

ST. JAMES EPISCOPAL CHURCH AND SCHOOL

Issue: Vertical accessibility between levels of a classroom building undergoing an alteration.

Analysis: The applicant is requesting a waiver from making alterations on an accessible route (vertical accessibility between floors) in an existing building housing classrooms used by a parochial school. The scope of the project and its cost are not yet known as the project is in the assessment phase.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all levels, 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: St. James Episcopal Church and School

Address: 38 South Halifax Drive
44 South Halifax Drive
Ormond Beach, Florida 32176

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: Father Stephen Morris

Applicant's Address: 44 South Halifax Drive, Ormond Beach, Florida 32176

Applicant's Telephone: 386-677-0872 **FAX:** 386-672-9977

Applicant's E-mail Address: sbmsj@bellsouth.net

Relationship to Owner: Rector of St. James Episcopal Church, Ormond Beach

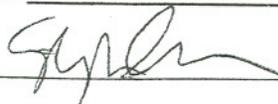
Owner's Name: St. James Episcopal Church

Owner's Address: 44 South Halifax Drive, Ormond Beach, Florida 32176

Owner's Telephone: 386-677-0872 **FAX**

Owner's E-mail Address: sbmsj@bellsouth.net

Signature of Owner: _____

 Jack Leckie

Contact Person: Jane France

Contact Person's Telephone: 386-673-2628 **E-mail Address:** janewf1949@aol.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.)

Religious/School

Built in the early 60's

Originally used for Sunday School and Church Day School

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

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.

Florida Building Code requires the alteration to be on an accessible route.

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

Issue

- 1: Alterations to an existing building
Florida Building Code - Section 11-4.1.6 2004

Issue

- 2: Change in elevation of accessible route (sloping site)
Florida Building Code - Sections: 11-4.3, 11-4.3, 11-4.3.8, 11-4.3.10

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.

Classrooms are below grade. Classes were used originally in the 60's for classes.

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.

a. We have not investigated the cost of improvements for the compliance with current accessible standards.

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.

_____ **N/A** _____

Signature _____ Printed Name _____

Phone number _____

(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 31st day of October, 2006



Signature

Stephen B. Morris

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. **FBC 2004 Sections: 11-4.3, 11-4.3.8, 11-4.3.10, 11-4.1.6**
- 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 The area in Question was used previously as classrooms years ago. It is my recommendation to approve.

Jurisdiction City of Ormond Beach

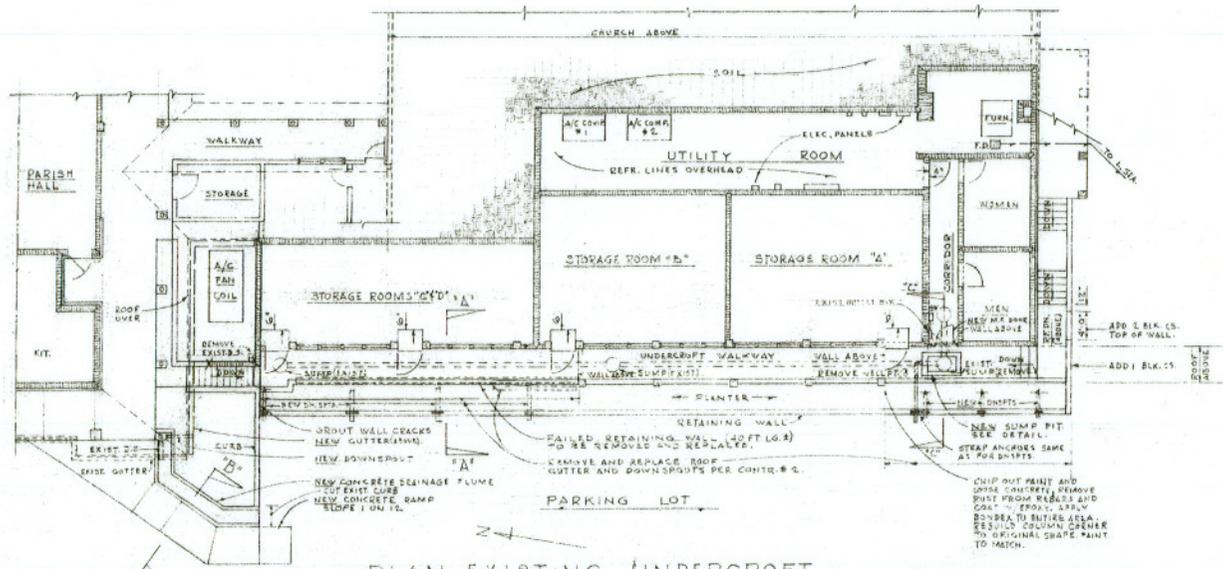
Building Official or Designee Michael L. Garrett
Signature

Michael L. Garrett
Printed Name

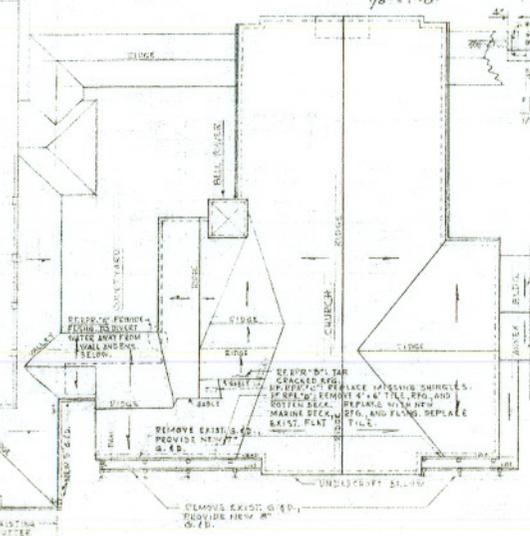
PBC 986
Certification Number

386-676-3350
Telephone/FAX

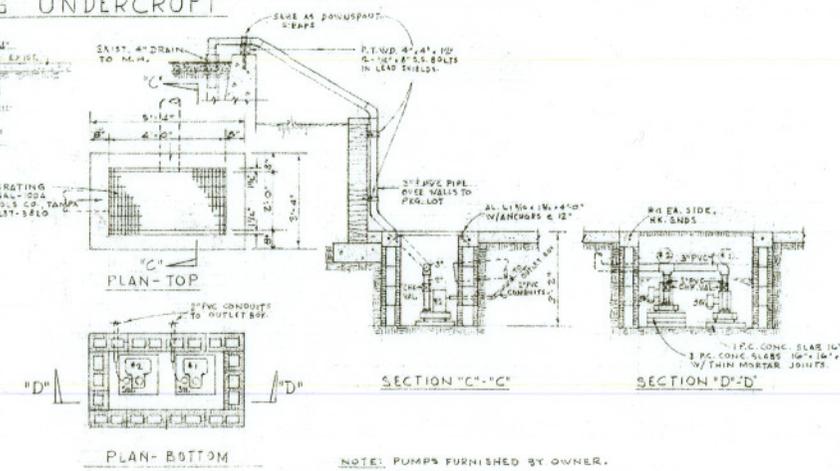
Address: 22 South Beach Street, Ormond Beach, Florida 32174.



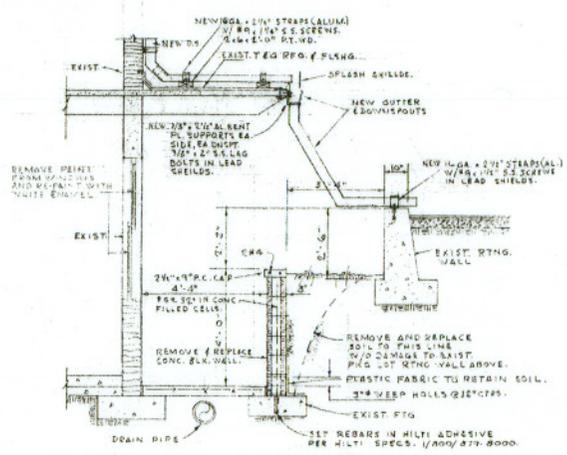
PLAN-EXISTING UNDERCROFT
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



NOTE: PUMPS FURNISHED BY OWNER.
SUMP PIT DETAILS
1/8" = 1'-0"



SECTION "A-A"
1/2" = 1'-0"

- GENERAL NOTES:**
- CONTRACTORS ABOVE INSTALLERS TO VISIT JOB SITE TO DETERMINE AND/OR CORRECT ANY ALL GOOD TUBES AND DIMENSIONS.
 - CONTRACT # 1: CHURCH ROOF REPAIR: PROVIDE NEW 2" x 4" x 12" AS SHOWN ON ROOF PLAN.
 - CONTRACT # 2: NEW GUTTERS AND DOWNSPOUTS: PROVIDE NEW 2" x 4" x 12" AS SHOWN ON ROOF PLAN.
 - CONTRACT # 3: UNDERCROFT REHABILITATION: REMOVE AND REPLACE PAINT TO DETAIL. PROVIDE NEW 2" x 4" x 12" AS SHOWN ON ROOF PLAN. PROVIDE NEW 2" x 4" x 12" AS SHOWN ON ROOF PLAN. PROVIDE NEW 2" x 4" x 12" AS SHOWN ON ROOF PLAN.

CHURCH REPAIR '95			
ST. JAMES EPISCOPAL CHURCH			
44 SOUTH HALIFAX DR. ORMOND BEACH, FL 32176			
CONTRACT # 1: CHURCH ROOF REPAIR			
CONTRACT # 2: NEW GUTTERS AND DOWNSPOUTS			
CONTRACT # 3: UNDERCROFT REHABILITATION			
10 APR 1995	JTS	4	SHEET 1 OF 1

