

BOCA RATON HIGH SCHOOL STADIUM BLEACHERS

Issue: Vertical accessibility to all rows of seats.

The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a new, \$9,715,00 sports stadium. The project has 3,014 seats on the home side which includes 33 accessible and companion seats and 972 on the visitor side with 16 accessible seats and companion spaces. The accessible seats are located on the first row of both sides which are reachable by ramps and at the top platform which can be reached by an elevator. The top level of the home side also will contain an accessible press box. According to the applicant, consideration was given with respect to the seating locations with emphasis on unobstructed sight lines.

Project Progress:

The project is under construction.

Items to be Waived:

Vertical accessibility to all rows of seats, as required by Section 553.509, F. S.

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: BOCA RATON HIGH SCHOOL, STADIUM BLEACHERS

Address: 1501 NW 15TH COURT

BOCA RATON, FLORIDA 33486

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

Applicant's Address: 1300 NORTH CONGRESS AVENUE
WEST PALM BEACH, FLORIDA 33409

Applicant's Telephone (561) 697-3451 **FAX** (561) 697-5210

Applicant's E-mail Address: sferreri@schenkelshultz.com

Relationship to Owner: ARCHITECT

Owner's Name: SCHOOL DISTRICT OF PALM BEACH COUNTY, rep: PHYLLIS KARP

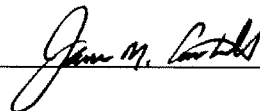
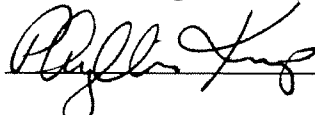
Owner's Address: 3320 FOREST HILL BLVD., SUITE C-323
WEST PALM BEACH, FLORIDA 33406

Owner's Telephone: (561) 434-8874

FAX (561) 357-7569

Owner's E-mail Address: karp@palmbeach.k12.fl.us

Signature of Owner:



Contact Person: JOE THOMAS - Schenkel & Shultz, Inc.

Contact Person's Telephone (561) 697-3451 **E-mail Address:** jthomas@schenkelshultz.com

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 HIGH SCHOOL SPORTS STADIUM WITH HOME AND VISITOR SIDE BLEACHERS. THE BLEACHERS HAVE SEATING FOR 3,014 ON THE HOME SIDE WHICH INCLUDES 33 ACCESSIBLE SPACES AND COMPANION SEATS AND 972 ON THE VISITOR SIDE WHICH INCLUDES 16 ACCESSIBLE SPACES AND COMPANION SEATS FOR A TOTAL OF 3,986 SEATS. THERE IS A PRESS BOX AT THE REAR OF THE HOME SIDE BLEACHERS WHICH CAN BE ACCESSED BY A COMBINATION OF STAIRS AND RAMPS OR BY AN ELEVATOR. ACCESSIBLE SEATING IS GROUPED AT THE TOP PLATFORM AND EQUALLY DISPERSED ON THE FIRST LEVEL OF SEATING.

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):** _____ \$ 9,715,000

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.

THE SCHOOL DISTRICT OF PALM BEACH COUNTY BUILDING DEPARTMENT REQUIRES A WAIVER RELIEVING THE REQUIREMENTS OF FLORIDA STATUTES SECTION 553.509 PRIOR TO CERTIFICATE OF OCCUPANCY.

THE BUILDING DEPARTMENT OFFICIALS HAVE NOTED THAT THE STADIUM BLEACHER DESIGN DOES 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 BLEACHER DESIGN PROVIDES ACCESSIBLE SEATING ON THE BOTTOM/FRONT LEVEL BY MEANS OF RAMPS AND THE UPPER/REAR LEVEL BY MEANS OF AN ELEVATOR.

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 SECTION 553.509; 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.

THE WAIVER IS NECESSARY IN ORDER TO PROVIDE A STADIUM FOR PUBLIC USE WITHIN THE BOUNDS OF THE BUDGET. PROVIDING ACCESSIBILITY TO ALL LEVELS OF THE BLEACHERS IS NOT FEASIBLE AND WOULD INCUR UNECESSARY COSTS TO THE OWNER. OUR DESIGN STAFF FEELS THE PROPOSED DESIGN INCLUDES ADEQUATE ACCESSIBLE SEATING AND ACCESS TO THE PRESS BOX AND FILMING STATION WITH THE RAMPS AND ELEVATOR.

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 ACCESS INCLUDING BUT NOT LIMITED TO RAMP AND ELEVATOR ARE ALREADY PART OF THE PROJECT AND IS NOT A SEPARATE LINE ITEM IN THE COST ESTIMATE.

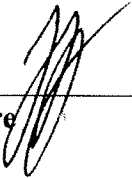
b. _____

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.

THE STADIUM BLEACHER SEATING ARRANGEMENT PROVIDES OPTIMUM SIGHT LINES FOR STUDENTS AT TWO LEVELS. FOUR RAMPS ALLOW ACCESS TO THE LOWER/FRONT LEVEL SEATING WHERE SEATING IS DISPERSED ALONG THE LENGTH OF THE FRONT ROW. AN ELEVATOR PROVIDES ACCESSIBILITY TO THE UPPER/REAR LEVEL AND TO THE PRESS BOX. THE TOP ROW PROVIDES GROUPED ACCESSIBLE SEATING AND ACCESS TO THE PRESS BOX AND ADJACENT FILMING PLATFORM. IN THE PAST THE FILMING PLATFORM HAS TYPICALLY BEEN LOCATED ON TOP OF THE PRESS BOX ROOF ACCESSED BY LADDER; THE PLATFORM IS NOW LOCATED ADJACENT TO AND AT THE SAME LEVEL AS THE PRESS BOX TO PROVIDE ACCESSIBILITY.

Signature



Samuel J. Ferrara, AIA
Printed Name

Phone number (561) 697-3451

(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 25th day of JANUARY, 2008

Signature

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

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

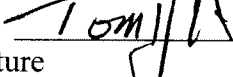
c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

[] Yes [X] No Cost of Construction This is new construction.

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

Jurisdiction Palm Beach County School District Building Department

Building Official or Designee 
Signature

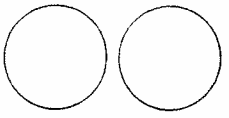
Thomas Hogarth. PE, CBO
Printed Name

BU0000316
Certification Number

561 688-7597 / 561 688-7654
Telephone/FAX

Address: 3300 Summit Blvd. West Palm Beach, FL 33406

SCHENKEL STUDIO
 1100 N. UNIVERSITY BLVD., SUITE 200
 BOCA RATON, FL 33431
 TEL: 561.995.1111
 WWW.SCHENKELSTUDIO.COM



Boca Raton High School Stadium & Concessions

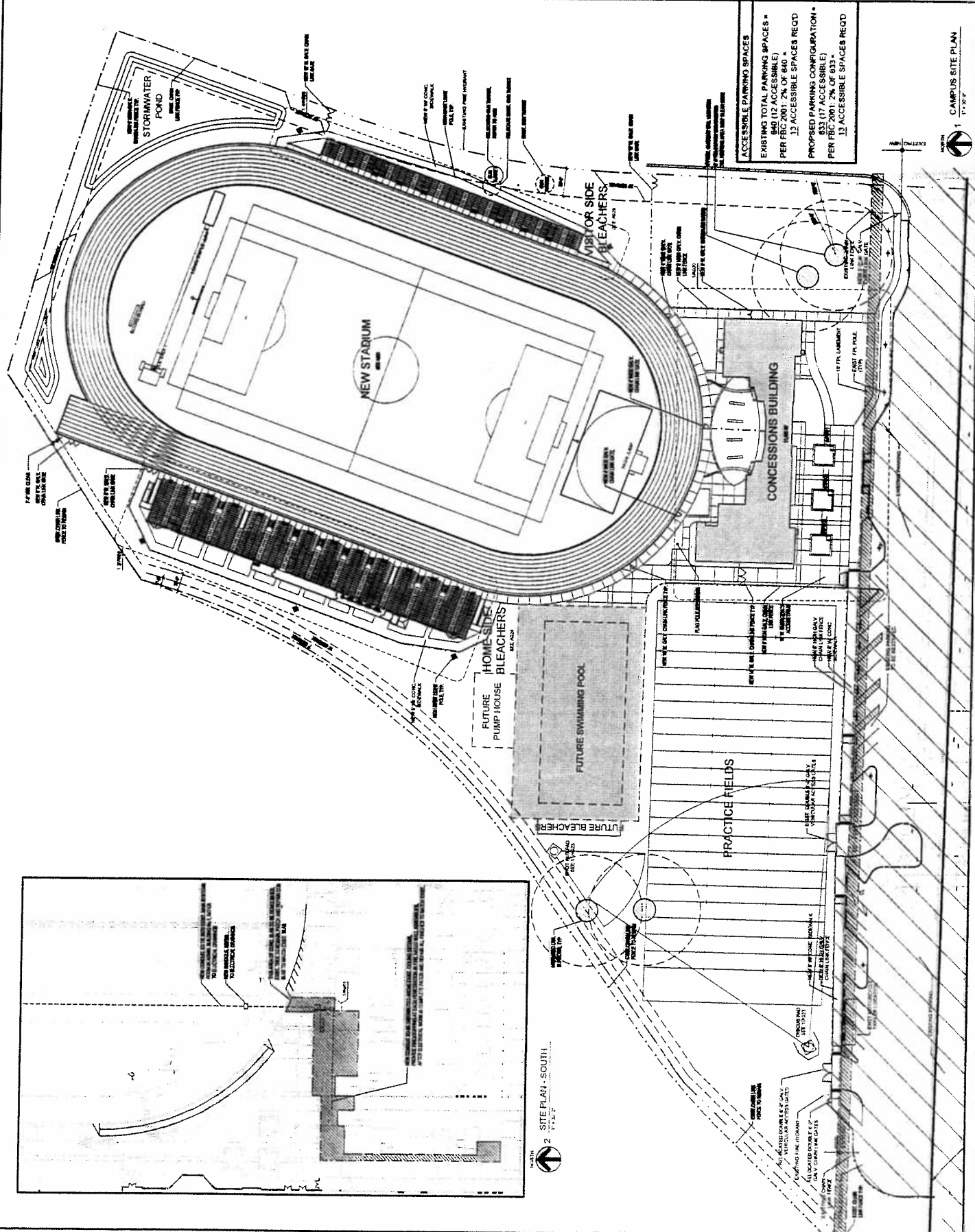
0961-8275
 for the School District of Palm Beach County

BOCA RATON COMMUNITY HIGH SCHOOL
 BOCA RATON, FL 33431

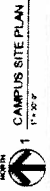
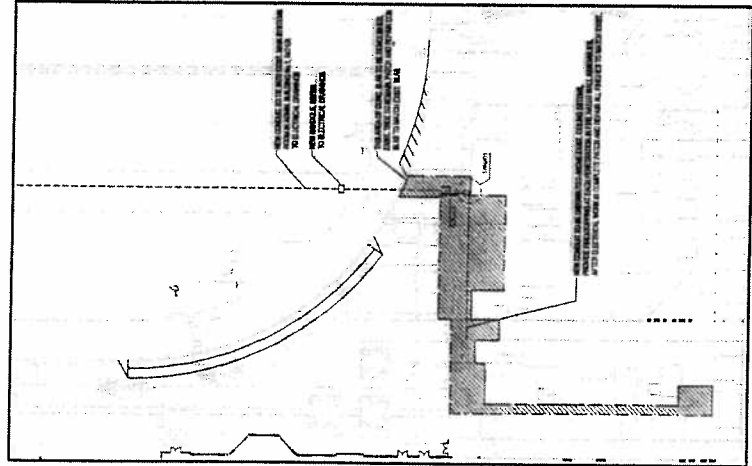
Campus Site Plan

A012

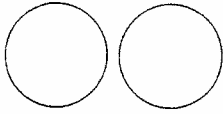
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 DRAWN BY: [Name]
 CHECKED BY: [Name]



ACCESSIBLE PARKING SPACES	
EXISTING TOTAL PARKING SPACES =	12 (2 ACCESSIBLE)
PER FCC 2001 2% OF 633 =	13
PROPOSED PARKING CONFIGURATION =	633 (17 ACCESSIBLE)
PER FCC 2001 2% OF 633 =	13
ACCESSIBLE SPACES REQ'D	13



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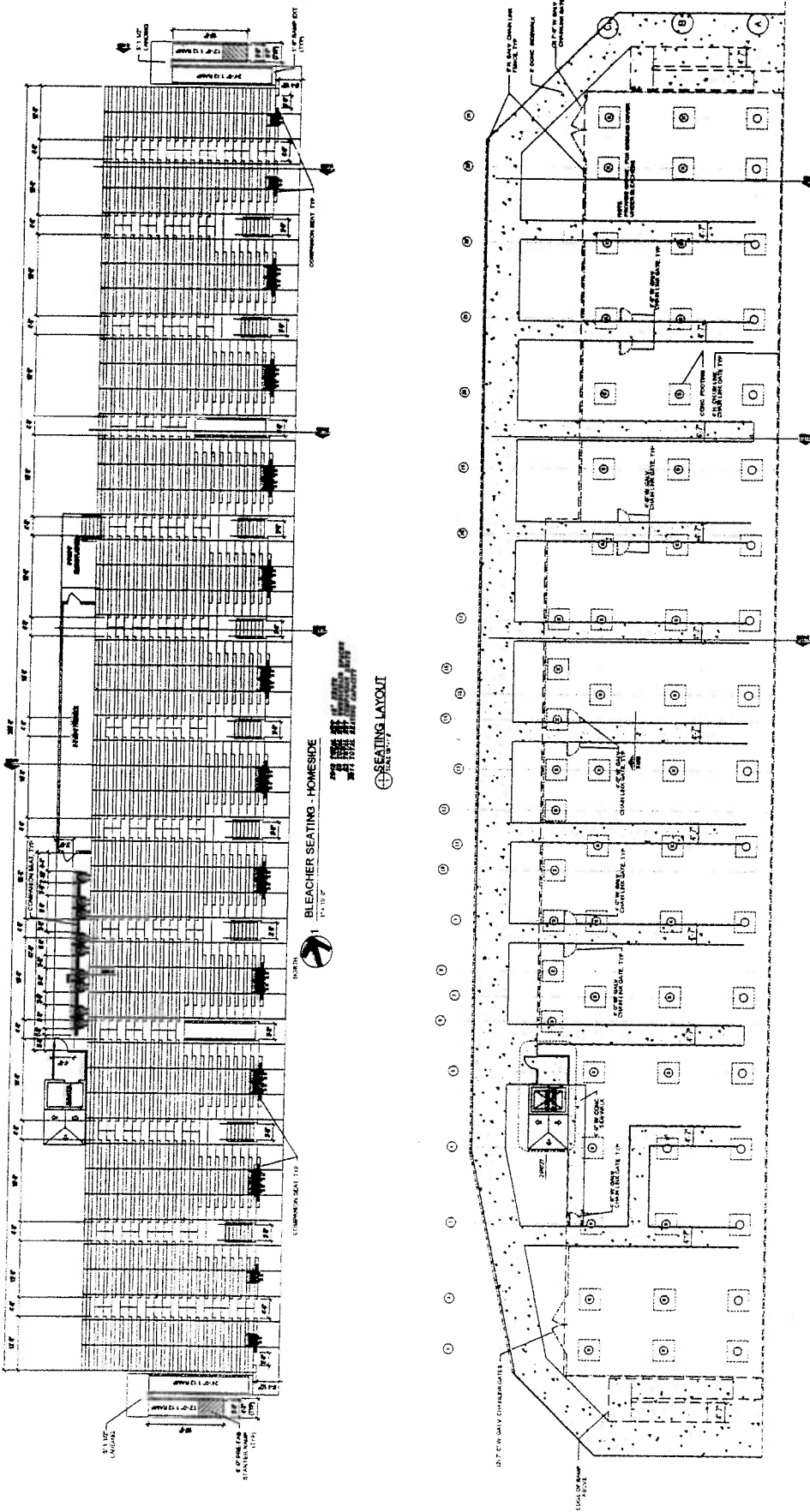


Boca Raton High School Stadium & Concessions
 0961-8275

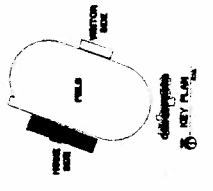
for the School District of Palm Beach County

DESIGNING PROFESSIONAL ENGINEER
 134 E. 17th COURT
 BOCA RATON, FLORIDA 33432

BLEACHER SEATING AND PAVEMENT PLAN - HOMESIDE
A024



NOTE: COMPLETE SETTING SHALL BE CHECKED FOR ALL CITY AND STATE REQUIREMENTS FOR PAVEMENT AND SETTING.



BLEACHER SEATING - HOMESIDE
 17 x 132'7"

2 BLEACHER PAVEMENT PLAN - HOMESIDE
 17 x 132'7"

Expansions Calculations for Bleacher Seating & Pavement

DATE: 2023 Edition of 2015 Florida Code (FCR), 1031

Number of Seats:	217,000 (Total) / 108,500 (Per Side)
Number of Rows:	11 (Total) / 5.5 (Per Side)
Total Area Capacity:	11,700,000 (Total) / 5,850,000 (Per Side)
Area with Seats:	47,000 (Total) / 23,500 (Per Side)
Number of Rows:	11 (Total) / 5.5 (Per Side)
Number of Seats:	217,000 (Total) / 108,500 (Per Side)
Total Area with Seats:	11,700,000 (Total) / 5,850,000 (Per Side)

Expansions Calculations for Bleacher Seating & Pavement

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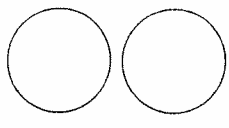
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Number of Seats:	217,000 (Total) / 108,500 (Per Side)
Total Area with Seats:	11,700,000 (Total) / 5,850,000 (Per Side)

DESIGN AND CONSTRUCTION
 ALL DESIGN, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- ASCE 7-16 (MINIMUM DESIGN LOADS)
- ACI 308 (CONCRETE)
- ACI 309 (FORMWORK)
- ACI 311 (REINFORCED CONCRETE)
- ACI 318 (REINFORCED CONCRETE)
- ACI 323 (CONCRETE)
- ACI 332 (CONCRETE)
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- ACI 400 (CONCRETE)

SCHENKEL SMULTZ
ARCHITECTS
 1200 South Congress Avenue
 West Palm Beach, FL 33409
 Tel: 561.867.2124
 www.schenkel-smultz.com

PROFESSIONAL SEAL
 STATE OF FLORIDA
 REGISTERED PROFESSIONAL ARCHITECT
 NO. 12456
 EXPIRES 12/31/2018



Boca Raton High School Stadium & Concessions
 0961-8275

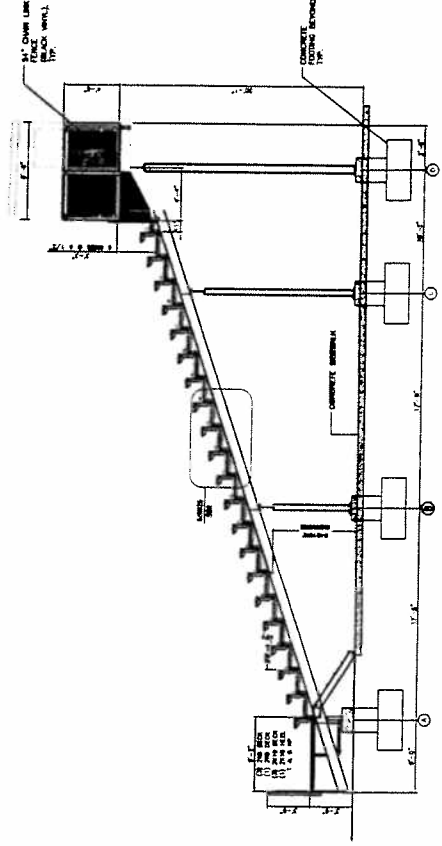
for the School District of Palm Beach County

100 S.W. 10th COURT
 BOCA RATON, FLORIDA 33432

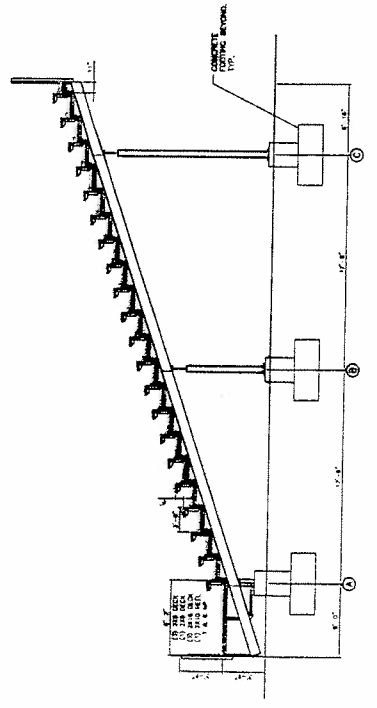
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BLEACHER SECTION
HOMESIDE

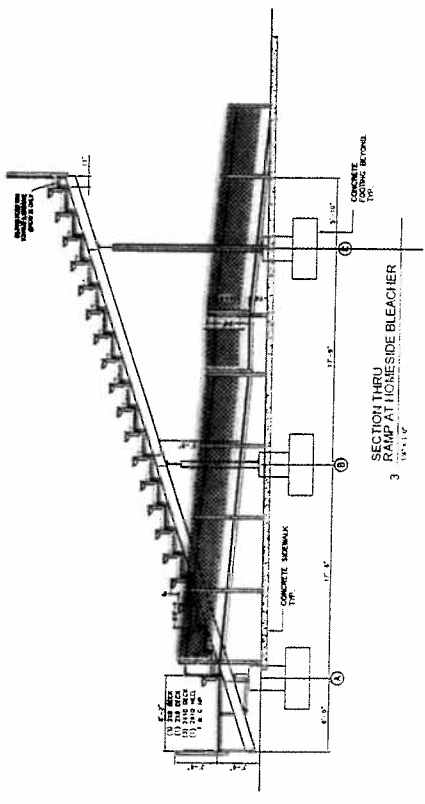
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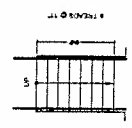
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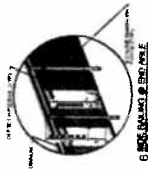
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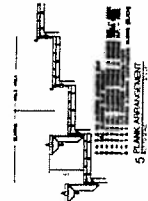
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 3 1/8\"/>



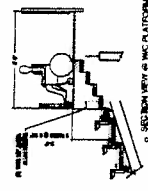
4 STAIR PLANT
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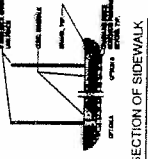
6 CONC. SLAB & END WALL



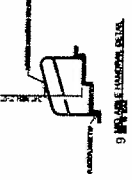
5 FLOOR ARRANGEMENT



8 SECTION VIEW OF CONC. PLATFORM



7 SECTION OF SIDEWALK
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9 SECTION THROUGH CONC. SEATING



DATE: 11.14.18
 DRAWING NO: 18-000000-00

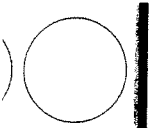
WOSB

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 WOSB

of Sam Houston Community College
 for the School District

0881-8512
 Concessions
 Station &
 High School
 Bocs Station



1. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

2. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

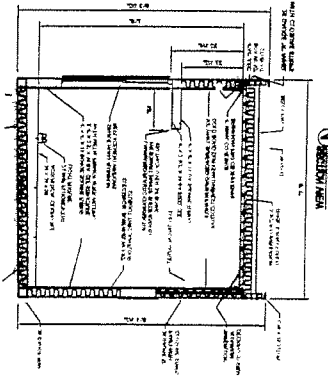
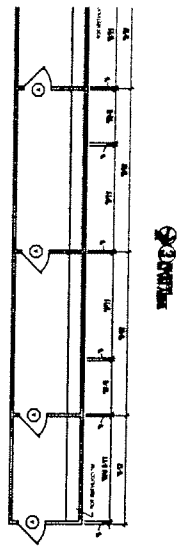
3. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

4. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

5. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

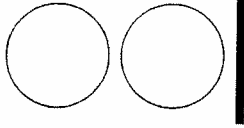
6. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	100	1.00	100.00
2	STEEL	50	2.00	100.00
3	PAINT	10	10.00	100.00
4	LABOR	1000	1.00	1000.00
5	EQUIPMENT	10	10.00	100.00
6	PERMITS	1	100.00	100.00
7	INSURANCE	1	100.00	100.00
8	TRAVEL	10	10.00	100.00
9	MEALS	10	10.00	100.00
10	OTHER	10	10.00	100.00
11	TOTAL			2500.00



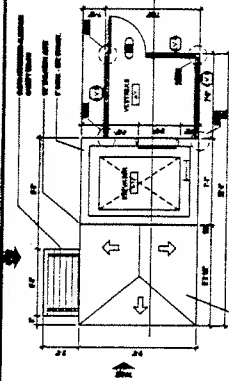
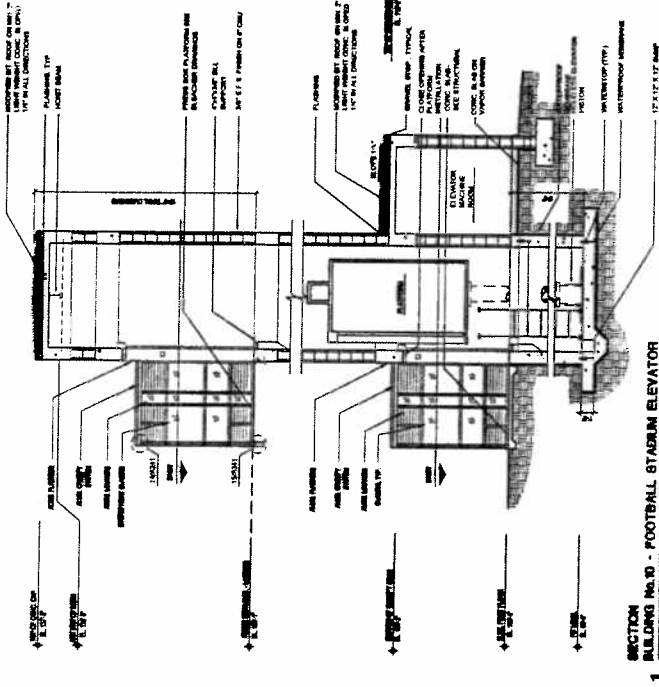
1. **CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.**

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE INDICATED BY CALLOUT TO FINISH SCHEDULE.
 3. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.
 4. ALL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
 5. ALL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
 6. ALL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
 7. ALL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
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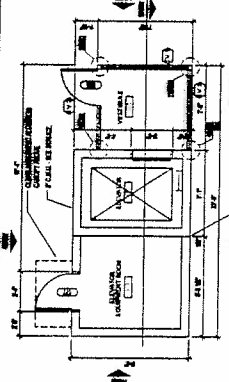
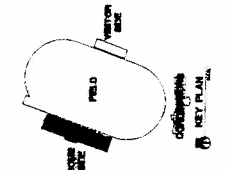


BOCA RATON COMMUNITY HIGH SCHOOL
 1000 BOCA RATON BLVD, SUITE 1000
 BOCA RATON, FL 33432

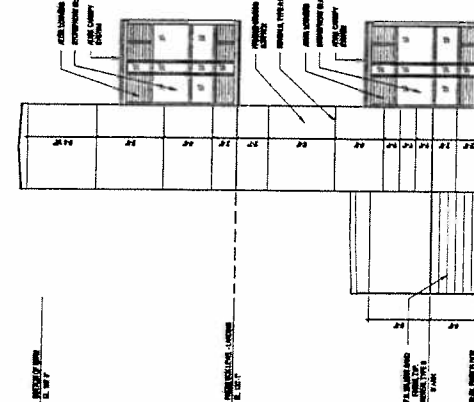
DATE: 11/11/17
 DRAWN BY: J. GARDNER
 CHECKED BY: J. GARDNER
 PROJECT NO.: 17-0003
 SHEET NO.: 07



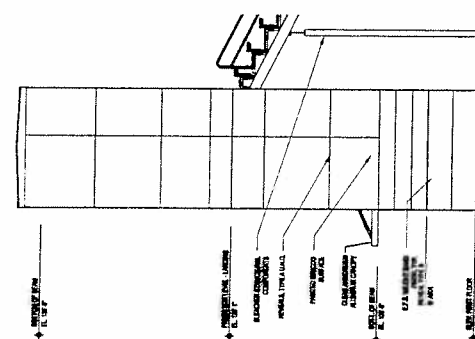
FLOOR PLAN 3
 BUILDING No.10 - FOOTBALL STADIUM ELEVATOR
 SCALE: 3/8"=1'-0"



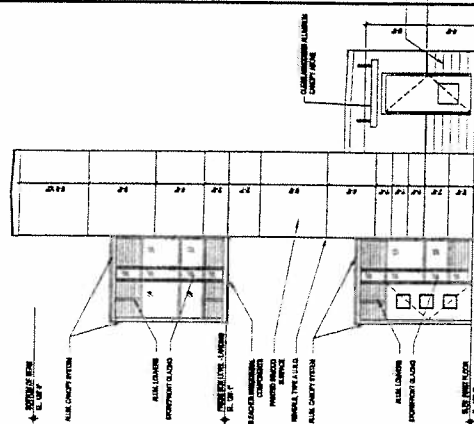
FLOOR PLAN 2
 BUILDING No.10 - FOOTBALL STADIUM ELEVATOR
 SCALE: 3/8"=1'-0"



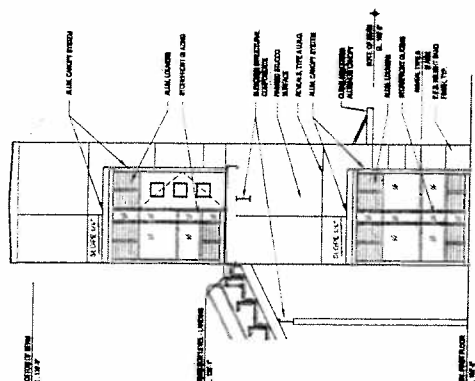
ELEVATION 5
 BUILDING No.10 - FOOTBALL STADIUM ELEVATOR
 SCALE: 3/8"=1'-0"



ELEVATION 7
 BUILDING No.10 - FOOTBALL STADIUM ELEVATOR
 SCALE: 3/8"=1'-0"



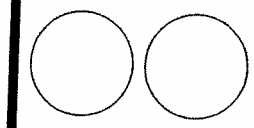
ELEVATION 4
 BUILDING No.10 - FOOTBALL STADIUM ELEVATOR
 SCALE: 3/8"=1'-0"



ELEVATION 6
 BUILDING No.10 - FOOTBALL STADIUM ELEVATOR
 SCALE: 3/8"=1'-0"

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PROJECT: BOCA RATON HIGH SCHOOL STADIUM & CONCESSIONS
DATE: 11/15/2011
SCALE: AS SHOWN
PROJECT NO.: 11-001



Boca Raton High School Stadium & Concessions
 0961-8275
 for the School District of Palm Beach County

100% ARCHITECTURAL DRAWING
 11/15/2011

PROJECT: BOCA RATON HIGH SCHOOL STADIUM & CONCESSIONS
DATE: 11/15/2011
SCALE: AS SHOWN
PROJECT NO.: 11-001

A028

