

RIVERVIEW HIGH SCHOOL

Issue: Vertical accessibility to all rows of seats in a 2,200 seat retractable bleacher assembly and internal vertical accessibility to the second floor of a gymnasium.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a retractable bleacher system. Each side will have 1,100 seats requiring 14 accessible seating locations per side. The project has been designed to include 10 per side, which are located along the front of each bleacher section. According to the applicant, cost is not the principal issue, but technical infeasibility since no manufacturer provides retractable bleachers accommodating wheelchairs at levels about the floor. Also included in the project is a 2,046 square foot second floor which houses two classrooms, mechanical and electrical rooms. Access to the second level is provided via a second level perimeter walkway from the courtyard.

Project Progress: The project is in plan review.

Items to be Waived: Vertical accessibility to the second floor and 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: Riverview High School

Address: 1 Ram Way, Sarasota Florida 34231

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: School Board of Sarasota County.

Applicant's Address: 1960 Landings Blvd, Sarasota, Florida 34231

Applicant's Telephone: 941-361-6680 **FAX:** 941-361-6684

Applicant's E-mail Address: John_Neel@exmail.sarasota.k12.fl.us

Relationship to Owner:

Owner's Name: School Board of Sarasota County

Owner's Address: 1960 Landings Blvd. Sarasota Florida 34231

Owner's Telephone: 941-927-9000 **FAX:** 941-927-9001

Owner's E-mail Address: John_Neel@exmail.sarasota.k12.fl.us

Signature of Owner: *Charles E. Gillin, Director of Construction*
9/25/07

Contact Person: John Neel, Project Manager

Contact Person's Telephone: 941-361-6680

Mail Address: John_Neel@exmail.sarasota.k12.fl.us

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.)

New gymnasium, two story, first floor area of 24,830 square feet, second floor area of 2046 square feet. The second story consists of two classrooms, mechanical and electrical which are not accessed from the gym. Second story classrooms are access by second level perimeter walkway around courtyard.

New gymnasium provides area for P.E. activities including basketball, volley ball, wrestling, and school gatherings. The seating is powered activated folding out bleachers which seats 1100 per side of main court.

Handicap seating is provided on main floor of gymnasium. Each of the two bleacher sections provide 10 HC spaces for wheel chairs distributed across the front of the bleach sections for a total of 20 spaces.

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

Cost of construction is \$5,800,000

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.

At the recent FEPA convention in July, it was announced by DOE that waivers for handicap seating in indoor telescoping bleachers will now be required.

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

Issues:

1: Section 11-4.33.3 Place of wheelchair locations in fixed seating.

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 the fact that no manufactures of telescoping bleachers make a bleacher section that can be accessible by wheelchairs at any location within the moveable bleachers. Bleacher manufactures provide accessible seating within the first two rows of bleachers on main gymnasium floor.

Section 11-4.33.3 states that wheelchair areas shall be provided as an integral part of any fixed seating plan. Telescoping bleachers are not fixed seating.

Section 11-4.33.3 states that wheelchair areas must be provided to give people with physical disabilities a choice of admission prices and lines of sight comparable to the general public. There are not choices of admission prices to watch a basketball game.

Section 11-4.33.3 exceptions states: Accessible viewing positions may be clustered for bleachers having sight lines that require slopes of greater than 5 percent. The slope of the bleachers exceed the 5 percent and are clustered and spread out along the front two rows of the bleachers.

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.

No cost estimates are provided since accessible wheelchair seating cannot be provided with moveable, telescoping bleachers other than first two rows on the main floor.

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.

Wheelchair seating areas are not being provided within the gymnasium's moveable, telescoping bleachers for the following reasons.

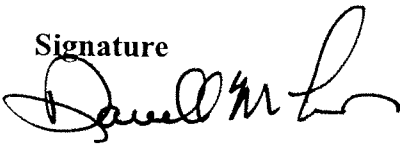
1. The hardship is caused by the fact that no manufactures of telescoping bleachers make a bleacher section that can be accessible by wheelchairs at any location with the moveable bleachers. Bleacher manufactures provide accessible seating within the first two rows of bleachers on main gymnasium floor.

2. Section 11-4.33.3 states that wheelchair areas shall be provided as an integral part of any fixed seating plan. Telescoping bleachers are not fixed seating.

3. Section 11-4.33.3 states that wheelchair areas must be provided to give people with physical disabilities a choice of admission prices and lines of sight comparable to the general public. There are not choices of admission prices to watch a basketball game.

4. Section 11-4.33.3 exceptions states: Accessible viewing positions may be clustered for bleachers having sight lines that require slopes of greater than 5 percent. The slope of the bleachers exceed the 5 percent and are clustered and spread out along the front two rows of the bleachers.

Signature



Printed Name: Darrell McLain
For BMK Architects Inc.

Phone number: 941-365-6056

(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 9/27/07 day of Sept., 20 07

Charles E. Collins
Signature

Charles E. Collins
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. Florida State Statute requires vertical accessibility to all levels.
- b. Under this situation, it is not economically feasible, nor practical
- c. and I support the attached waiver from the Statute.

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 _____

Recommend Approval _____

Jurisdiction The School Board of Sarasota County

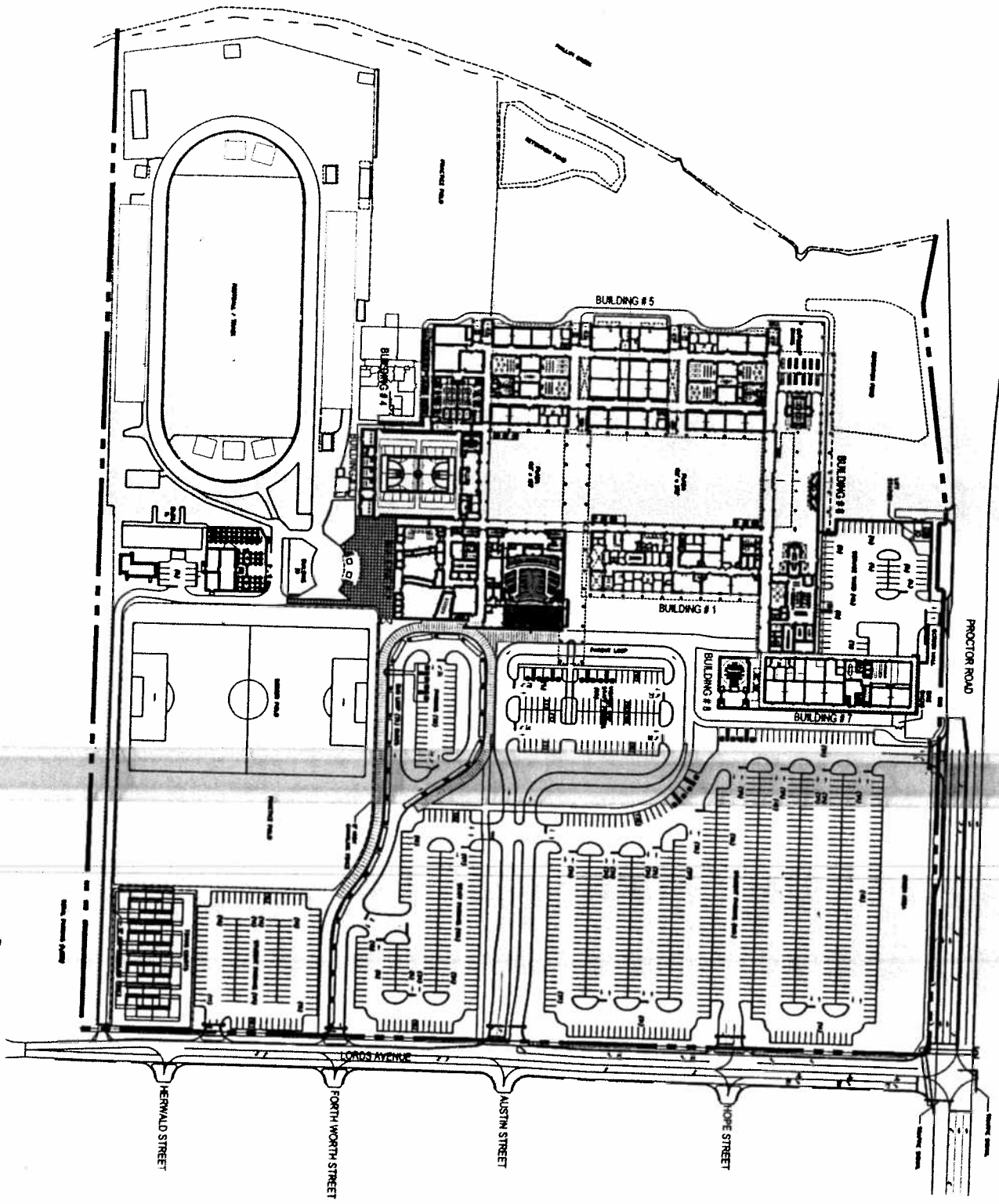
Building Official or Designee *Cletis Michael Foley*
Signature

Cletis Michael Foley
Printed Name

BU-1255
Certification Number

941-361-6680 / 941-361-6684
Telephone/FAX

Address: 7895 Fruitville Road, Sarasota, FL 34240



Scale 1" = 100'



200 CENTRAL, LOS ANGELES, CALIFORNIA
 PHONE (213) 392-0888 FAX (213) 392-25
 WWW.BMTK.COM
 BENCHMARK ARCHITECTURE INC.
 10000 WILSON AVENUE, SUITE 100
 BOSTON, MASSACHUSETTS 02116
 TEL: (617) 552-1100 FAX: (617) 552-1101
 WWW.BENCHMARK-ARCHITECTURE.COM

Project Name: **RENEWAL HIGH SCHOOL, OYAMAHSUJI - BUILDING #1**

Client: **SCHOOL BOARD OF SAKASHOTA COUNTY**

1780 LANDINGS BLVD
 SAKASHOTA, FL 32211

20531

PERMITTING AND CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITTING
2	11/15/11	ISSUED FOR CONSTRUCTION
3	12/15/11	ISSUED FOR CONSTRUCTION
4	01/15/12	ISSUED FOR CONSTRUCTION
5	02/15/12	ISSUED FOR CONSTRUCTION
6	03/15/12	ISSUED FOR CONSTRUCTION
7	04/15/12	ISSUED FOR CONSTRUCTION
8	05/15/12	ISSUED FOR CONSTRUCTION
9	06/15/12	ISSUED FOR CONSTRUCTION
10	07/15/12	ISSUED FOR CONSTRUCTION
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97	10/15/19	ISSUED FOR CONSTRUCTION
98	11/15/19	ISSUED FOR CONSTRUCTION
99	12/15/19	ISSUED FOR CONSTRUCTION
100	01/15/20	ISSUED FOR CONSTRUCTION



ARCHITECTURAL SITE PLAN



2010 PROJECT: INVERVIEW HIGH SCHOOL GYMNASIUM - BUILDING #3
 PROJECT NO: 20031
 DATE: 08/11/10
 DRAWING NO: A9-3.2
 SCALE: AS SHOWN
 PROJECT LOCATION: 1800 LANANOR BLVD, SARASOTA, FL 34231

PERMITTED AND UNDER CONSTRUCTION
 PROJECT NO: 20031
 DATE: 08/11/10

SCHOOL BOARD OF SARASOTA COUNTY
 1800 LANANOR BLVD
 SARASOTA, FL 34231

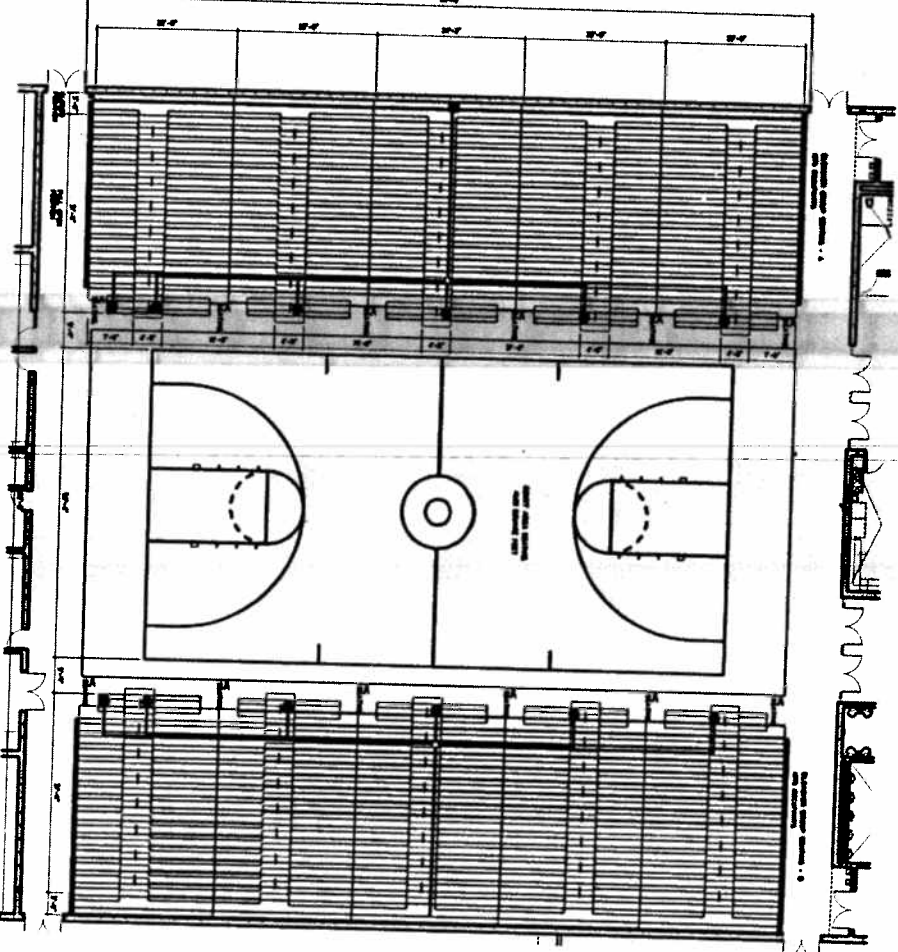
DATE: 08/11/10
 DRAWING NO: A9-3.2
 SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/10
2	ISSUED FOR CONSTRUCTION	08/11/10
3	ISSUED FOR RECORD	08/11/10

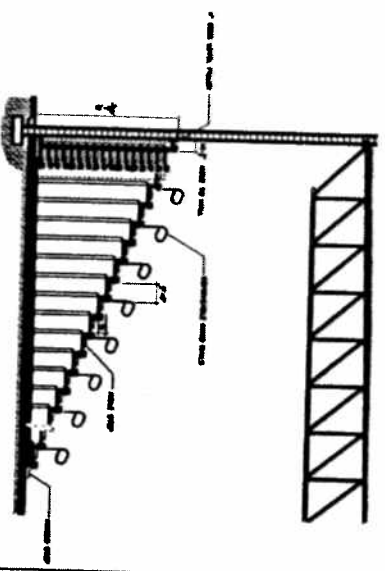
PROJECT NO:	20031
DATE:	08/11/10
DRAWING NO:	A9-3.2
SCALE:	AS SHOWN
PROJECT LOCATION:	1800 LANANOR BLVD, SARASOTA, FL 34231

BUILDING 3
 FIRST FLOOR
 BLEACHERS PLANS

A9-3.2



BLEACHER SEATING IS 1073 PER SIDE OR 2146 OCCUPANTS
 GYM FLOOR SEATING WITH BLEACHER OPENING COUNT AREA IS 4000 SQUARE FEET / 15 SQ. FT. PER PERSON = 267 OCCUPANTS
 TOTAL OCCUPANT WITHIN GYMNASIUM = 2463 OCCUPANTS



BUILDING 3 - BLEACHER SECTION

1. SEE OTHER DRAWINGS - 10'-0"
2. SEE OTHER DRAWINGS FOR NOTES
3. SEE OTHER DRAWINGS FOR NOTES
4. SEE OTHER DRAWINGS FOR NOTES
5. SEE OTHER DRAWINGS FOR NOTES
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BLEACHER GENERAL NOTES

BUILDING 3 - BLEACHER FLOOR PLAN