

## **COBB THEATER PREMIUM AT DOLPHIN MALL**

**Issue:** Vertical accessibility to all rows of seats in a movie theater complex.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a new, 5 theater movie complex. The project will cost \$2,4,000,000. All wheelchair seating locations required by the Florida code have been provided, as well as adjacent companion seating. An estimate was submitted indicating a lift would cost an additional \$40,000 each or a total additional cost of \$200,000.

### **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:** Cobb Theatre – PREMIUM – at Dolphin Mall

**Address:** 11471 NW 12<sup>th</sup> Street

Miami, Florida 33172

**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:** Joseph L. Sweeney w/CTSM Architects, Inc.

**Applicant's Address:** 530 Beacon Parkway West Suite 900 Birmingham, AL 35209

**Applicant's Telephone:** (205) 443-3720 **FAX:** (205) 443-3790

**Applicant's E-mail Address:** jsweeney@ctsmarchitects.com

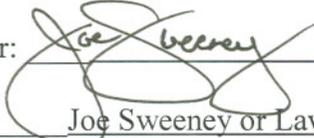
**Relationship to Owner:** Architect for Theatres

**Owner's Name:** Cobb Theatres LLC

**Owner's Address:** 2100 A South Bridge Parkway Suite 325; Birmingham, AL 35209

**Owner's Telephone:** (205) 802-7766 **FAX** (205) 802-7771

**Owner's E-mail Address:** \_\_\_\_\_

**Signature of Owner:**  as Agent and Architect for Cobb Theatres, LLC

**Contact Person:** Joe Sweeney or Lawrence L. Corley

**Contact Person's Telephone:** (205) 443-3720 **E-mail Address:** jsweeney@ctsmarchitects.com  
lcorley@ctsmarchitects.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.)

Multi-Screen Movie Theatre One Story 20,000 +/- square feet

Group "A" Assembly

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

\$ 2.4 million

**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.

N/A

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

**Issue**

1: See Attachment 'A'

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**Issue**

2: \_\_\_\_\_

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**Issue**

3: \_\_\_\_\_

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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.

\_\_\_\_\_  
\_\_\_\_\_

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

See Attachment "A"

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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.

\_\_\_\_\_  
\_\_\_\_\_.

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 following is the estimated cost impact for this theatre to comply with Section 553.509 of the Florida Statutes:

b. 5 lifts required (5 x \$40,000 each = \$200,000) See Attachment "B"

c. Also because 15% and 30% of seats (depending on house size) must be removed to accommodate the lifts. In addition, the seating platforms will be required to be wider to accommodate the wheelchairs at each tier of seating, further reducing the seat count by an estimated 15% to 30% per house

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.

See Section 7

  
Signature

Joseph L. Sweeney  
Printed Name

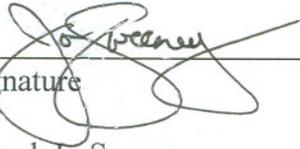
Phone number (205) 443-3720

(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 10 day of November 2006

  
\_\_\_\_\_  
Signature

Joseph L. Sweeney  
\_\_\_\_\_  
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.

## Attachment 'A'

The Florida State Statutes Section 553.509 VERTICAL ACCESSIBILITY states that “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 for the duty to provide vertical accessibility to all levels above and below the habitable grade level, regardless of whether the guidelines require an elevator to be installed in such building, structure or facility.” The stadium seating concept is one relatively new to the movie theater industry therefore it is commonly believed that this type of building construction was not anticipated during the drafting of legislation for vertical accessibility nor that it was meant to mean that every level or platform of stadium seating be made accessible. The design industry has relied on Section 4.33.3 Placement of Wheelchair Locations for direction during the design process. This section states:

“Wheelchair areas shall be an integral part of any fixed seating plan and shall be provided so as to provide people with physical disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. They shall adjoin an accessible route that also serves as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to each wheelchair seating area. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users. EXCEPTION: Accessible viewing positions may be clustered for bleachers, balconies and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.”

It is the design industries desire and duty to incorporate the findings and wishes of the Council and Board with sound and practical construction methods. However, it is impossible to provide vertical accessibility to each level of stadium seating due 1) to the high cost and 2) to the requirements of the ADA Section 4.33.3 which states “they (stadium seating) shall adjoin an accessible route that also serves as a means of egress in case of emergency.” It is impractical to achieve this in a stadium seating movie theatre and accommodate the needs of all patrons. We have therefore established the goal of locating accessible seating to within 0% to 20% of the center of each house achieving a disbursed pattern and providing for companion seating as well as achieving comparable sight lines. Having complied with the remaining requirements of Section 4.33.3 it is our belief that this compromise is an acceptable solution to the concerns of all patrons.

### 4.33 ASSEMBLY AREAS STAFF WAIVER ANALYSIS

Name of Assembly: Cobb Theatres – PREMIUM – at Dolphin Mall     New     Alteration     Addition

Auditorium Category	Auditorium numbers in the category	Wheelchair spaces per auditorium			Companion seating provided? Y/N	Number of wheelchair spaces provided in:		
		Provided	FL requires	ADA requires		Front Zone A	Middle Zone B	Back Zone C
A. Fixed Seats 51 to 100	Houses 1, 2, 3, 5	4	4	4	Yes	0	4	0
B. Fixed Seats 101 – 200	Houses 4	5	5	4	Yes	0	5	0
C. Fixed Seats 201 to 300	N/A	—	6	4	—	—	—	—
D. Fixed Seats 301 to 400	N/A	—	7	6	—	—	—	—
E. Fixed Seats 401 to 500	N/A	—	8	6	—	—	—	—
F. Fixed Seats 501 to 600	N/A	—	9	7	—	—	—	—
G. Fixed Seats 601 and up	N/A	—	—	—	—	—	—	—

Wheelchair spaces required: FL 51 to 100 -- 4 + 1 for every 100 fraction. ADAAG 51 to 300 -- 4; 301 to 500 -- 6 + 1 for every 100 or fraction. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location.

In theatres seating 150 or more, 50% of wheelchair spaces should be located in zone B (sweet spot) as per Charette 2-10-98.

ANY EXPLANATIONS:

Attachment 'B'

# ELEVATORS, Etc.

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ACCESSIBILITY EQUIPMENT SALES and SERVICE

1773 Blount Road, Suite 303  
Pompano Beach, FL 33069  
(954) 970-0767  
Fax (954) 970-7227

September 30, 1998

Mr. Lawrence L. Corley  
BAILEY-CORLEY & ASSOCIATES, Inc.  
530 Beacon Parkway West, Suite 701  
Birmingham, AL 35209

RE: Movie Theater - vertical accessibility

Dear Mr. Corley:

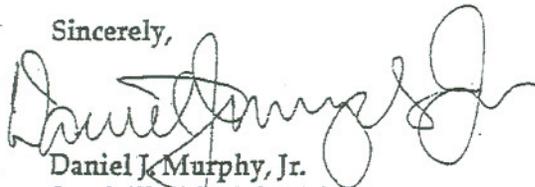
As discussed with members of your firm, there isn't any type of equipment on the market at this time that I am aware of that is designed to provide vertical access to every level of a movie theater such as the ones we've reviewed.

An incline platform lift complying with ADA and ANSI elevator codes could be utilized to provide access to up to seven levels per lift however. The cost of such a lift is estimated to be between \$40,000.00 and \$50,000.00. Therefore, in order to accommodate up to 14 levels, you can estimate a cost of \$80,000.00 to \$100,000.00.

As you know, the equipment has clearance requirements that need to be met in order for it to fit in a given stairway. However, this should not pose a significant problem.

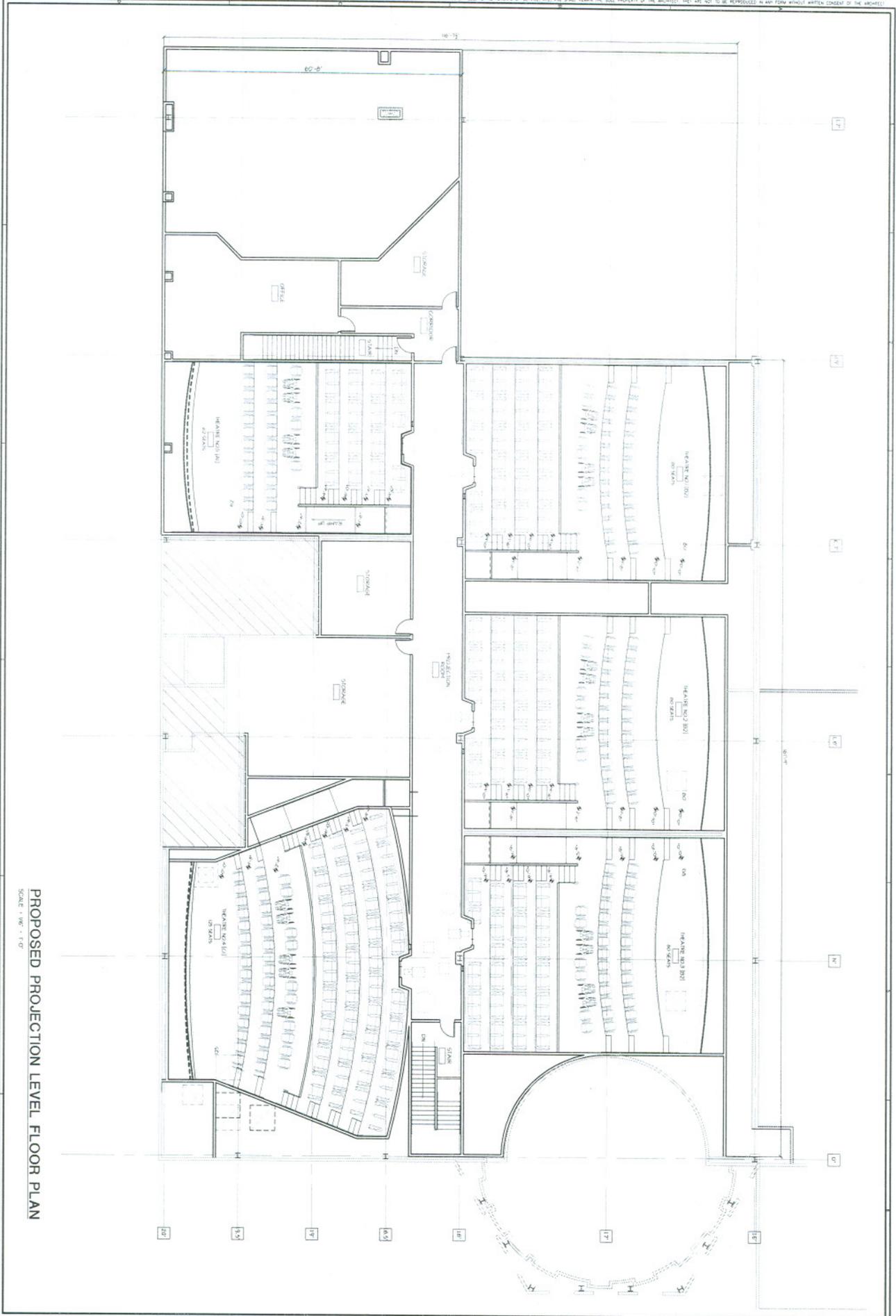
I'd be happy to review any other plans if you wish and get the manufacturers more involved with this issue if you feel it appropriate. Thank you for asking me to review this matter.

Sincerely,



Daniel J. Murphy, Jr.  
South Florida Sales Manager





PROPOSED PROJECTION LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

A102

DOLPHIN MALL - PREMIUM  
COBB THEATRES  
MIAMI, FLORIDA

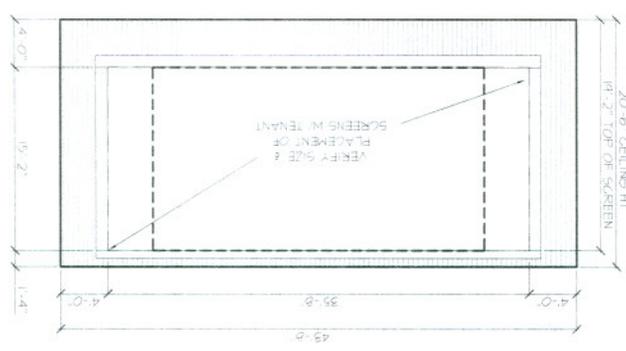
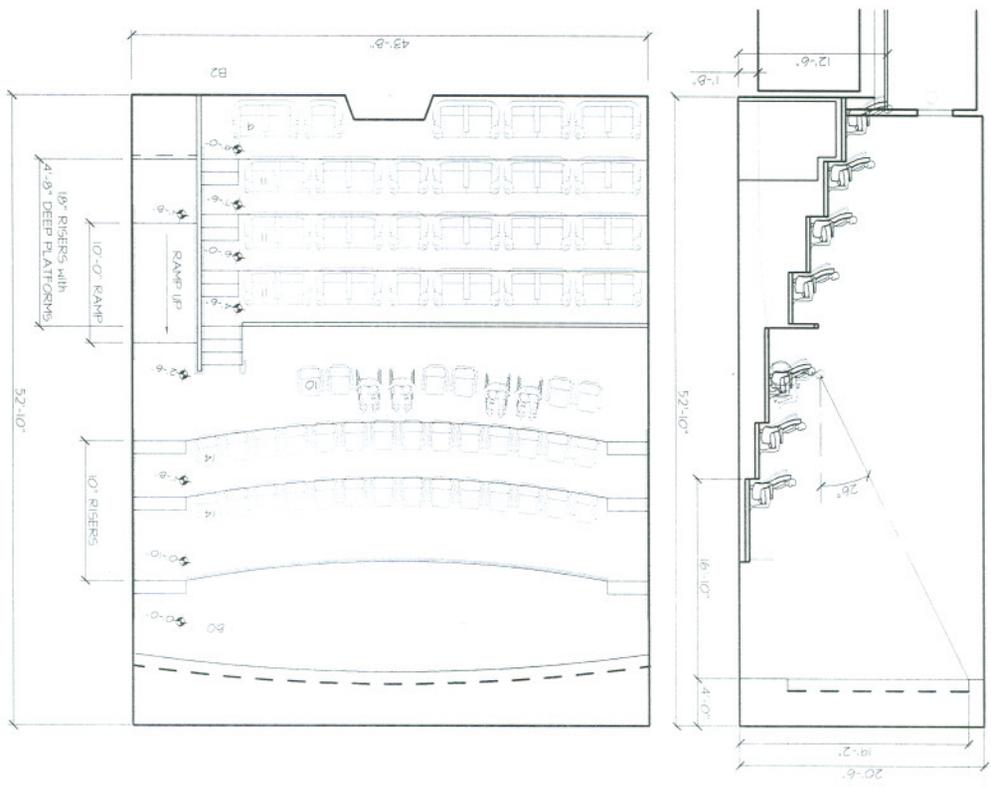
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PROPOSED PROJECTION  
LEVEL FLOOR PLAN

Corley Timothy Sweeney McCormac  
CTS M ARCHITECTS, INC.  
530 BEACON PARKWAY W. / SUITE 900 / BIRMINGHAM, ALABAMA 35209  
T 205-443-3720 F 205-443-3790 W ctsmarchitects.com





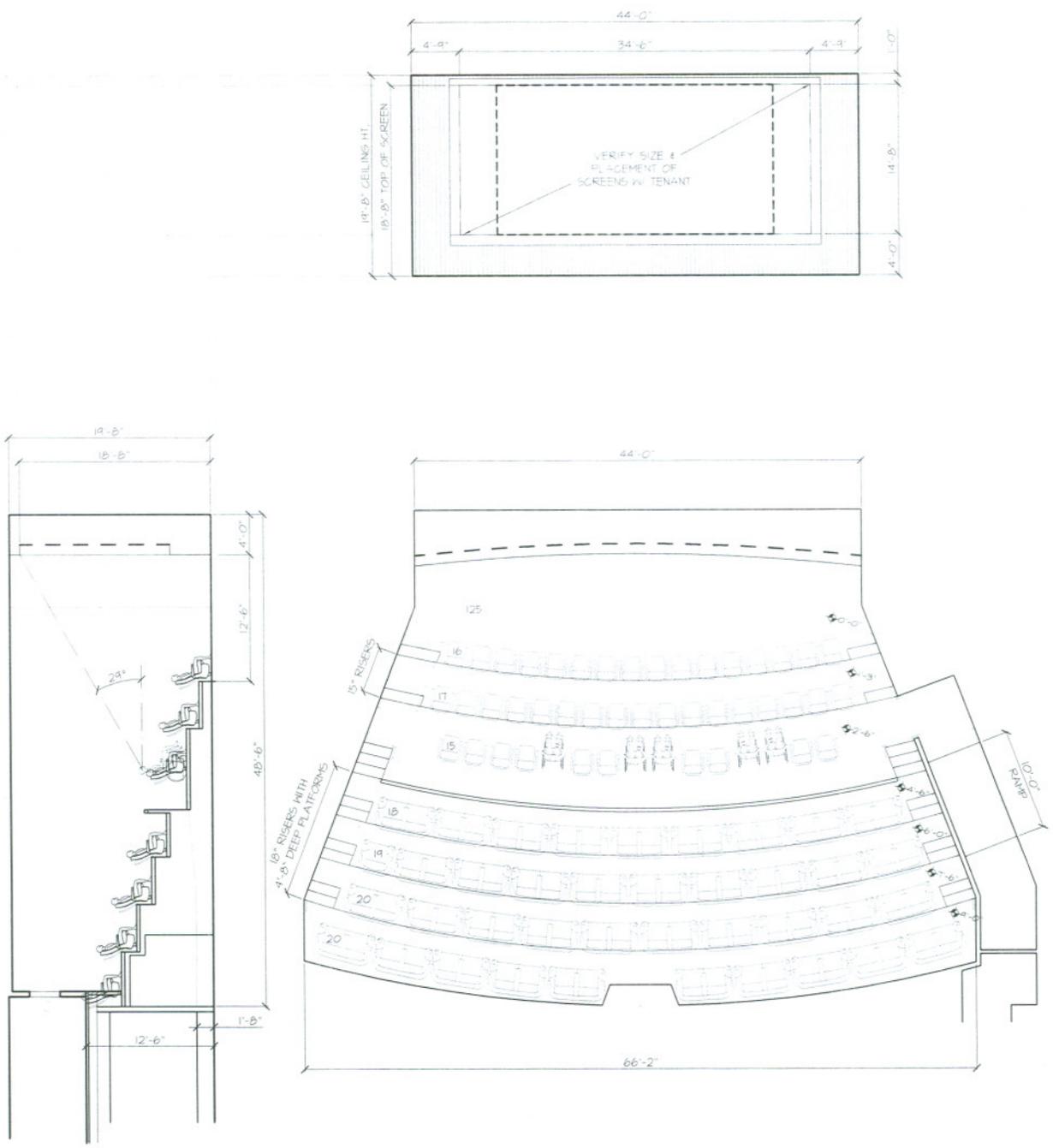


# THEATER HOUSE TYPE 'B2'

SCALE : 1/8" = 1'-0"

80 SEATS IN 3 THEATER HOUSE





**THEATER HOUSE TYPE 'C1'**  
 125 SEATS IN 1 THEATER HOUSE  
 SCALE : 1/16" = 1'-0"

