

## **NORTH PORT HIGH SCHOOL BLEACHER ADDITION**

**Issue:** Vertical accessibility to all rows of seating in bleachers.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to all rows of seating in a 3,463 seat addition to an existing facility. Accessible seats are provided on the first elevated row of seats via ramp system. The total number of seats in the stadium will be 5,004, of which 54 wheelchair accessible spaces are included. This is in compliance with the code. The project will cost \$529,000 and the applicant states it will cost an additional \$108,000 for lifts, if provided. The applicant also concluded it would be technically infeasible to provide the equipment to each level.

### **Project Progress:**

The project is under design.

### **Items to be Waived:**

Vertical accessibility to all rows of seats in a bleacher system, 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.

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:** North Port High School – Addition to Bleachers at Football Field

**Address:** 6400 W. Price Blvd., North Port, Florida 34286

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**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:** Seibert Architects – Michael Epstein, AIA

**Applicant's Address:** 325 Central Avenue, Sarasota, Florida 34236

**Applicant's Telephone:** 941-366-9161 **FAX:** 941-365-0902

**Applicant's E-mail Address:** mepstein@seibertarchitects.com

**Relationship to Owner:** Architect / Consultant

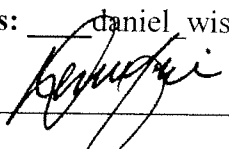
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**Owner's Name:** The School Board of Sarasota County – Daniel Wise, Project Manager.

**Owner's Address:** Construction Services Dept. 7895 Fruitville Rd., Sarasota, Florida 34240

**Owner's Telephone:** 941-361-6680 **FAX** 941-361-6684

**Owner's E-mail Address:** daniel.wise@exmail.sarasota.k12.fl.us

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

**Contact Person:** Michael Epstein, AIA - Seibert Architects

**Contact Person's Telephone:** 941-366-9161 **E-mail Address:** 941-365-0902

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.)

The project includes additional bleachers, modifications to fencing, and sidewalks at the football field of North Port High School in North Port, Florida for the School Board of Sarasota County. Current enrollment at North Port High School is 2,645 students. The existing, open-air exterior bleachers at the football field have a seating capacity of 1,540 including 14 wheelchair spaces. The proposed addition to the bleachers provides an additional 3,463 seats including 40 wheelchair spaces. The total seating capacity of the bleachers after construction is 5,004 including 54 wheelchair spaces.

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** \_\_\_\_\_ approximately \$529,000

**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.

It is necessary to first determine what can be built in order to provide the owner with construction documents for the project.

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

**Issue**

Compliance with vertical accessibility to all rows in a bleacher system as required by Section 553.509 of the Florida State 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.

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.

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

Providing wheelchair access to all levels of the bleachers is technically infeasible. Bleacher manufacturers do not make a bleacher system that provides vertical accessibility to all rows of seating. While providing access at each row of a bleacher system is theoretically possible by ramps, lifts to each level, or by inclined platform lifts, these measure would add an unreasonable cost to the project. The proposed bleachers do provide vertical accessibility to the first elevated row of seating via ramps. It is all of the other rows of seating for which the waiver is requested.

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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.

Space considerations and cost prohibit providing wheelchair access to all the rows of the bleachers at North Port High School's football field.

**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. The cost of a wheelchair lift including electrical power for the North Port High School bleachers is approximately \$27,000 each. There are 4 sections of bleachers so the total cost would be approximately \$108,000. This would be the approximate cost to provide access to just the top row of each new bleacher section at the football field at North Port High School. The cost to provide access to all levels would be extreme. Refer to the cost documentation 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.

A waiver for vertical accessibility to all rows of the football field bleachers is necessary due to Section 553.509 of the Florida Statutes. Compliance with vertical accessibility to all rows of the bleachers is technically infeasible and would create an extreme hardship.

Michael Epstein  
Signature

Michael Epstein, AIA  
Printed Name

Phone number 941-366-9161

(SEAL)

Samuel C. Holladay  
SAMUEL C. HOLLADAY  
11-7-07

**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 7th day of November, 2007

Michael Epstein  
Signature

Michael Epstein  
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. \_\_\_\_\_

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

Note: This project is in the design phase and has not been submitted for plan review.

Jurisdiction \_\_\_\_\_

Building Official or Designee \_\_\_\_\_

Signature

Printed Name

Certification Number

Telephone/FAX

Address: \_\_\_\_\_

\_\_\_\_\_

Summary

North Port High School

Bleacher Expansion

Date: November 5, 2007

Owner: The School Board of Sarasota County, FL  
Architect: Seibert Architects



Design Document Budget

Section	Description	Estimated Quantity	Unit	Preliminary Estimate	Guaranteed Max Price
01000	General Conditions	1	ls	\$61,583	\$0
02000	Sitework	1	ls	\$12,986	\$0
03000	Concrete	1	ls	\$3,251	\$0
04000	Masonry	1	ls	NIC	\$0
05000	Metals	1	ls	NIC	\$0
06000	Wood & Plastics	1	ls	NIC	\$0
07000	Moisture Protection	1	ls	NIC	\$0
08000	Doors & Windows	1	ls	NIC	\$0
09000	Finishes	1	ls	NIC	\$0
10000	Specialties	1	ls	NIC	\$0
11000	Bleachers	1	ls	\$400,000	\$0
12000	Furnishings	1	ls	NIC	\$0
13000	Special Construction	1	ls	NIC	\$0
14000	Conveying Systems	1	ls	NIC	\$0
15000	Mechanical Systems	1	ls	NIC	\$0
16000	Electrical Systems	1	ls	NIC	\$0
	Subtotal			\$477,820	\$0
	Materials Testing	1	allw	NIC	NIC
	Permits	1	ls	NIC	NIC
	Impact Fees	1	ls	NIC	NIC
	Utility Tap Fees	1	ls	NIC	NIC
	Liability Insurance	1	ls	\$4,141	NIC
	Builder's Risk Insurance	1	ls	\$3,135	NIC
	Subguard	1.2%	%	\$5,734	\$0
	FEE	8.00%	%	\$38,226	\$0
	Total-Lump Sum Amount			\$529,055	\$0





Quality Lift Corporation, Inc.  
12069 Kimsey Avenue  
Port Charlotte, FL 33981

# Estimate

Date	Estimate #
10/30/2007	125

Name / Address
W.G. Mills 3301 Whitfield Ave Bradenton, FL

Ship To
North Port High School

P.O. No.	Terms	Due Date	Rep	Project
Phone request		10/30/2007	Marty	
Item	Description		Qty	Total
Estimate	Incline Platform Lift		4	100,000.00
Estimate	Pegasus Lift		4	100,000.00
	Estimate Approximate Subject To Change Based On Final Specs and Drawings			

Thank you for your business  
Marty and Bev

**Total** \$200,000.00

Phone #	Fax #	E-mail	Web Site
941-697-6957	941-697-6957	sales@qualityliftinc.com	www.qualityliftinc.com

OK, Mike,

I feel a little blind shooting out numbers without seeing drawings, or the site, or written specs, but here's my best shot with the info you gave me.

- 1) VERTICAL LIFTS – Genesis enclosure models, straight thru configuration, hydraulic w/mains power, plexi/steel enclosure, plexi/steel lower door, plexi/steel upper landing gate, enclosure and upper landing gate to 42" height above upper landing.
  - a. 14' model - \$27,500
  - b. 12' model - \$26,225
  - c. 10' models - \$25,000 each

There is not too much design info that could affect those prices except if they don't have 18" latch clearances for the handles or decide to ramp them, then power door operators will be required by code. The manufacturer has to provide them with the lift and they are \$1000 for each door and/or gate.

Owner can order full height enclosures, with full height door, and dome on top but that also requires a forced air ventilation system, which is always running, and in my opinion, very expensive. The extension etc. is about \$5,000 and the ongoing electric immeasurable as an expense.

- 2) STAINLESS INCLINED LIFTS – Stainless/zinc plated components, safety arms, fold down seat, all standard equipment, straight landing as shown in the photos I sent to you.
  - a. 32' slope - \$65,000
  - b. 26' slope - \$60,000
  - c. 19' slope - \$55,000 each

I'll feel more confident about those prices when I can actually see drawings or take measurements, and see written specs. But that's an accurate budget price based on our discussion.

Let me know what else you may need from us at this time.

Lead time is a bugger... TONS of preliminary work required before we can get accurate drawings and then lead time is 60 to 90 days for production/installation/state elevator inspections/ Bureau of Elevator Safety permitting process. Sometimes we can improve that after it's a formal order, but it's very custom work.

We didn't talk about general schedule. Do you need a formal proposal?

Have a nice week-end.

*Jeanne Martin, President  
Accessibility Lifts, Inc.  
Top 25 Women Owned Business  
ASME Platform Lift Committee*

PLAN - SECTION

SCALE  $\frac{3}{16}" = 1'-0"$

1  
A3

**SeibertArchitects PA**  
338 Central Avenue Sarasota, Florida 34235 [www.seibertarchitects.com](http://www.seibertarchitects.com) Tel: 941.562.0690 Fax: 941.562.0692 Lic: AC-0000099

BLEACHER ADDITION FOR  
NORTH PORT HIGH SCHOOL

**BLEACHER ADDITION FOR**

6450 W. PRICE BOULEVARD NORTH FORT, FLORIDA 32644

**A3**

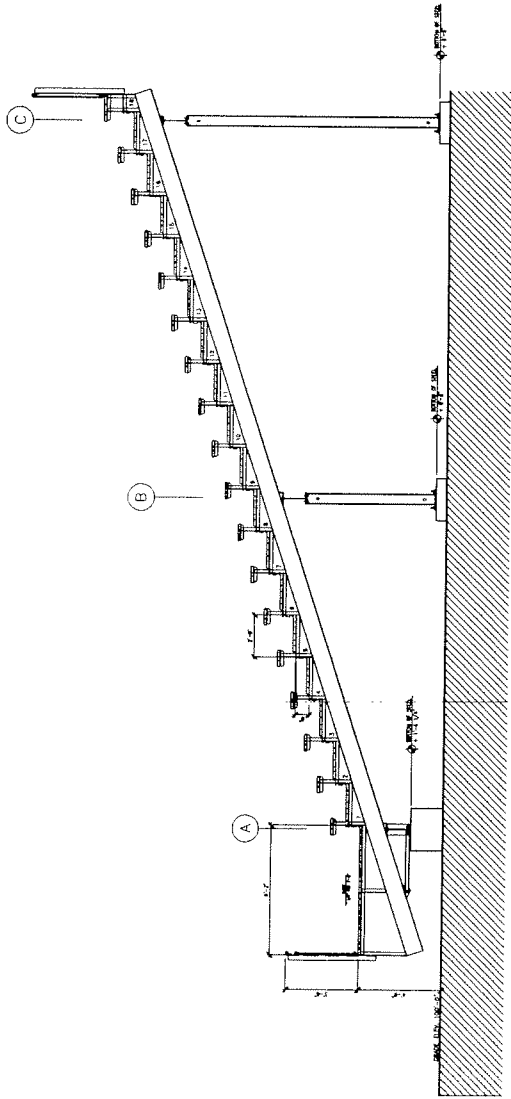
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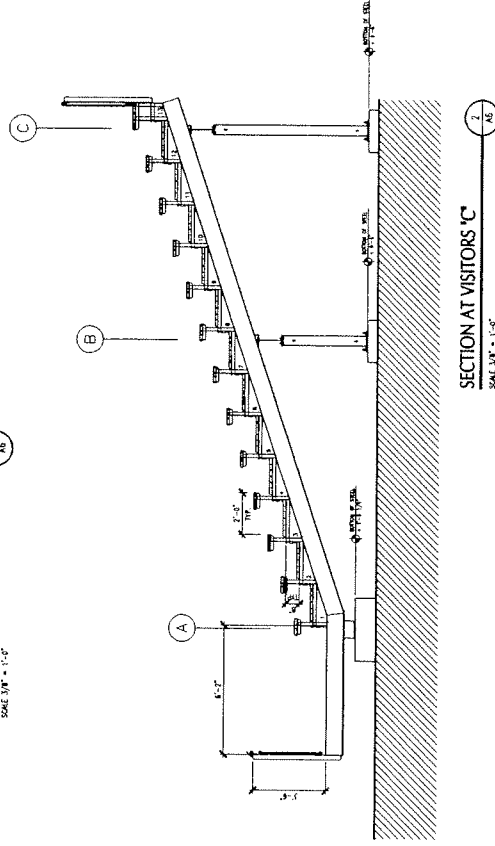
# BLEACHER ADDITION FOR NORTH PORT HIGH SCHOOL

**SeibertArchitects PA**  
3335 Central Avenue Sarasota Florida, 34235 [www.seibertarchitects.com](http://www.seibertarchitects.com) tel 941.564.9944 fax 941.564.0082 tic AIA-CES0090

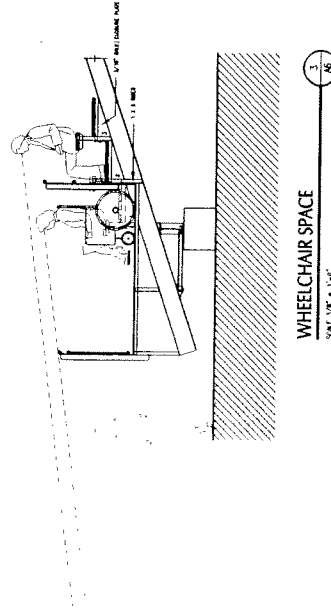
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SECTION AT HOME "B"  
SCALE 3/8" = 1'-0"



SECTION AT VISITORS "C"  
SCALE 3/8" = 1'-0"



WHEELCHAIR SPACE  
SCALE 3/8" = 1'-0"

SeibertArchitects PA

325 Central Avenue Sarasota, Florida 34236 www.seibertarchitects.com Tel: 941.551.1111 Fax: 941.551.1111 TTY: 941.551.1111

# BLEACHER ADDITION FOR NORTH PORT HIGH SCHOOL 6400 W. PRICE ROAD, NORTH PORT, FLORIDA 34886

A6

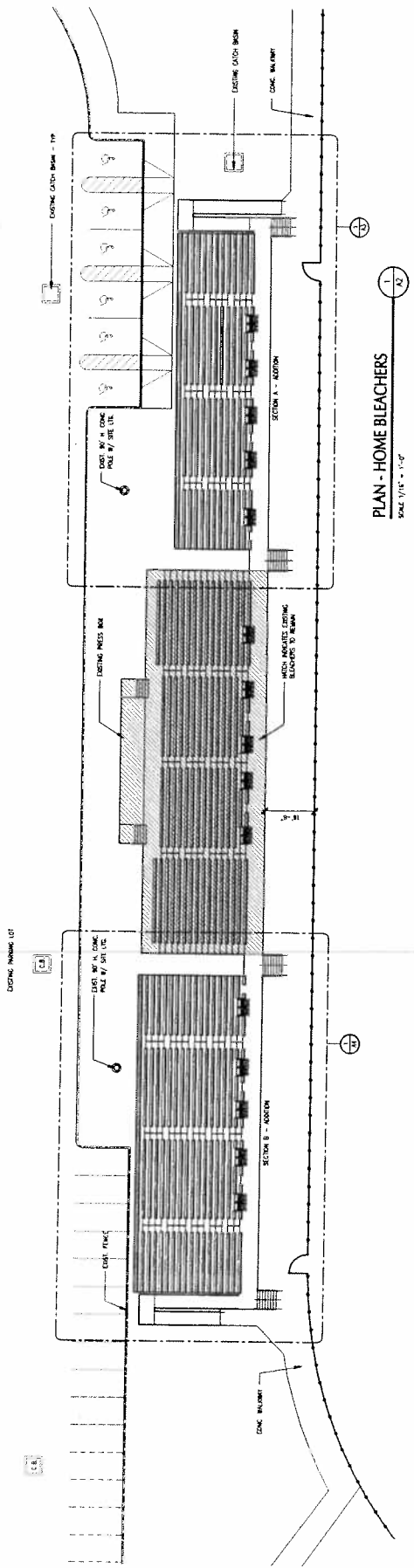
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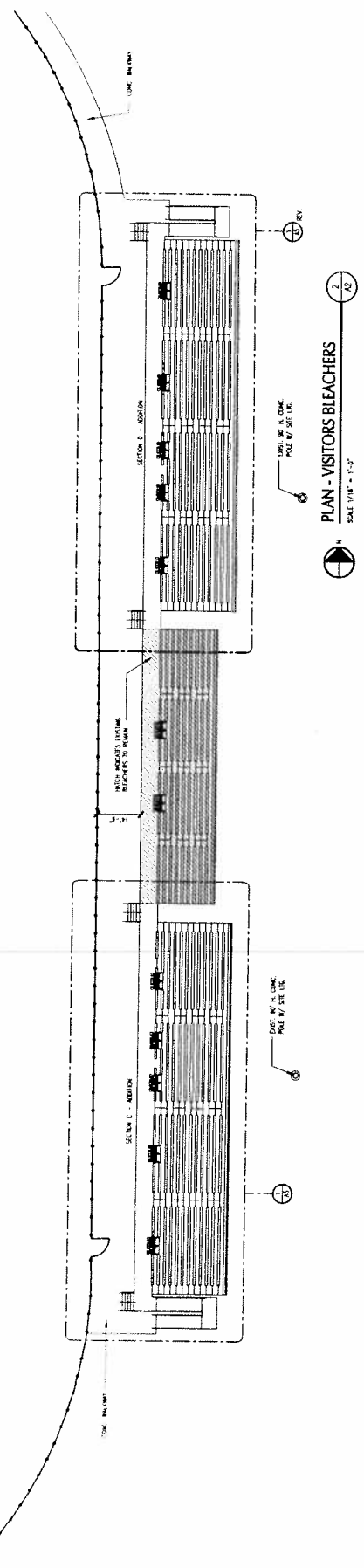
**BLEACHER ADDITION FOR  
NORTH PORT HIGH SCHOOL**

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PLAN - HOME BLEACHERS  
SCALE 1/16" = 1'-0"

FOOTBALL FIELD



PLAN - VISITORS BLEACHERS  
SCALE 1/16" = 1'-0"

SeibertArchitects PA

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# BLEACHER ADDITION FOR NORTH PORT HIGH SCHOOL 4400 W. PRICE BOULEVARD NORTH PORT, FLORIDA 34886

A2

Sheet No.

