

The Ballpark of the Palm Beaches WAV #102

Issue: The scope of this waiver is strictly to areas of the building dedicated to Major League Baseball players, such as locker rooms, aquatic areas, saunas, etc.

Analysis: The scope of this waiver is strictly to areas of the building dedicated to Major League Baseball players, such as locker rooms, aquatic areas, saunas, etc. These areas are not public spaces and the people using the facilities are, by nature of their jobs, not disabled. Due to the nature of the occupant, it would create unnecessary costs and design constraints to design these spaces as accessible spaces.. The cost of construction is estimated at \$100 million.

Project Progress:

This project is under design.

Items to be waived:

Vertical accessibility to the Press Box, 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.