

MIAMI-DADE FIRE RESCUE STATION 64

Issue: Vertical accessibility to the second floor of a fire station and accessibility to firefighters' toilet rooms.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the second floor of a new, \$3,500,000 fire station. The applicant is also requesting that toilet rooms for the firefighters be constructed without accessible features since persons with disabilities could not be employed as firefighters. An estimate of \$56,000 was submitted for installation of an elevator and \$6,114 for accessible toilet facilities. An accessible toilet room has been planned adjacent to the lobby of the building's public area.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes and toilet rooms per 11-4.1.2(6), FBC.

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.

11-4.1.2(6) If toilet facilities are provided on a site, then each such public or common use toilet facility shall comply with Section 11-4.22.

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: Miami-Dade County Fire Rescue Station 64.

Address: SE Corner NW 154 Street and NW 77 Court, Miami Lakes, Florida

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: Angel H. Lamela

Applicant's Address: 9300 NW 41st Street, Doral, Florida 33178

Applicant's Telephone: 786-331-4502 FAX:786-331-4501

Applicant's E-mail Address: angel.lamela@miamidade.gov

Relationship to Owner: Division Manager, Facilities and Construction Division

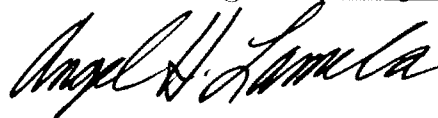
Owner's Name: Miami-Dade County Fire Rescue

Owner's Address: 9300 NW 41st Street, Doral, Florida 33178

Owner's Telephone: 786-331-4502 FAX: 786-331-4501

Owner's E-mail Address: angel.lamela@miamidade.gov

Signature of Owner:



Contact Person: Angel H. Lamela

Contact Person's Telephone: 786-331-4502 E-mail Address: angel.lamela@miamidade.gov

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 building will be a two (2) story, three Bay, approximately 10,500 sq ft. Fire Station. A fire station is operational 24 hour a day, 7 days a week and its occupants are firefighters as defined by and meeting the requirements of Florida Statutes 633.30-633.35. This facility will serve as a central location in which to provide the community with a full array of emergency response services. The facility will be a new station to house personnel presently stationed at trailers.

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

Approximately \$ 3,500,000

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.

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 Statutes Title XXXIII Regulation of Trade, Commerce, Investments and Solicitations Chapter 553 Part II Accessibility by Handicapped Persons Section 553.503, FL Statutes that state "This code shall apply to State & Local Governmental Facilities."

Issue

2: Florida Statutes Title XXXIII Regulation of Trade, Commerce, Investments, and Solicitations Chapter 553 part II Accessibility by Handicapped Persons Section 553.504 Exceptions to applicability of the guidelines (12) a-c.

Issue

3: Chapter 11 Florida Accessibility Code for Building Construction Part A 11-4 Accessible Elements and Spaces: Scope Technical requirements 11-4.1.2(6), 11-4.10 Elevators, 11-4.22 Toilet rooms, 11-4.23 bathrooms, Bathing Facilities and Showers Rooms.

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.

The hardship is a result of a condition that is not accounted for the under the code. A fire station is a facility used mainly to house firefighting equipment and firefighters. The minimum requirements to qualify as Florida Statutes 633.30-633.35, govern a firefighter. Under these sections there is a requirement that a firefighter be in good physical condition as outlined by the National Fire Protection Association (NFPA) Standard 1582. Not under any circumstance would an individual with a disability be qualified to be a firefighter. Therefore, making the requirement of the accessibility code impractical for those areas of the fire station that would not be open to the Public. See attached Memo from the Fire Chief.

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

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.

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.

Each bathroom would require the following:	Labor	Materials
1. Wood backing for grab bars lavatories and accessories	60.00	25.00
2. Grab bars at toilet (1-36" and 1-42")	30.00	53.00
3. Grab bars at showers (1-18" and 1-30" or 1-L shape	30.00	46.00
4. Shower control and hc kit	100.00	170.00
5. Shower seat	60.00	250.00
6. Handicap Toilet instead of standard	<u>75.00</u>	<u>120.00</u>
	355.00	664.00

Total: \$1019.00

6 Bathrooms - 6 @ \$1019.00 = \$6,114.00

Elevator	<u>\$56,000.00</u>
Total cost	<u>\$62,114.00</u>

There will also be additional savings on the electrical side by not having the elevator. There will not be a need for the following: breaker for the elevator, elevator machine room with mini split, elevator shaft with relief ductwork and ventilator, elevator recall and shunt trip in the fire alarm system. As a conclusion, the electrical service and the generator could be decreased in size which will provide a significant saving.

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.

The following comments pertain to: 1) New Fire Station #10 175-172 Street. As per Federal Register 28 CFR Part 3.5 Section 35.151 and 36 CFR Part 1191. The Department of Justice's Title II Regulations give state and local governments the option of choosing between designing constructing or/and altering their facilities in conformance with UFAS or with ADAAG. We choose to use UFAS which includes an Occupancy Classification Section that is not included in the ADA. This Section 4.1.4(5) deals with fire stations and states that the application of the code should apply to: "All areas for Which the Intended Use will Require Public Access or Which

May Result in Employment of Physically Handicapped Persons.” Based on this we contend that the bathrooms for the firefighters do not need to comply with accessibility requirements and do not need to provide elevators.

Please Note, that we are providing an accessible toilet room in the front part of the station where the public will have access. In addition to an accessible parking space and one accessible route to an accessible entrance.

Signature



Printed Name Ana Alleguez, R.A.

Alleguez Architecture, Inc.
901 Ponce De Leon Blvd. Suite 202
Coral Gables, Florida 33134
305-461-4001

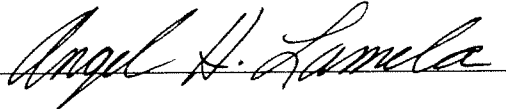
(SEAL)

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 8th day of MAY, 20 09

Signature



Angel H. Lamela
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.

Memorandum



Date: September 25, 2008

To: Antonio Taveras, Construction Manager 1
Office of Americans with Disabilities Act Coordination

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue

Subject: ADA Requirements within Fire Station Facilities.

Miami-Dade Fire Rescue requires persons seeking employment as a Firefighter to submit to, and then successfully pass a vigorous physical and medical evaluation that is in accordance with Florida Statute 633.34, *Firefighters Qualification for Employment* and Florida Administrative Code 69A-37.037, *Firefighter Training Course Medical Examination*. These laws require a firefighter candidate to be in "good physical condition" in order to obtain certification in the State of Florida. As outlined on the State of Florida's Bureau of Fire Standards and Training's Medical Evaluation form (DI4-1022) firefighter candidates must not only submit to the standard hearing, vision, and cardiac assessments but the examining physician must attest to the candidates ability to;

- Wear personal protective equipment that weighs approximately 50 pounds while performing firefighting tasks which would include the lifting, carrying, and raising of heavy ground ladders, using heavy equipment and tools to perform forcible entry or vehicle extrication, working with heavy hose lines that have considerable reaction.
- Wear positive pressure breathing equipment
- Work for long periods of time, requiring sustained physical activity and intense concentration.
- Perform a variety of tasks on slippery, hazardous surfaces, such as rooftops or from ladders.
- Rely on senses of sight, hearing, smell and touch to help determine the nature of the emergency

After obtaining certification as a Firefighter, Miami-Dade Fire rescue requires their uniformed personnel (Firefighters) assigned to firefighting units and stations to maintain this physical condition without limitations. Any injury or illness that is addressed by a physician is evaluated. Prior to allowing an individual to return to full duty the examining physician must attest to the physical condition of the firefighter based on the following criteria from the National Fire Protection Associations 1582, *Standard on Comprehensive Occupational Medical Program for Fire Departments* and the Department of Labor 29 CFR 1630.2(n)(3) which are adopted as rule by Miami-Dade Fire Rescue:

- Perform fire-fighting tasks (e.g., houseline operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles (PPE) and self-contained breathing apparatus (SCBA).

- Exposed to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles including SCBA.
- Climb 6 or more flights of stairs while wearing fire protective ensemble weighing at least 50 lbs or more and carrying equipment/tools weighing an additional 20 to 40 lbs.
- Search, locate, and rescue by dragging or carrying victims ranging from newborns up to adults weighing over 200 lbs to safety despite hazardous conditions and low visibility.
- Advance water-filled hoselines up to 2 ½ inch in diameter from fire apparatus to occupancy (approximately 150 ft); which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.

Uniformed personnel who have become injured and can no longer adhere to the above standards are placed on Restricted Duty status. These individuals are not assigned to the fire station or permitted to work on the emergency apparatus. Reasonable accommodations are made at our Fire Department Headquarters to allow these individuals to function in a staff support role.

HL/dd



Always Ready, Proud To Serve

Miami-Dade Fire Rescue Department
9300 N.W. 41st Street
Doral, Florida 33178-2414
T 786-331-5000

miamidade.gov

May 8th, 2009

Serving Unincorporated
Dade County and the
Municipalities of:

VIA E-MAIL
& FEDERAL EXPRESS

Aventura

Bal Harbour

Bay Harbor Islands

Biscayne Park

Doral

El Portal

Florida City

Golden Beach

Hialeah Gardens

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Miami Gardens

Miami Lakes

Miami Shores

Miami Springs

North Bay Village

North Miami

North Miami Beach

Opa-locka

Palmetto Bay

Pinecrest

South Miami

Sunny Isles

Surfside

Sweetwater

Virginia Gardens

West Miami

Mary-Kathryn Smith
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399

Dear Mary-Kathryn,

Enclosed please find the following documents for review in compliance with the Waiver of Accessibility Requirements for Miami-Dade Fire Rescue, Station 64:

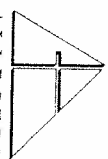
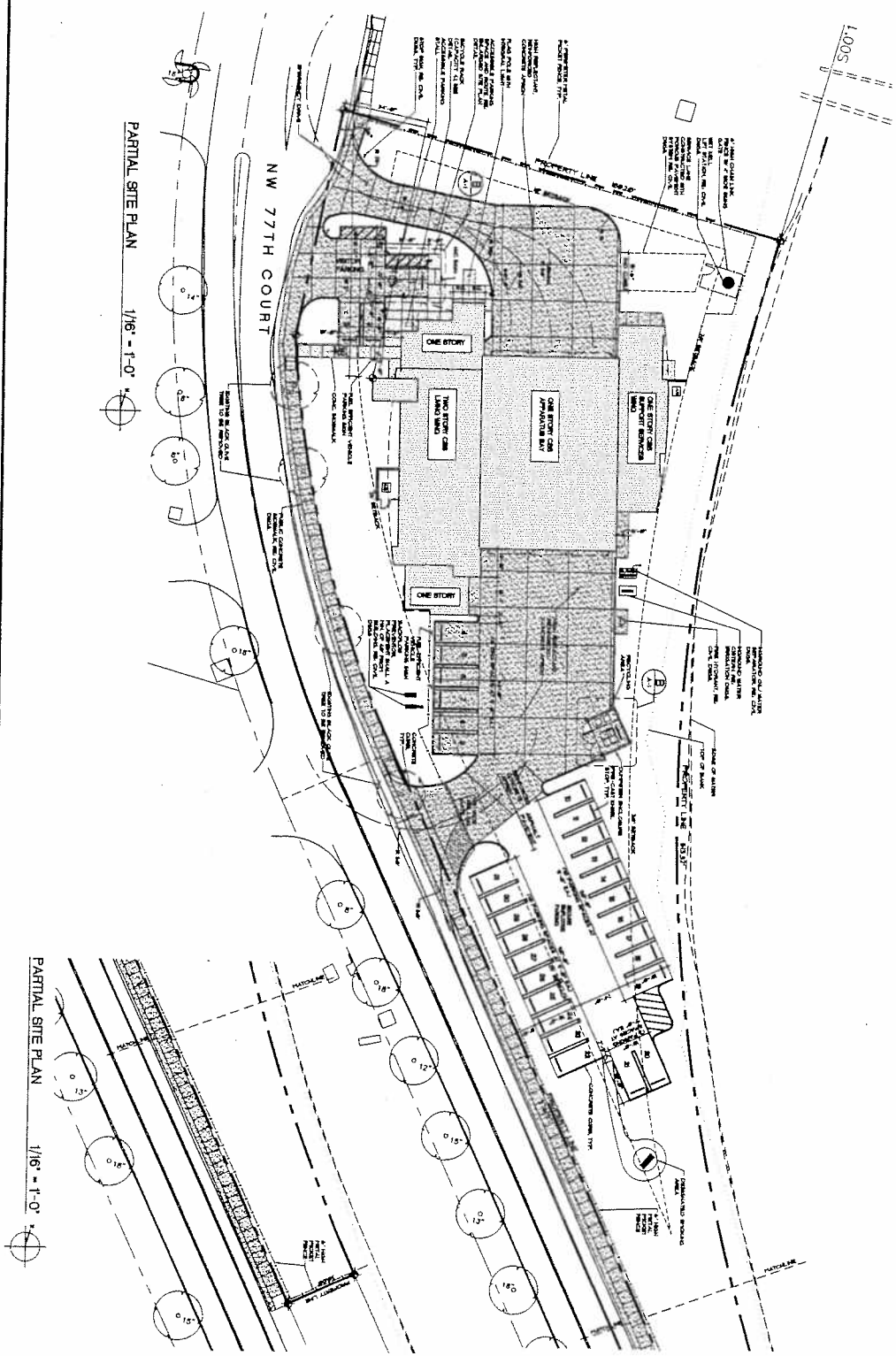
- Fully completed Waiver Request Form
- Various sizes of project site plan drawings: 24" X 36", 11" X 17" and 8.5" X 11"
- Memo from MDFRD Fire Chief, Herminio Lorenzo RE: Physical Requirements for Firefighters

Miami-Dade Fire Rescue submitted waivers for two story stations #10, 40 and 67 that were similar to what we are presenting. All three waivers were granted February 5, 2009 (No. DCA09-HC012, DCA09-HC013, DCA09-HC014). As the City Architect for the City of Hialeah, I have submitted waivers for City of Hialeah Fire Station 2 and City of Hialeah Fire Station 3, both granted on January 8 DCA04-HC-012, and DCA04-HC-011. Also a waiver was granted for City of Hialeah Fire Station 8 DCA06-HC-203 on August 22, 2006. In the current application for Miami-Dade Fire Rescue Station No. 64 at SE corner NW 154 Street and NW 77th Court, Miami Lakes, Florida, we request that the Accessibility requirements of Chapter 553, Part V, Florida Statutes be waived because of financial hardship. In accordance with National Fire Protection Association (NFPA) Standard 1582 and Florida Statutes 633.30-633.35, under no circumstance would a disabled person be allowed to be a firefighter. Consequently, the required accessibility code would be impractical for the areas of the fire station that are not open to the public.

We are kindly requesting to be added to the waiver request for Miami-Dade Fire Rescue, Station 64 on the next Accessibility Advisory Council and Florida Building Commission meeting agendas on June 2009.

Sincerely,

Angel H. Lamela
Division Manager
Facilities and Construction
Miami-Dade Fire Rescue



ALLEGUEZ
ARCHITECTURE, INC.
ARCHITECTURE PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
2000 WEST 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: 303.733.8800
FAX: 303.733.8800

OWNER:
CRU ASSOCIATES, INC.
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: 303.733.8800
FAX: 303.733.8800

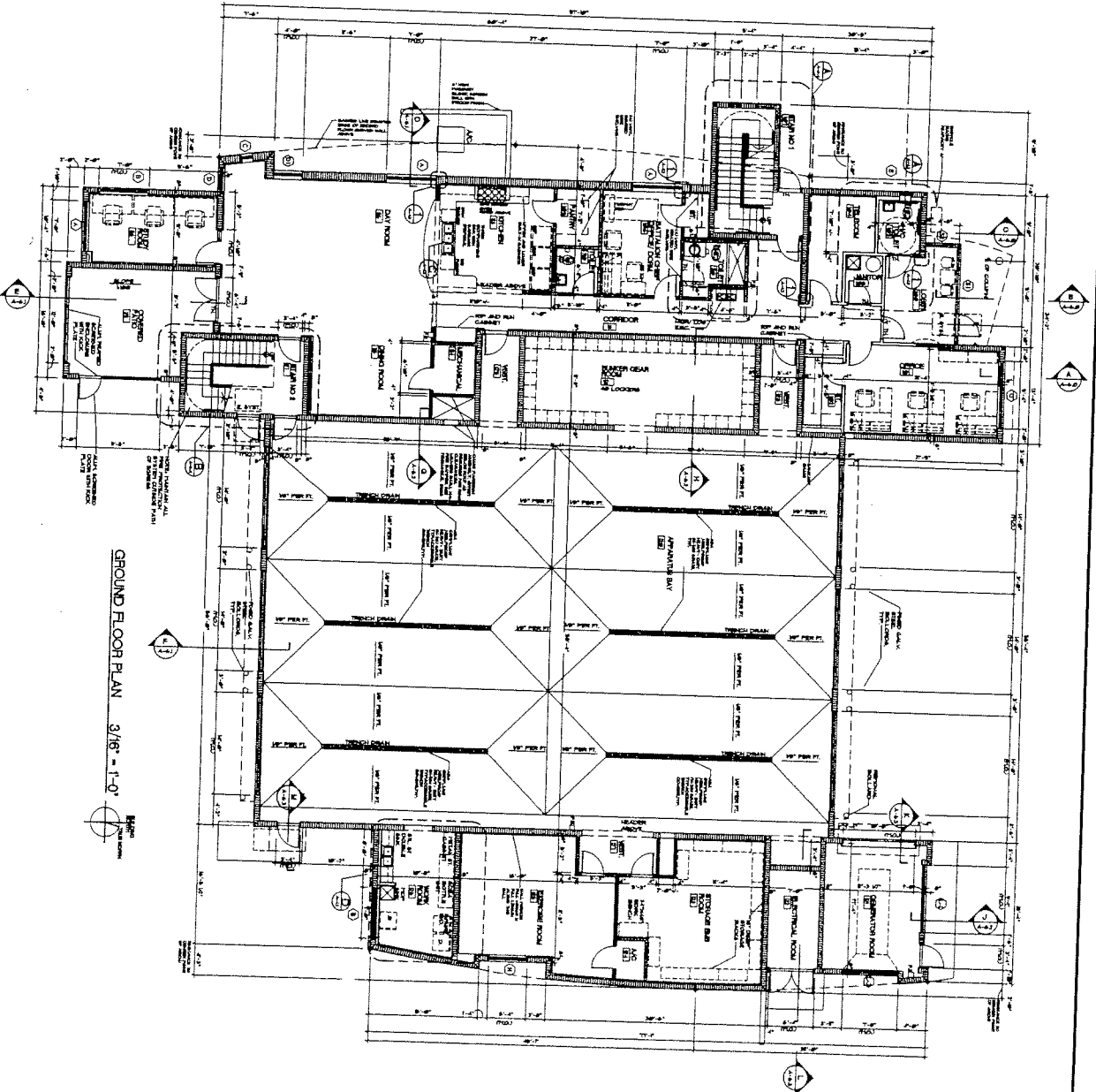
ARCHITECTURAL DESIGNER:
BOJAB - ESTUBA
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: 303.733.8800
FAX: 303.733.8800

LANDSCAPE ARCHITECT:
LUNA LIBERVA
AND ASSOCIATES, INC.
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: 303.733.8800
FAX: 303.733.8800

ENGINEER:
THE SPINNAKER GROUP, INC.
1000 W. 10TH AVE., SUITE 200
DENVER, CO 80202
PHONE: 303.733.8800
FAX: 303.733.8800

PROJECT:
TOWN
OF
MIAMI LAKES
FIRE RESCUE
STATION No. 64
PROJECT No. 0407-1117

DATE: 04/21/11
DRAWN BY: A. SPINNAKER
CHECKED BY: A. SPINNAKER
SCALE: AS SHOWN
SHEET NO. A-2.0



GROUND FLOOR PLAN 3/16" = 1'-0"

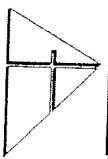
FIRST FLOOR PLAN

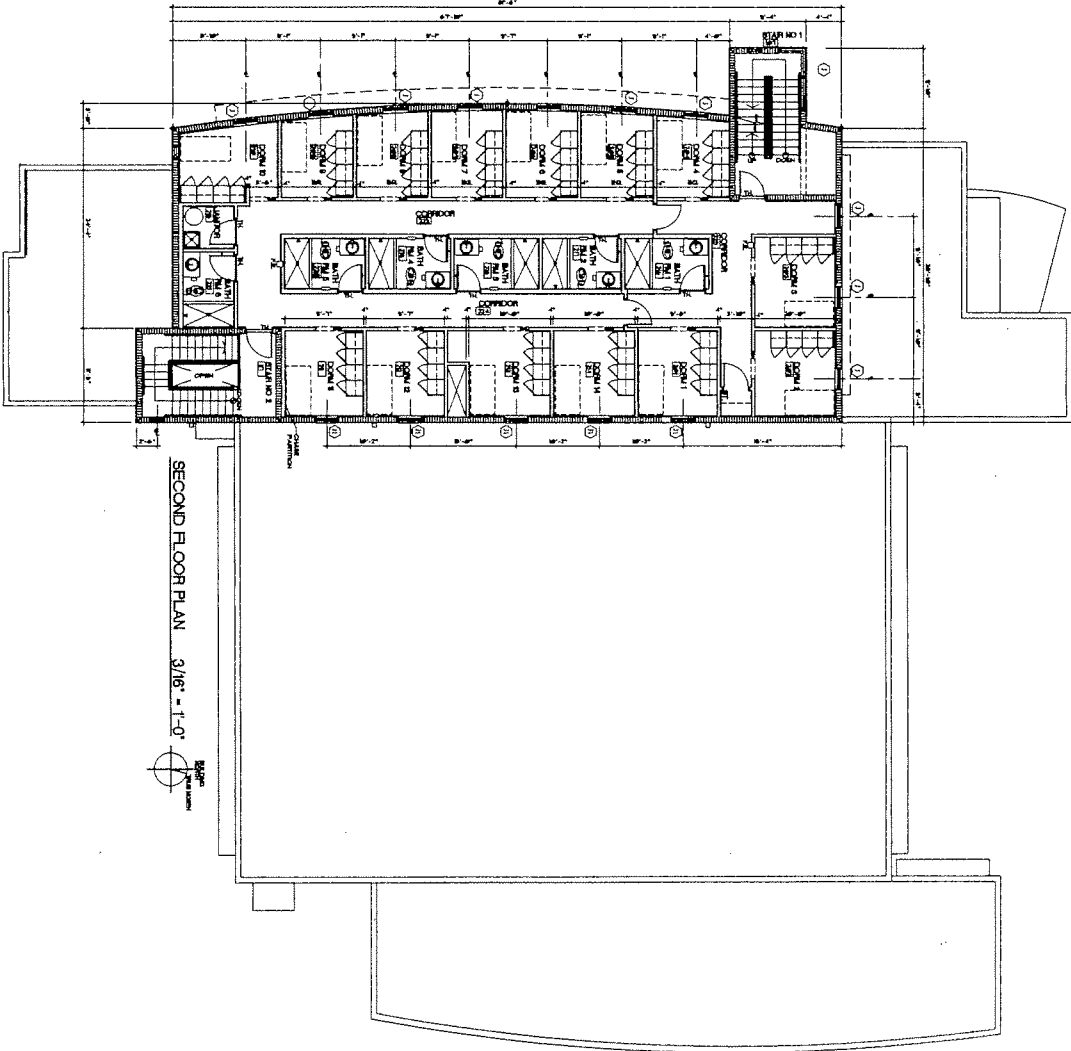
TOWN OF MIAMI LAKES FIRE RESCUE STATION NO. 64 PROJECT NO. 64-1177

THE SPUNKER GROUP, INC. ARCHITECTS

CRJ ASSOCIATES, INC. ENGINEERS

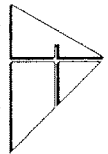
ALLEGUEZ ARCHITECTURE, INC. ARCHITECTURE PLANNING INTERIOR DESIGN





SECOND FLOOR PLAN

3/16" = 1'-0"



ALLEGUEZ
ARCHITECTURE, INC.

ARCHITECTURE PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
180 HOUND CREEK ROAD, SUITE 200
DALLAS, TEXAS 75244
TEL: 972.355.8800
FAX: 972.355.8888

ONE ASSOCIATES, INC.
1000 W. MICHIGAN
SUITE 1000
DALLAS, TEXAS 75276

BOYAS - ESTIVA
7000 W. JOHN FERRY, SUITE 200
DALLAS, TEXAS 75244
TEL: 972.355.8800

SCM CONSULTING ENR
120 ALBERTA, SUITE 200A
DALLAS, TEXAS 75244

LANCASTER CONSULTING
11000 W. GARDEN
SUITE 1000
DALLAS, TEXAS 75244
TEL: 972.355.8800

THE SPUNKER GROUP, INC.
11000 W. GARDEN
SUITE 1000
DALLAS, TEXAS 75244

TOWN
OR
MIAMI LAKES
FIRE RESCUE
STATION No. 64

PROJECT NUMBER
11000 W. GARDEN
SUITE 1000
DALLAS, TEXAS 75244

SECOND
FLOOR PLAN

DATE: 1/17/2008

BY: [Signature]

SCALE: 3/16" = 1'-0"

PROJECT NO. 11000 W. GARDEN

DATE: 1/17/2008

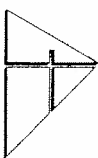
BY: [Signature]

SCALE: 3/16" = 1'-0"

PROJECT NO. 11000 W. GARDEN

A-4.1

FINAL DESIGN DEVELOPMENT



ALLEGEZ
ARCHITECTURE, INC.
 ARCHITECTURE PLANNING
 INTERIOR DESIGN
 CONSTRUCTION MANAGEMENT
 5005 N. W. 12th Avenue, Suite 200
 Boca Raton, Florida 33431
 (561) 996-3200
 FAX (561) 996-3202

Client:
 CNU ASSOCIATES, INC.
 1000 W. Palm Beach
 Suite 100
 West Palm Beach, FL 33411
 (561) 835-3333
 (561) 835-3334

Architect of Record:
 ALLEGEZ ARCHITECTURE, INC.
 5005 N. W. 12th Avenue, Suite 200
 Boca Raton, FL 33431
 (561) 996-3200

Interior Architect:
 LURA LIFERNA
 AND ASSOCIATES, INC.
 401 N. W. 1st Avenue
 Suite 200
 West Palm Beach, FL 33411
 (561) 835-3333

Engineer of Record:
 BSM CONSULTING, INC.
 1000 N. W. 11th Avenue
 Suite 200
 West Palm Beach, FL 33411
 (561) 835-3333

Landscape Architect:
 LURA LIFERNA
 AND ASSOCIATES, INC.
 401 N. W. 1st Avenue
 Suite 200
 West Palm Beach, FL 33411
 (561) 835-3333

PROJECT:
 TOWN
 OF
 MIAMI LAKES
 FIRE RESCUE
 STATION No. 64
 PROJECT No. 00810 1-01

DATE:
 APRIL 15, 2008

SCALE:
 3/16" = 1'-0"

BY:
 [Signature]

CHECKED BY:
 [Signature]

DATE:
 APRIL 15, 2008

REVISIONS:
 1. [Details]

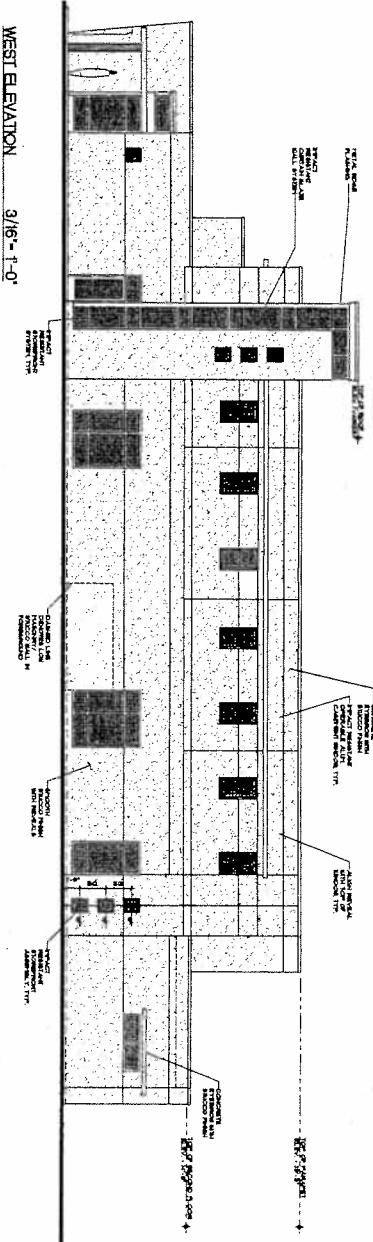
DESIGNED BY:
 [Signature]

DATE:
 APRIL 15, 2008

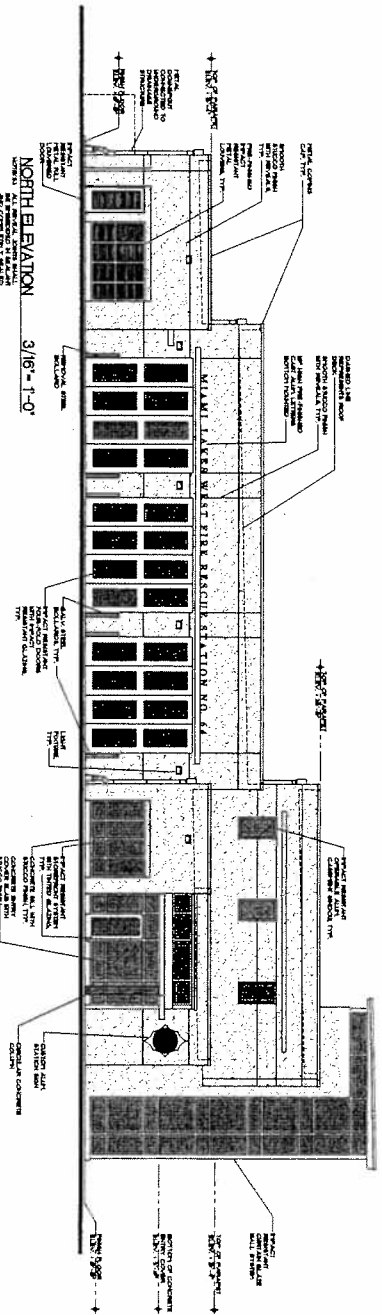
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DATE:
 APRIL 15, 2008

EXTERIOR
ELEVATIONS

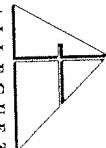


WEST ELEVATION 3/16" = 1'-0"



NORTH ELEVATION 3/16" = 1'-0"

TOTAL DESIGN DEVELOPMENT
A-6.0



ALLEGUEZ
ARCHITECTURE, INC.
ARCHITECTURE PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100
FAX: 305-575-1101

CRJ ASSOCIATES INC.
1500 S.W. 8TH STREET
MIAMI, FL 33135
TEL: 305-372-5500

BOJ CONSULTING ENR
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

LABIA LEBENA
AND ASSOCIATES, INC.
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

LEONARD ASSOCIATES
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

CONSTRUCTION MANAGEMENT
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

ARCHITECTURE PLANNING
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

INTERIOR DESIGN
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

CONSTRUCTION MANAGEMENT
1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

1000 N. MIAMI AVENUE, SUITE 1200
MIAMI, FL 33130
TEL: 305-575-1100

MIAMI, FL 33130
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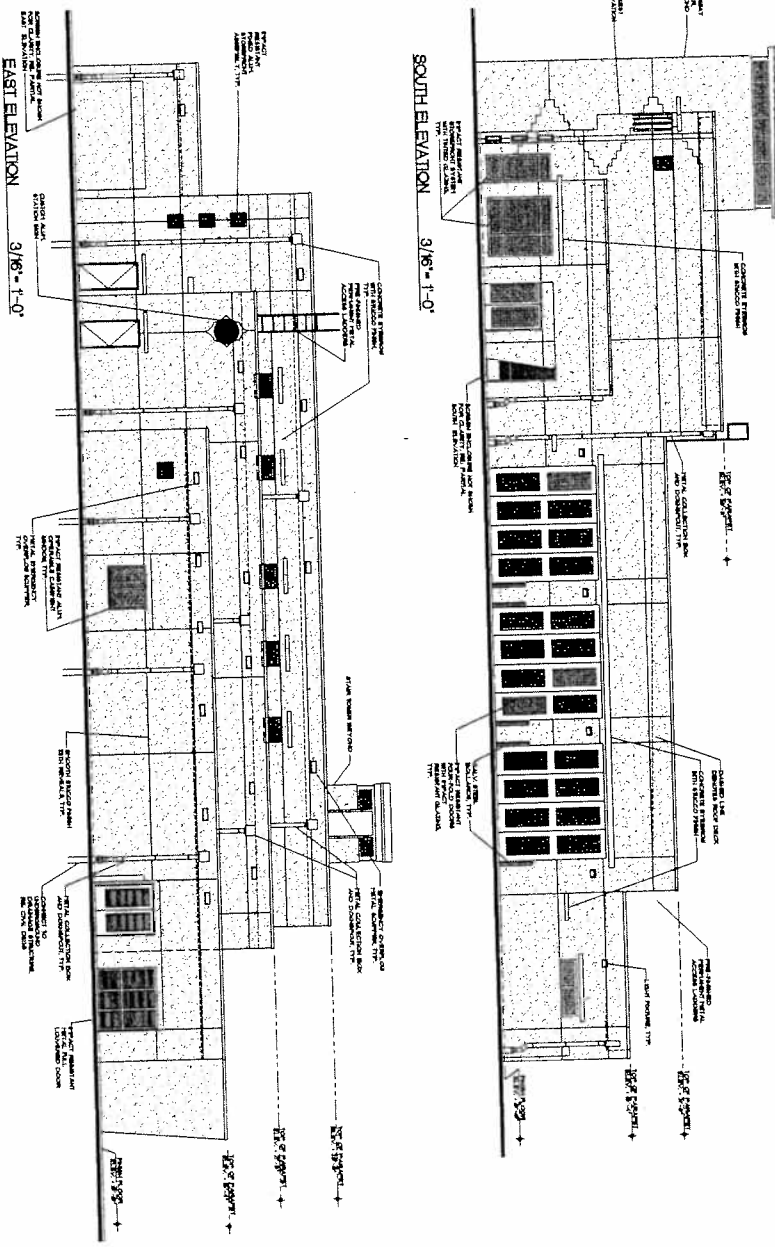
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TEL: 305-575-1100

TEL: 305-575-1100

TEL: 305-575-1100



SOUTH ELEVATION 3/16" = 1'-0"

EAST ELEVATION 3/16" = 1'-0"

PARTIAL EAST ELEVATION 3/16" = 1'-0"

PARTIAL SOUTH ELEVATION 3/16" = 1'-0"

EXTERIOR ELEVATIONS

TOWN OF MIAMI LAKES FIRE RESCUE STATION No. 64

A-6.1