

## **DUVAL COUNTY PUBLIC HIGH SCHOOLS HIGH SCHOOL AAA**

**Issue:** Vertical accessibility to all rows of seats in an auditorium, collapsible gymnasium bleachers, baseball and softball field bleachers and a football stadium.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a variety of spectator seating for sporting events in a new, \$73,364,052 high school. The auditorium contains 835 seats of which 12 accessible locations and companion seats are provided. The gymnasium has 1,670 seats with 21 accessible seats. The baseball and softball fields have seating for 100 persons on both the home and visitors sides with 2 accessible seats each. Finally, the football stadium has seating for 1,592 with of which 16 are accessible on the home side and 1,060 with 14 accessible locations on the visitors' side. The pressbox is accessible via ramps. Note: With the exception of the baseball and softball bleachers, all required accessible seats have been provided; however, some wheelchair accessible seats are located on the ends of the rows.

### **Project Progress:**

The project is under construction.

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

Vertical accessibility to all rows of seats, 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:** DUVAL COUNTY PUBLIC SCHOOLS HIGH SCHOOL AAA

**Address:** 9375 R. G. SKINNER PARKWAY  
JACKSONVILLE, FLORIDA 32256

**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:** SCHENKELSHULTZ ARCHITECTS

**Applicant's Address:** 101 EAST TOWN PLACE  
ST. AUGUSTINE, FLORIDA 32092

**Applicant's Telephone:** 904-940-7272      **FAX:** 904-940-7277

**Applicant's E-mail Address:** [tjennings@schenkelshultz.com](mailto:tjennings@schenkelshultz.com)

**Relationship to Owner:** ARCHITECT

**Owner's Name:** DUVAL COUNTY SCHOOL BOARD, rep: TONY GIMENEZ

**Owner's Address:** 1701 PRUDENTIAL DRIVE  
JACKSONVILLE, FLORIDA 32207

**Owner's Telephone:** 904-390-2279      **FAX:** 904-279-2265

**Owner's E-mail Address:** [gimenezt@duvalschools.org](mailto:gimenezt@duvalschools.org)

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

**Contact Person:** THOMAS D. JENNINGS, AIA – *SCHENKEL & SHULTZ, INC.*

**Contact Person's Telephone:** 904-940-7272 **E-mail Address:** [tjennings@schenkelshultz.com](mailto:tjennings@schenkelshultz.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.)

THE FACILITY IS A NEW 264,377 SQUARE FOOT HIGH SCHOOL CONSISTING OF A TWO STORY CLASSROOM BUILDING; ONE STORY COMBINATION AUDITORIUM, GYMNASIUM AND FOOD SERVICE/DINING BUILDING WHICH ALSO SERVES AS A HURRICANE SHELTER FACILITY; CENTRAL PLANT AND FIELDHOUSE BUILDINGS. SITE AMENITIES INCLUDE BASEBALL, SOFTBALL, FOOTBALL FACILITIES, TRACK AND FIELD EVENTS AND PRACTICE FIELDS. THE AUDITORIUM CONTAINS SEATING FOR A TOTAL OF 835 OF WHICH 12 ARE ACCESSIBLE SPACES AND 12 ARE COMPANION SEATS. ACCESSIBLE SPACES ARE DISBURSED AT BOTH THE FIRST ROW AND LAST ROW OF SEATING. THE GYMNASIUM CONTAINS SEATING FOR A TOTAL OF 1670 OF WHICH 21 ARE ACCESSIBLE SPACES AND 21 ARE COMPANION SEATS. ACCESSIBLE SPACES ARE DISBURSED ALONG EACH BLEACHER SECTION AT THE FIRST ROW. BOTH THE BASEBALL AND SOFTBALL FIELDS HAVE BLEACHERS CONTAINING SEATING FOR 100 AT THE HOME SIDE AND VISITORS SIDE OF WHICH 2 EACH ARE ACCESSIBLE SPACES AND 2 EACH ARE COMPANION SEATS LOCATED AT THE FIRST ROW. THE FOOTBALL FIELD PROVIDES HOME AND VISITOR SIDE BLEACHER SEATING. THE HOME SIDE BLEACHERS CONTAIN 1592 TOTAL SEATS OF WHICH 16 ARE ACCESSIBLE SPACES AND 16 ARE COMPANION SEATS. THE VISITORS SIDE BLEACHERS CONTAIN 1060 TOTAL SEATS OF WHICH 14 ARE ACCESSIBLE SPACES AND 14 ARE COMPANION SEATS. ACCESSIBLE SPACES ARE DISBURSED AT THE FIRST ROWS OF BOTH HOME AND VISITORS BLEACHERS AND ARE ACCESSIBLE BY RAMPS. ADDITIONALLY, THE HOME SIDE BLEACHERS HAVE A PRESSBOX AT THE REAR WHICH CAN BE ACCESSED BY BOTH STAIRS AND AN ACCESSIBLE RAMP.

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** PROJECT CONSTRUCTION COST IS \$73,364,052.00

**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 DEPARTMENT OF EDUCATION OFFICE OF EDUCATIONAL FACILITIES PHASE III REVIEW OF 100% CONSTRUCTION DOCUMENTS MANDATORY REQUIRES A WAIVER RELIEVING THE REQUIREMENTS OF FLORIDA STATUTES SECTION 553.509 PRIOR TO CERTIFICATE OF OCCUPANCY. THE D.O.E. REVIEWERS HAVE NOTED THAT THE AUDITORIUM, GYMNASIUM, BASEBALL/SOFTBALL AND FOOTBALL BLEACHER FACILITIES DO NOT COMPLY WITH THE INTENT OF THE GUIDELINES REQUIRING ACCESSIBILITY TO ALL LEVELS ABOVE AND BELOW THE OCCUPIABLE GRADE LEVEL BY INTERPRETATION OF THE CODE. WE AND OUR DESIGN STAFF SUBMIT THIS REQUEST FOR RELIEF AS OUR DESIGNS PROVIDE ACCESSIBLE SEATING AS NOTED IN ITEM #4, ABOVE.

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 STATUTE 553.509, VERTICAL ACCESSIBILITY

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 WAIVER IS NECESSARY IN ORDER TO PROVIDE FACILITIES FOR PUBLIC USE WITHIN THE BOUNDS OF THE BUDGET. PROVIDING ACCESSIBILITY TO ALL LEVELS OF SEATING WITHIN A SLOPED FLOOR AUDITORIUM, TO ALL LEVELS OF COLLAPSIBLE SEATING IN THE GYMNASIUM AND TO ALL LEVELS OF THE OUTDOOR FACILITIES BLEACHERS (BASEBALL, SOFTBALL AND FOOTBALL) IS NOT FEASIBLE AND WOULD INCUR UNECESSARY COSTS TO THE OWNER. OUR DESIGN STAFF FEELS THAT THE PROPOSED DESIGNS INCLUDE ADEQUATE ACCESSIBLE SEATING ARRANGEMENTS AND FOOTBALL PRESSBOX ACCESS.

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

NOT APPLICABLE

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.

NOT APPLICABLE

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. ALL ACCESSIBILITY FEATURES DESCRIBED ABOVE ARE ALREADY INCLUDED IN THE PROJECT'S GUARANTEED MAXIMUM PRICE AND NOT SEPARATE LINE ITEMS.

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.

**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.

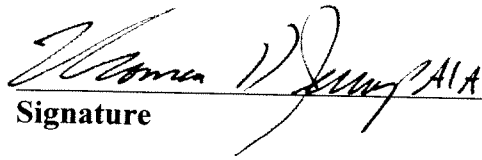
Dated this 8<sup>th</sup> day of JULY, 20 08

Thomas D. Jennings AIA  
Signature

THOMAS D. JENNINGS  
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.

THE AUDITORIUM SEATING LAYOUT IS SITUATED ON A SLOPED FLOOR. ACCESSIBLE LOCATIONS ARE LOCATED AT THE TWO LEVELS WHERE THE FLOOR IS FLAT – THESE ARE DISBURSED ACROSS THE FIRST AND LAST ROWS OF SEATING. RAMPS AT EITHER SIDE OF THE AUDITORIUM PROVIDE ACCESS TO THE FIRST ROW. GYMNASIUM ACCESSIBLE SPACES ARE LOCATED FOR OPTIMAL SIGHTLINES ALONG THE FIRST ROWS OF THE THREE COLLAPSIBLE BLEACHER SECTIONS. SOFTBALL AND BASEBALL BLEACHERS INCLUDE ACCESSIBLE SPACES AT THE GROUND LEVEL FIRST ROW. FOOTBALL HOME AND VISITORS BLEACHERS PROVIDE ACCESSIBLE SPACES DISBURSED ALONG THE FIRST ROWS OF SEATING AND ARE ACCESSIBLE BY RAMPS. THE FOOTBALL PRESSBOX IS ACCESSIBLE BY MEANS OF A RAMP FROM GRADE LEVEL.



Signature

THOMAS D. JENNINGS

Printed Name

Phone number (904) 940-7272

(SEAL)

**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 because the plans do not show accessibility to all levels of the seating and bleachers as required by Florida specific requirements of the Florida Building Code (FBC) Section 11-4.1.3(5)

b. To the best of my knowledge, all information stipulated herein is true and correct.

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 This is new construction

**Comments/Recommendation** I recommend that the Florida Building Commission approve the request.

Jurisdiction Duval County Public Schools Code Enforcement

Building Official or Designee   
Signature

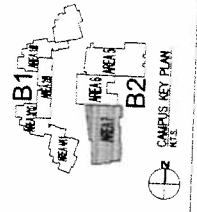
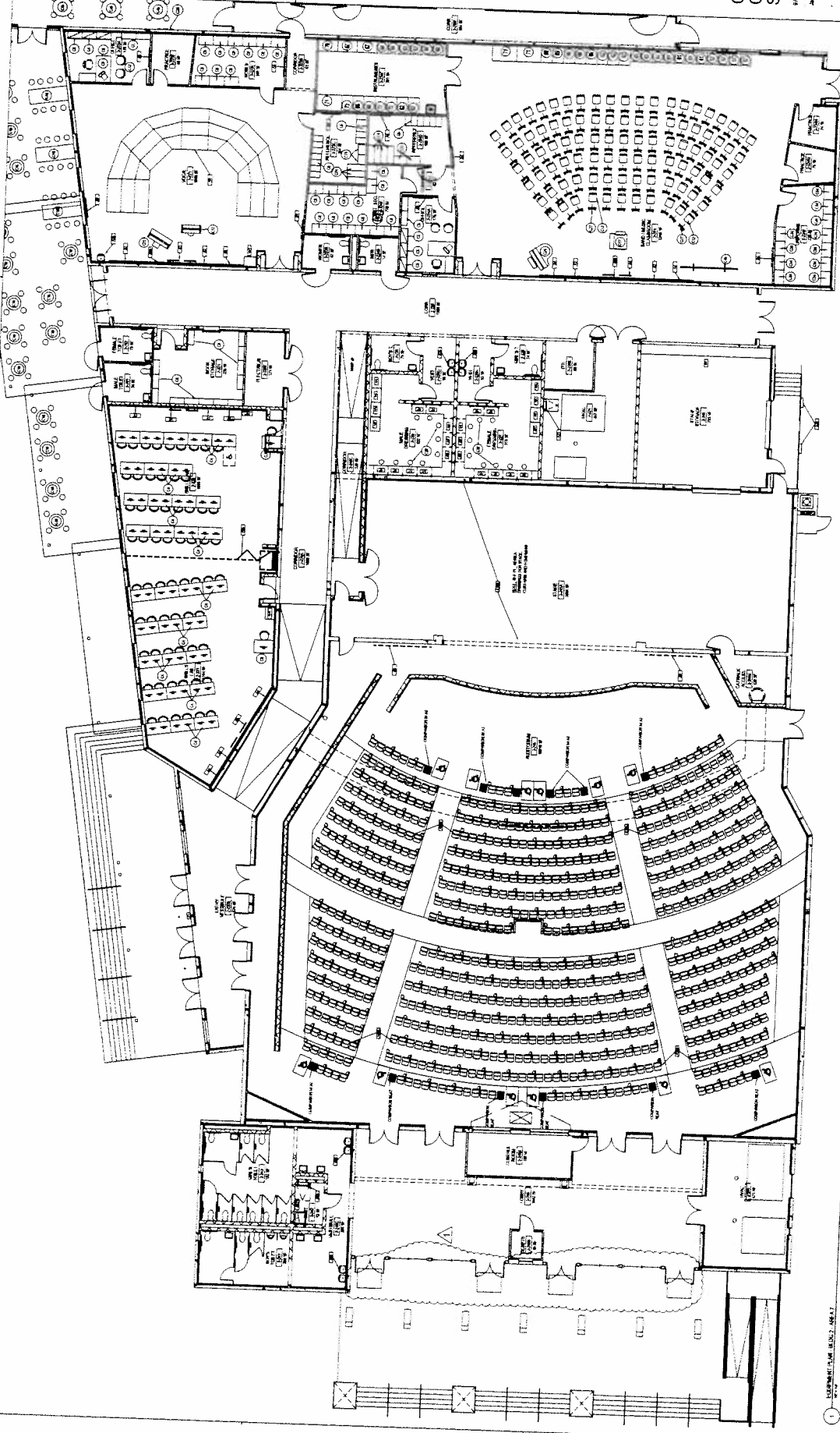
RICHARD BREMER  
Printed Name

841195  
Certification Number

TELE: (904) 858 1922 FAX: (904) 858-1916  
Telephone/FAX

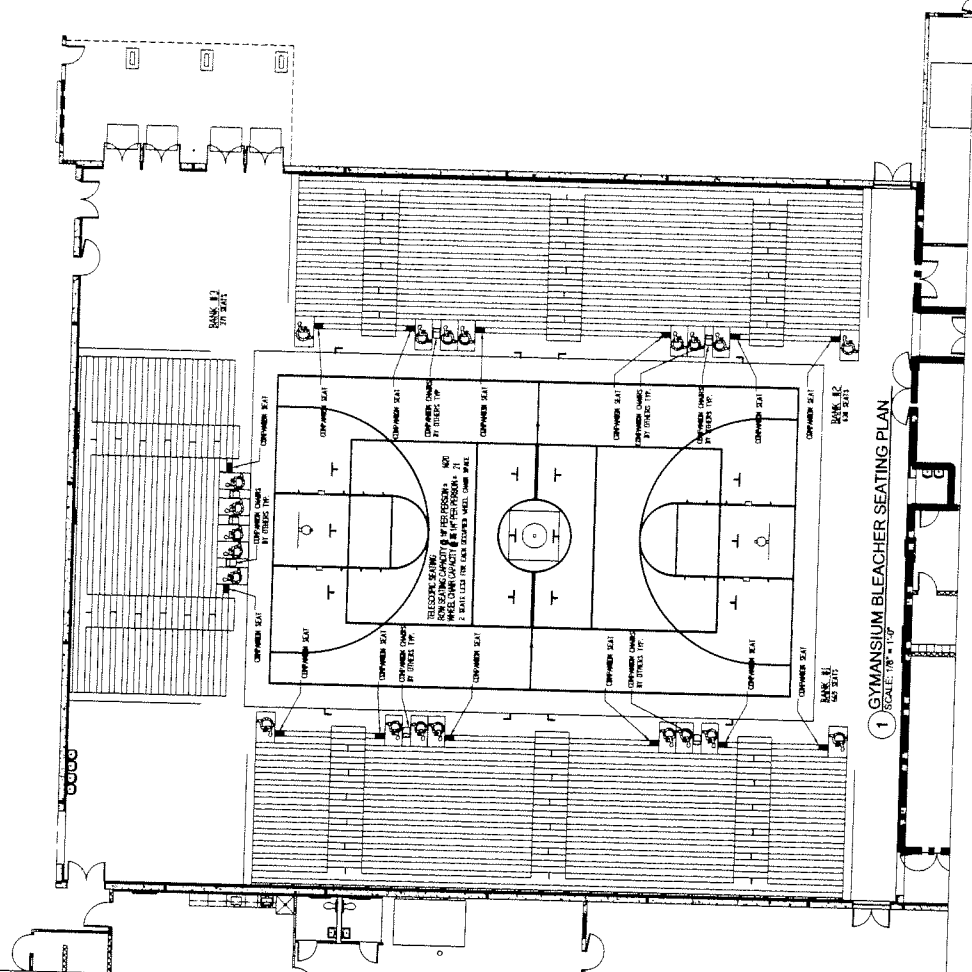
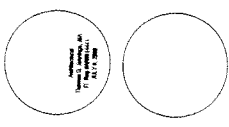
Address: Duval County Public Schools Code Enforcement  
8015 Parker School Road  
Jacksonville, Florida 32211



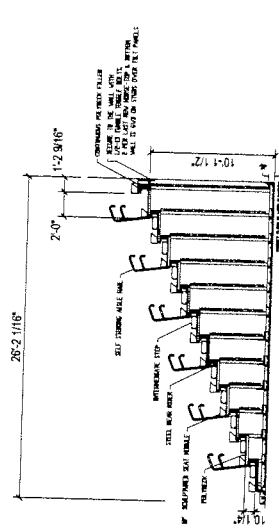


**EQUIPMENT SCHEDULE - (A)**

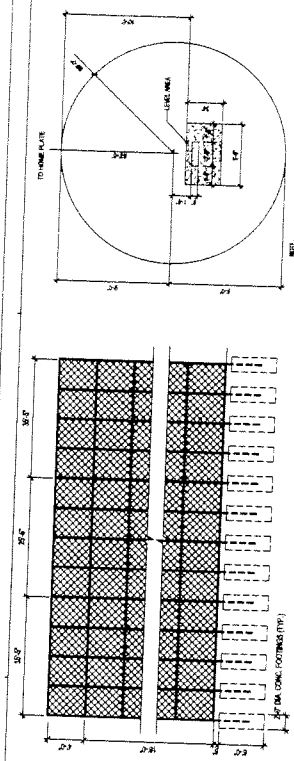
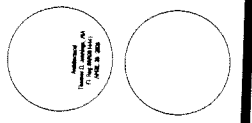
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1 GYMNASIUM BLEACHER SEATING PLAN  
SCALE: 1/8" = 1'-0"



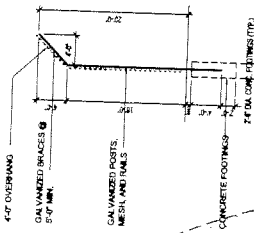
2 GYMNASIUM BLEACHER SECTION  
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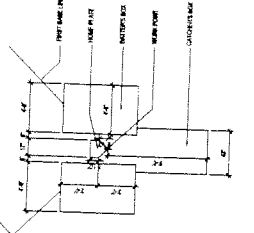
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 18'-0" x 50'-0"



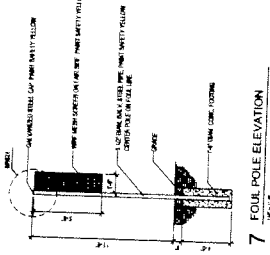
**4 BASEBALL FITCHER'S CIRCLE**  
 18'-0" x 18'-0"



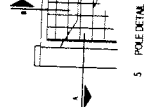
**5 BACKSTOP SECTION**  
 18'-0" x 18'-0"



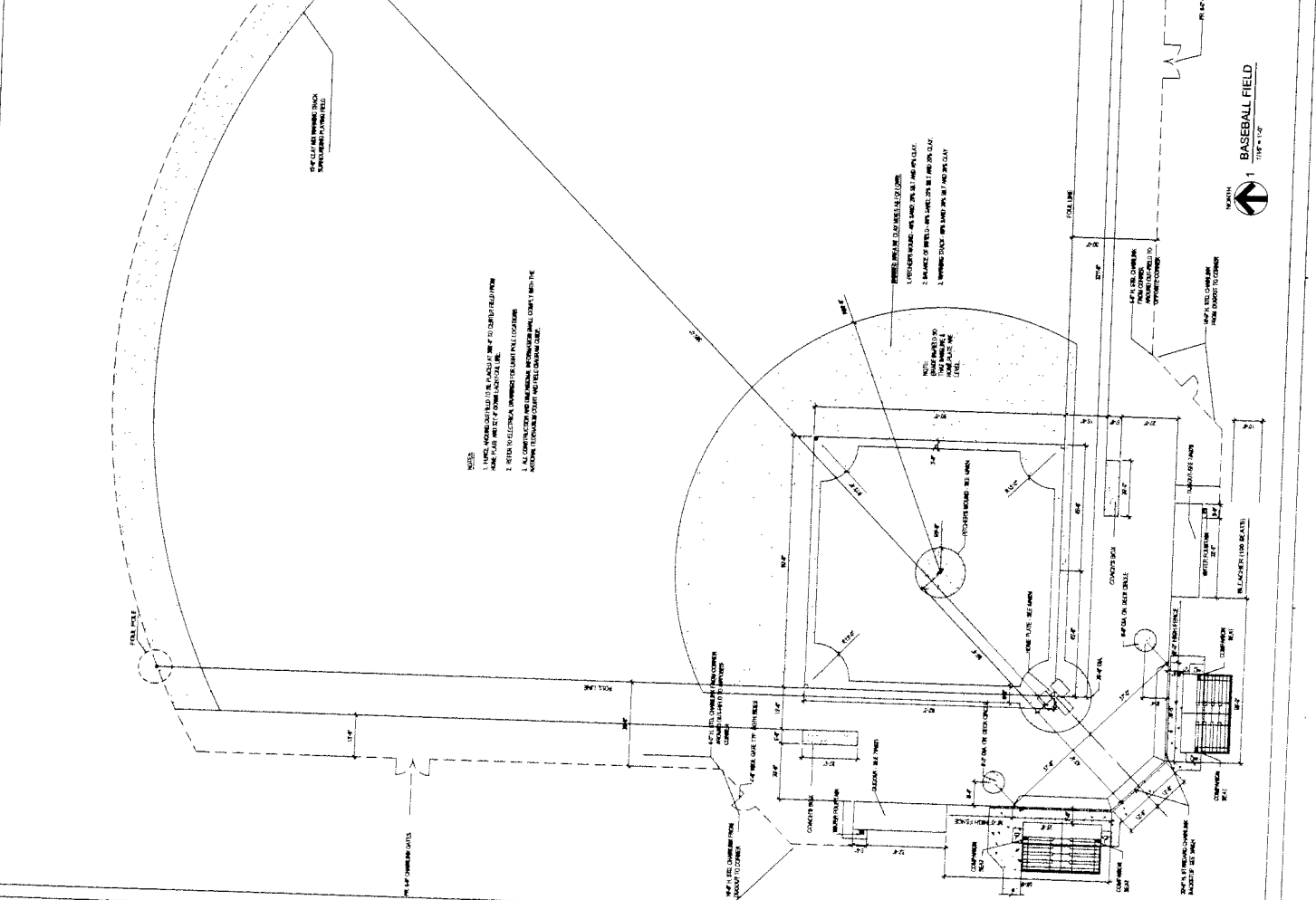
**6 BASEBALL HOME PLATE**  
 18'-0" x 18'-0"



**7 FOUL POLE ELEVATION**  
 18'-0" x 18'-0"



**8 FOUL POLE DETAILS**  
 18'-0" x 18'-0"

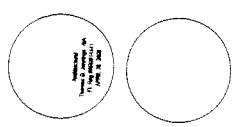


**NOTES:**  
 1. FIELD TO BE CONSTRUCTED TO BE PARALLEL TO THE FUTURE FIELD LINE.  
 2. SITE TO BE ELECTRICALLY GROUNDED TO THE MAIN ELECTRICAL SERVICE.  
 3. ALL CONSTRUCTION AND MATERIALS TO BE APPROVED BY THE COUNTY ENGINEER.  
 4. ALL MATERIALS TO BE APPROVED BY THE COUNTY ENGINEER.

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 2. SITE TO BE ELECTRICALLY GROUNDED TO THE MAIN ELECTRICAL SERVICE.  
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 4. ALL MATERIALS TO BE APPROVED BY THE COUNTY ENGINEER.

**1 BASEBALL FIELD**  
 110'-0" x 110'-0"

THIS DOCUMENT IS THE PROPERTY OF SCHENKEL SHULTZ ARCHITECTURAL FIRM. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SCHENKEL SHULTZ ARCHITECTURAL FIRM.



**C-90650 Duval  
 County High  
 School AAA**

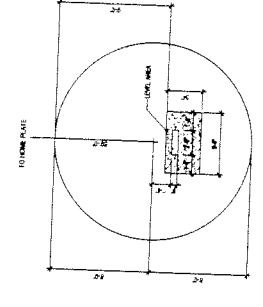
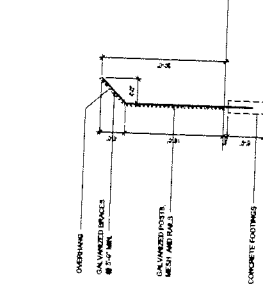
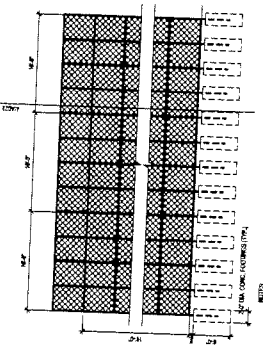
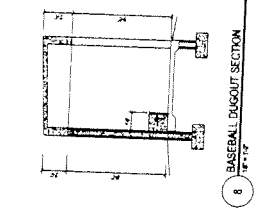
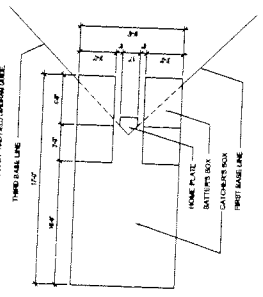
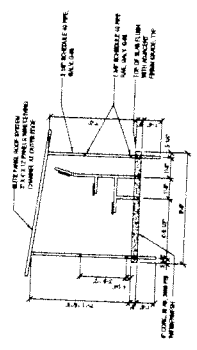
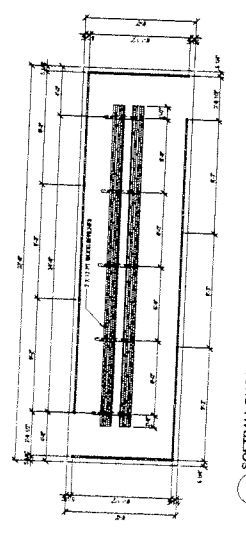
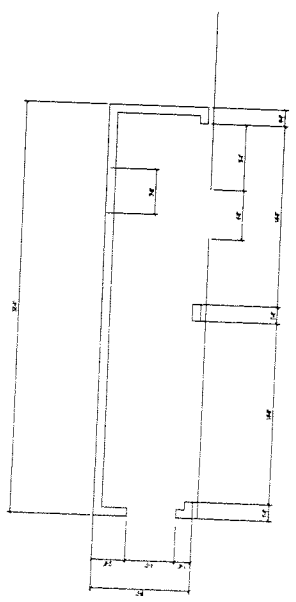
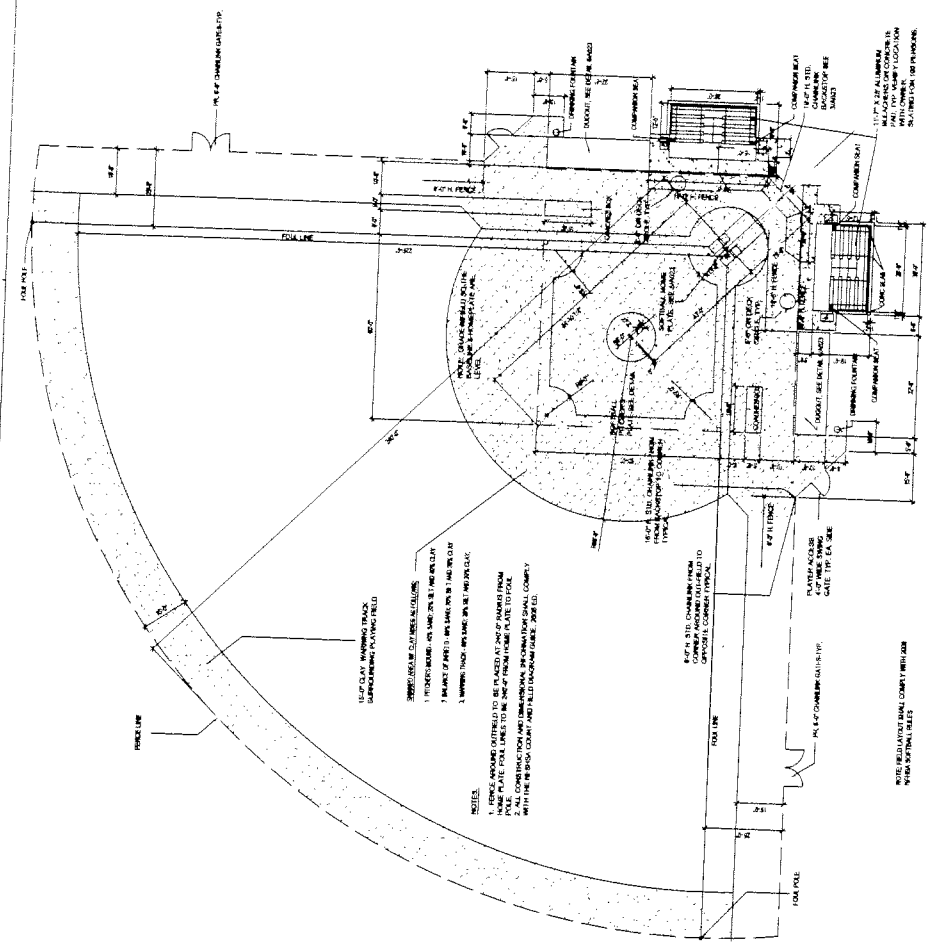
PROJECT: Duval County High School  
 ADDRESS: 1701 Palmetto Drive  
 Jacksonville, FL 32214-1122

DATE: 04/15/14  
 DRAWN: J. L. BROWN

**SOFTBALL FIELD  
 DETAILS AND  
 DUGOUTS**

**A023**

Phase B Construction Documents



1 SOFTBALL FIELD PLAN  
 1/8" = 1'-0"



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

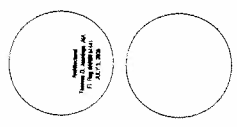
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**SCHENKEL SHULTZ**  
 ARCHITECTS, P.A.  
 301 East Tenth Street  
 Ft. Lauderdale, FL 33304  
 Phone: 954-562-7777  
 Fax: 954-562-7777  
 www.schenkelshultz.com  
 301 S.W. 14th Street, Suite 200  
 Ft. Lauderdale, FL 33304

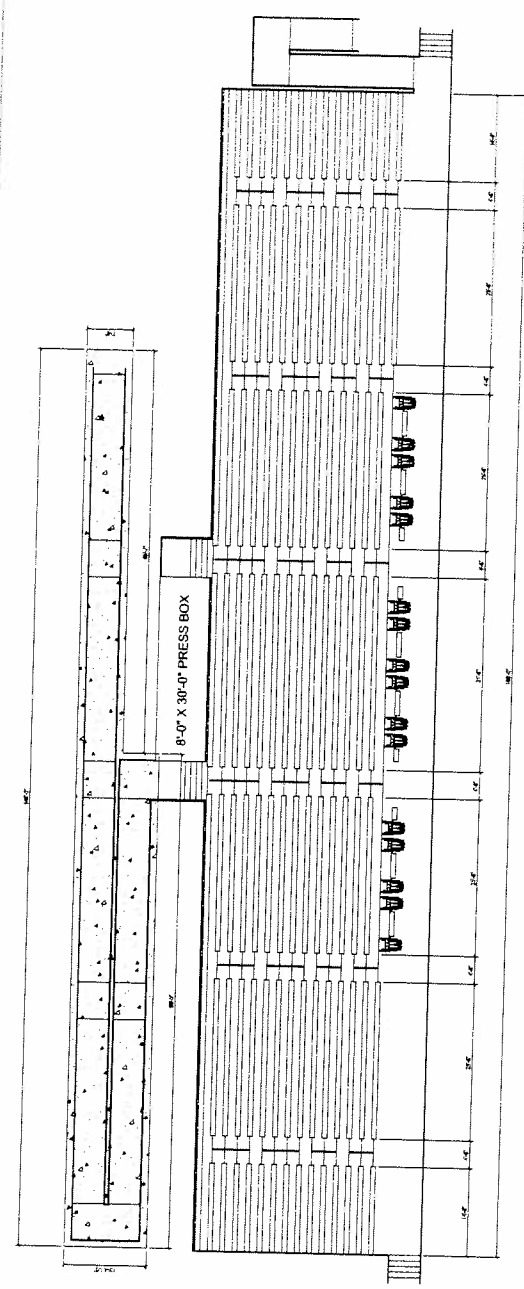


**C-90650 Duval  
 County High  
 School AAA**  
 1750 N. G. Moore Pkwy  
 Jacksonville, FL 32204  
 Duval County Public Schools  
 1717 Peachtree Circle  
 Jacksonville, FL 32207-0187

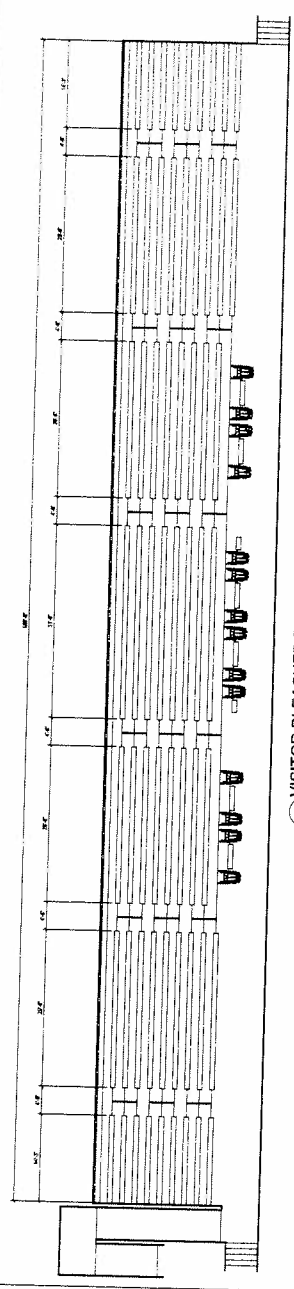
**FOOTBALL BLEACHER  
 PLANS**

**A022a**

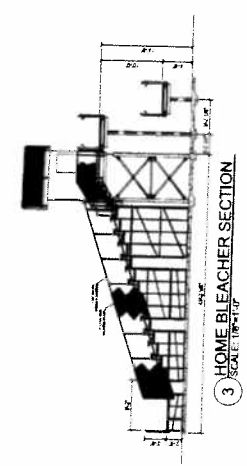
Phase III Construction Documents



**1 HOME BLEACHER PLAN**  
 SCALE: 1/8"=1'-0"  
 TOTAL SEAT CAPACITY: 1000  
 TOTAL NET SEAT AREA: 10000  
 TOTAL NET STAIRWAY AREA: 1000  
 TOTAL NET CONCOURSE AREA: 1000  
 TOTAL SEAT CAPACITY: 1000



**2 VISITOR BLEACHER PLAN**  
 SCALE: 1/8"=1'-0"  
 TOTAL SEAT CAPACITY: 1000  
 TOTAL NET SEAT AREA: 10000  
 TOTAL NET STAIRWAY AREA: 1000  
 TOTAL NET CONCOURSE AREA: 1000  
 TOTAL SEAT CAPACITY: 1000



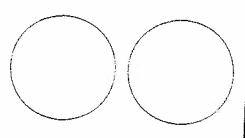
**3 HOME BLEACHER SECTION**  
 SCALE: 1/8"=1'-0"



**4 VISITOR BLEACHER SECTION**  
 SCALE: 1/8"=1'-0"

**SCHENDEL SHULTZ**  
 ARCHITECTS, P.A.  
 100 East Over Park  
 St. Augustine, FL 32082  
 Tel: 321.827.1111  
 Fax: 321.827.1122  
 www.schenkelshultz.com  
 SCL No. 14-0002891

DESIGNED BY: SCHENDEL SHULTZ ARCHITECTS, P.A.  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]



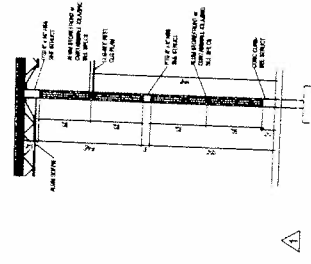
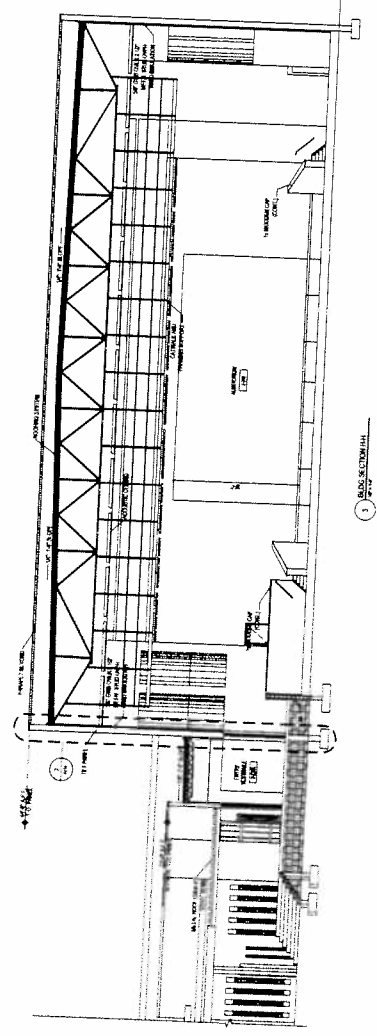
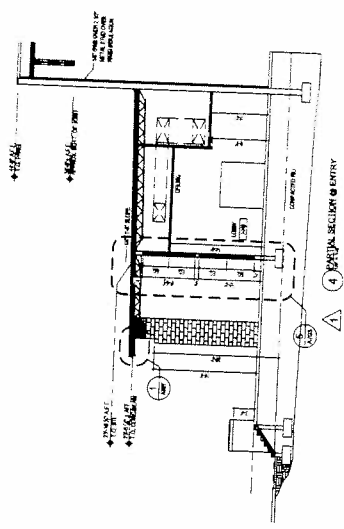
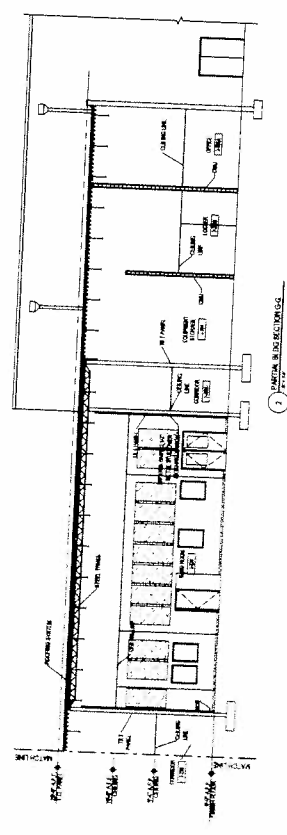
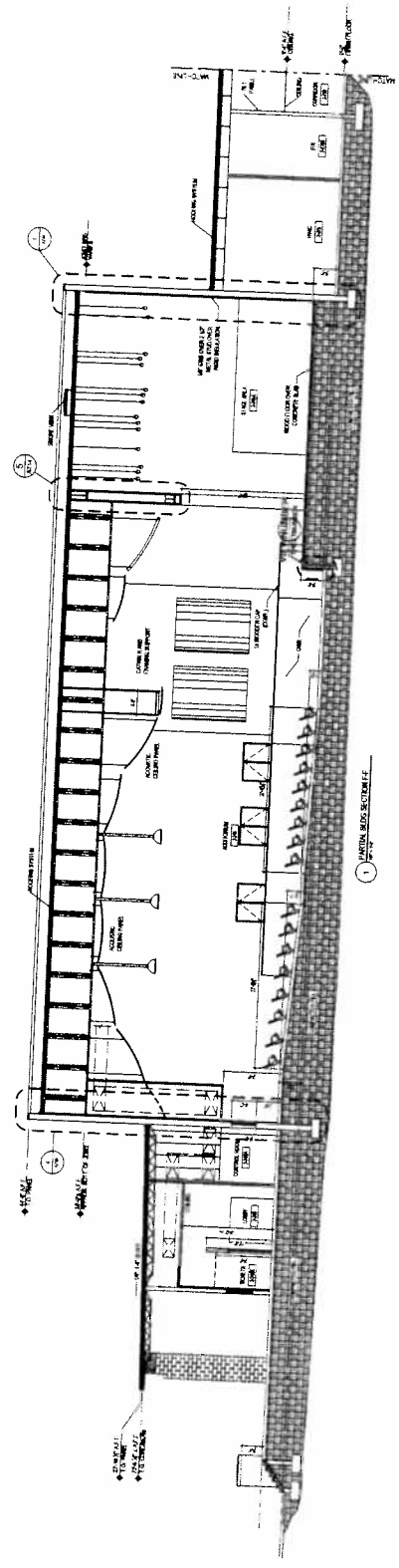
**C-90650 Duval  
 County High  
 School AAA**  
 1700 N. G. Street Hwy  
 Jacksonville, FL 32278

DUVAL COUNTY PUBLIC SCHOOLS  
 1700 Phosphate Drive  
 Jacksonville, FL 32218-4182

**BUILDING SECTIONS**

**A703**

Phase II Construction Documents



**5 STORE FRONT ENTRY-BLDG 2**

DATE: 08/20/08  
PROJECT: C-90650 Duval  
County High School AAA  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

**C-90650 Duval  
County High  
School AAA**

3939 S. Newberry  
Tampa, FL 33616

3939 S. Newberry  
Tampa, FL 33616  
Tel: 813.251.1234  
Fax: 813.251.1235

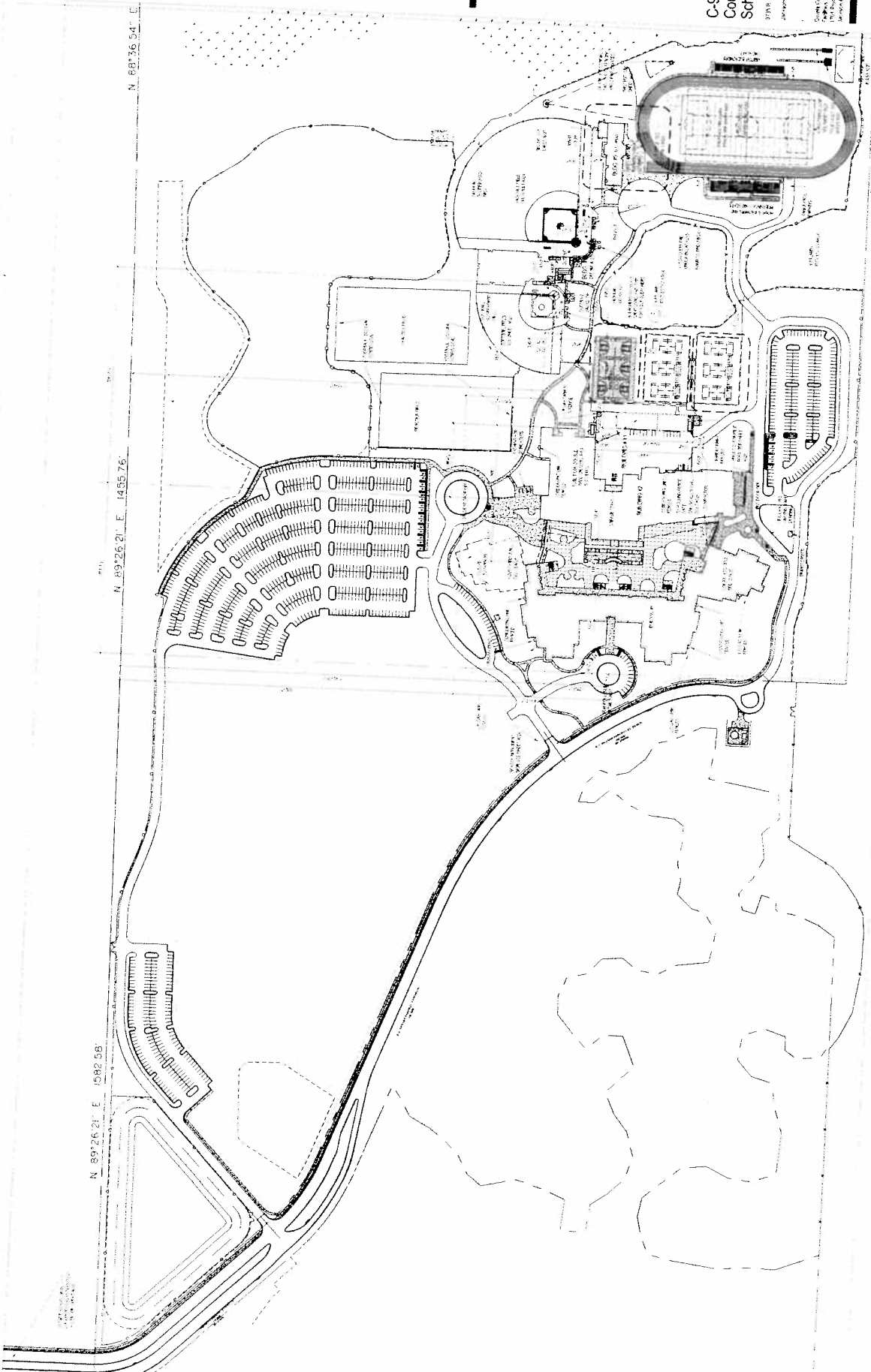
1/24/08

**ARCHITECTURAL SITE PLAN**

1/24/08

ARCHITECTURAL SITE  
PLAN

**A012**



GENERAL STATISTICS		BUILDING AREAS		OCCUPANT LOAD		BIRMINGHAM AREAS	
BUILDING AREA	10,000 SF	MECHANICAL	1,000 SF	CLASSROOMS	1,000	OFFICE	1,000
MECHANICAL AREA	1,000 SF	STORAGE	1,000 SF	CAFETERIA	1,000	LIBRARY	1,000
CLASSROOMS	1,000	OFFICE	1,000	ART ROOM	1,000	MUSIC ROOM	1,000
CAFETERIA	1,000	LIBRARY	1,000	MUSIC ROOM	1,000	GOLF COURSE	1,000
ART ROOM	1,000	MUSIC ROOM	1,000	GOLF COURSE	1,000	TENNIS COURTS	1,000
MUSIC ROOM	1,000	GOLF COURSE	1,000	TENNIS COURTS	1,000	TRACK	1,000
GOLF COURSE	1,000	TENNIS COURTS	1,000	TRACK	1,000	FIELD	1,000
TENNIS COURTS	1,000	TRACK	1,000	FIELD	1,000	BASEBALL FIELD	1,000
TRACK	1,000	FIELD	1,000	BASEBALL FIELD	1,000	SOFTBALL FIELD	1,000
FIELD	1,000	BASEBALL FIELD	1,000	SOFTBALL FIELD	1,000	BASKETBALL COURT	1,000
BASEBALL FIELD	1,000	SOFTBALL FIELD	1,000	BASKETBALL COURT	1,000	VOLLEYBALL COURT	1,000
SOFTBALL FIELD	1,000	BASKETBALL COURT	1,000	VOLLEYBALL COURT	1,000	JUDO MAT	1,000
BASKETBALL COURT	1,000	VOLLEYBALL COURT	1,000	JUDO MAT	1,000	MARTIAL ARTS MAT	1,000
VOLLEYBALL COURT	1,000	JUDO MAT	1,000	MARTIAL ARTS MAT	1,000	WEIGHT ROOM	1,000
JUDO MAT	1,000	MARTIAL ARTS MAT	1,000	WEIGHT ROOM	1,000		
MARTIAL ARTS MAT	1,000	WEIGHT ROOM	1,000				
WEIGHT ROOM	1,000						
TOTALS	20,000 SF						
NET USABLE AREA	10,000 SF						