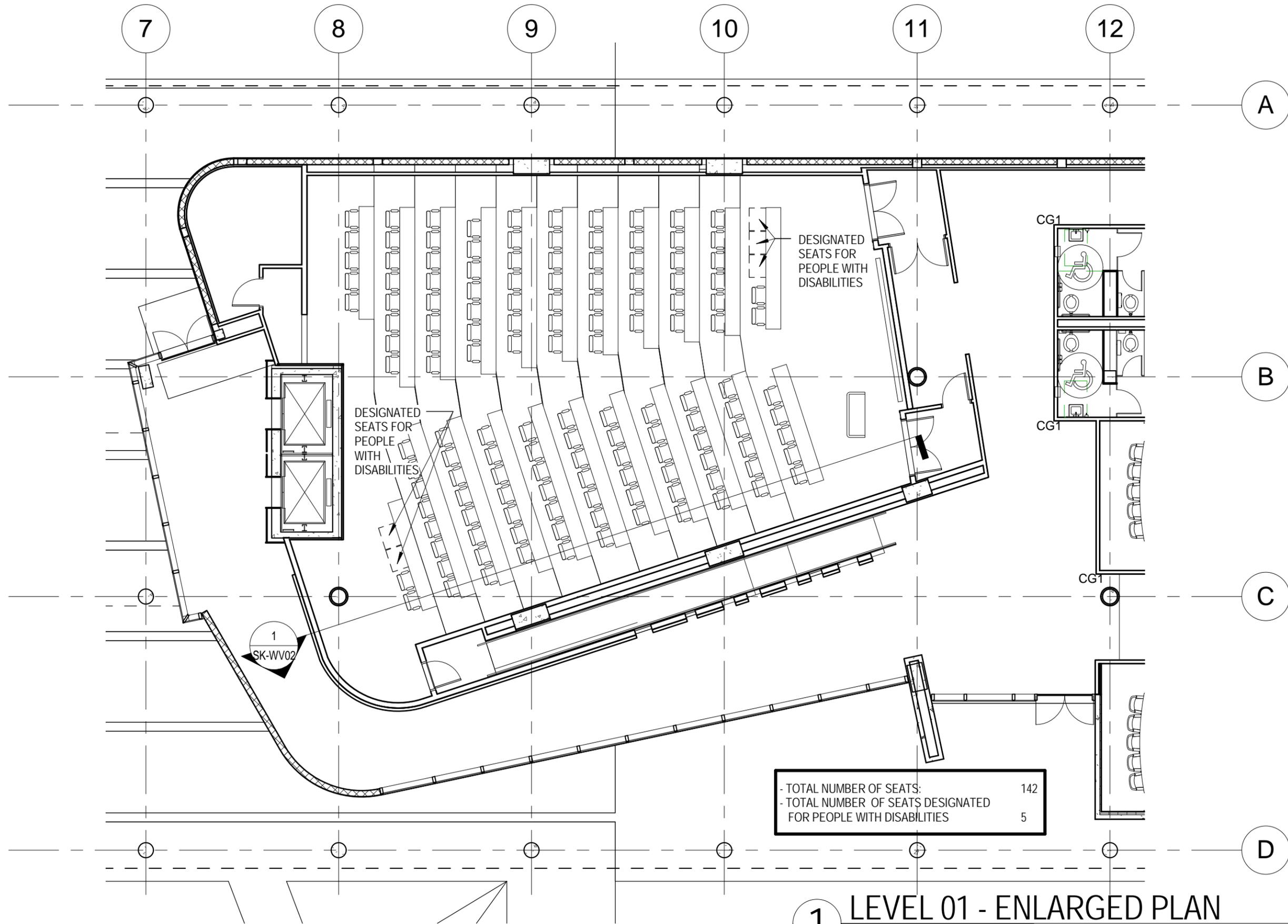
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**SK-WV3**

0 50' 100' 200'

**1 ACCESSIBILITY SITE PLAN**  
1" = 60'-0"

NORTH

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NO	ISSUE	DATE

Sheet Information	
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Job Number	810263.000
Drawn	DP, CQ, YC
Checked	CQ, CL
Approved	CL, GK, PB

Title

**LARGE  
CLASSROOM**

Sheet

**SK-WV01**

- TOTAL NUMBER OF SEATS:	142
- TOTAL NUMBER OF SEATS DESIGNATED FOR PEOPLE WITH DISABILITIES	5

**1** LEVEL 01 - ENLARGED PLAN  
3/32" = 1'-0"

NO	ISSUE	DATE

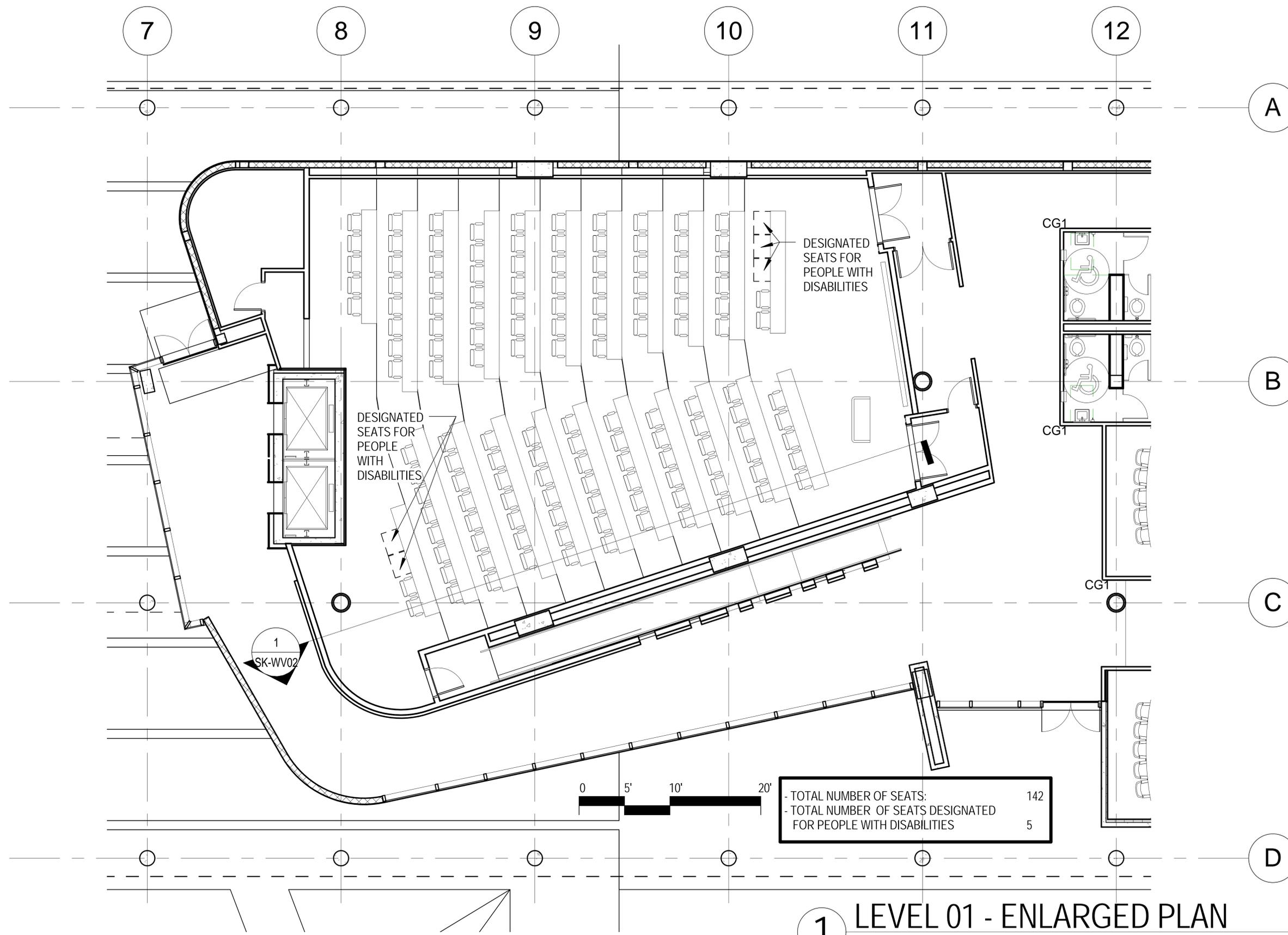
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Job Number	810263.000
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Approved	CL, GK, PB

Title

**LARGE  
CLASSROOM**

Sheet

**SK-WV01**

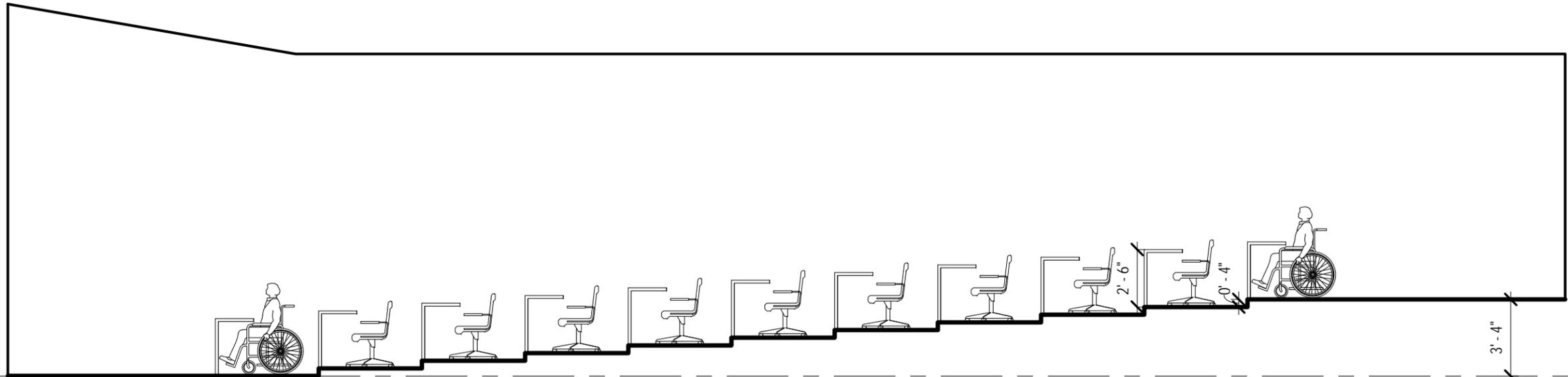


**1** LEVEL 01 - ENLARGED PLAN  
3/32" = 1'-0"

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LEVEL 02  
19'-0"

LEVEL 01  
0"



1

SECTION THROUGH LARGE CLASSROOM

3/16" = 1'-0"

NO	ISSUE	DATE

Sheet Information	
Date	05/10/2011
Job Number	810263.000
Drawn	DP, CQ, YC
Checked	CQ, CL
Approved	CL, GK, PB

Title  
**LARGE  
CLASSROOM  
SECTION**

Sheet

**SK-WV02**

LEVEL 02  
19' - 0"



LEVEL 01  
0"

0 5' 10' 20'

NO	ISSUE	DATE

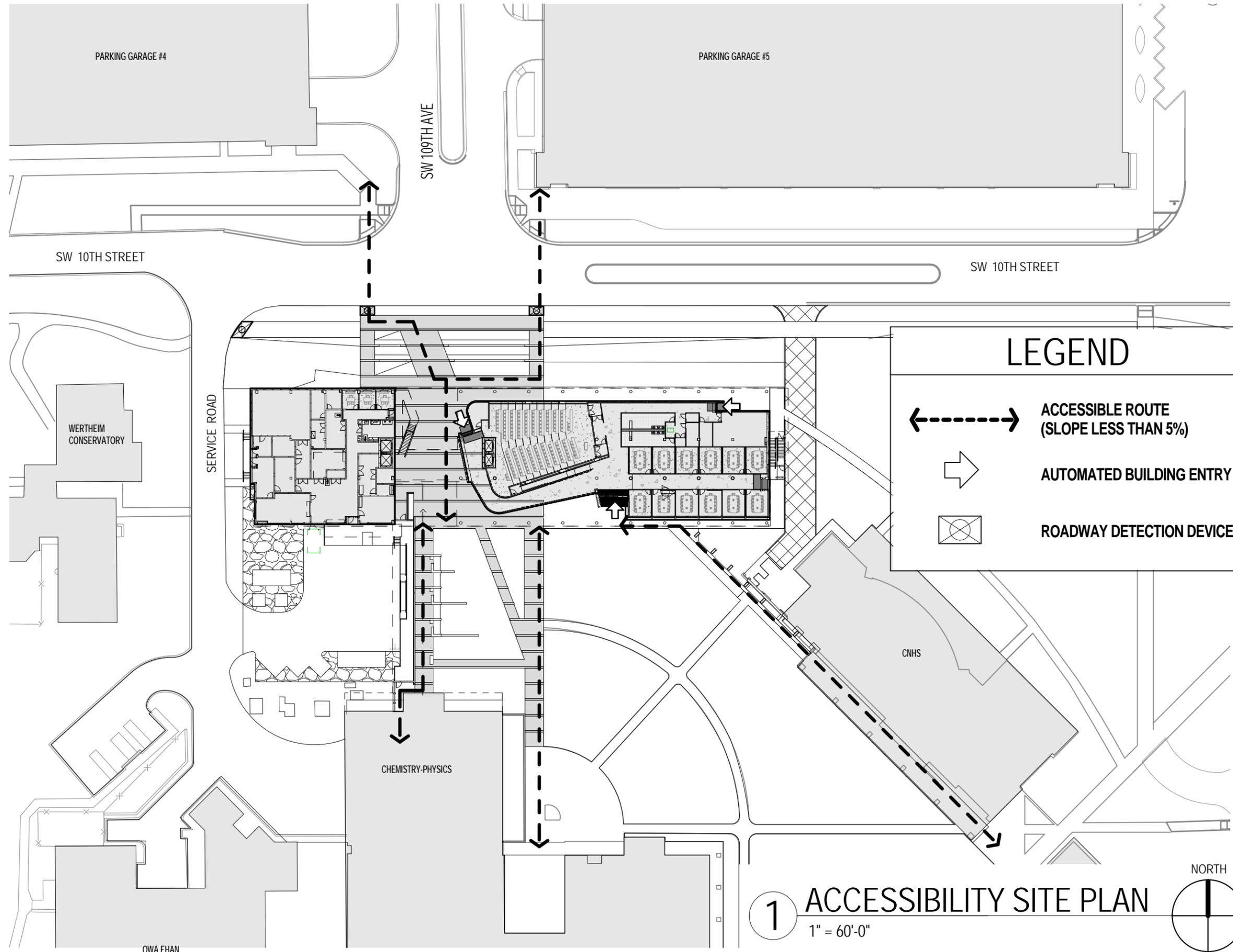
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Approved	CL, GK, PB

Title  
**LARGE  
CLASSROOM  
SECTION**

Sheet

**SK-WV02**

**1** SECTION THROUGH LARGE CLASSROOM  
3/16" = 1'-0"



**LEGEND**

-  ACCESSIBLE ROUTE (SLOPE LESS THAN 5%)
-  AUTOMATED BUILDING ENTRY
-  ROADWAY DETECTION DEVICE

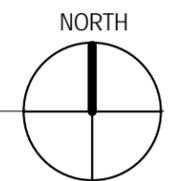
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**Sheet Information**

Date	05/10/2011
Job Number	810263.000
Drawn	Author
Checked	Checker
Approved	Approver

**SITE PLAN  
ACCESSIBILITY**

**1 ACCESSIBILITY SITE PLAN**  
1" = 60'-0"



Sheet  
**SK-WV3**

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