

IVY HILL ACADEMY

Issue: Vertical accessibility to the second floor of a day care center.

Analysis: The applicant is requesting a waiver from providing vertical accessibility between the first and second floors of a residential structure being converted to a day care center. Because of terrain, the building's main entrance can be accessed at grade in the front and the second level is accessible at the rear of the building. The project will cost \$76,475 and estimates of \$35,500 and \$59,975 were submitted to substantiate the applicant's statement that it would be disproportionate to the overall cost of the project to provide an elevator.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility between floors, 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: Ivy Hill Academy

Address: 971 Briarcliff Rd. Tallahassee, FL 32308

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: William E. Douglas, P.E. / DEC Engineering Inc. / (Agent)

Applicant's Address: 2467 Centerville Rd. Tallahassee, FL 32308

Applicant's Telephone: (850) 385-5288 **FAX:** (850) 386-7586

Applicant's E-mail Address: decbill@nettally.com

Relationship to Owner: Professional Engineer Agent for project.

Owner's Name: Mara Spencer

Owner's Address: 971 Briarcliff Rd. Tallahassee, FL 32308

Owner's Telephone: (850) 222-3369 **FAX:** _____

Owner's E-mail Address: mara@ivyhillacademy.com

Signature of Owner: 

Contact Person: William E. Douglas, P.E.

Contact Person's Telephone: (850) 385-5288 **E-mail Address:** decbill@nettally.com

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

Issue

1: FBC 2007, CH.11-4.1.6 accessibility buildings alterations. Ramp would be excessively long and an elevator would be overly expensive.

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.

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

Installation of an elevator is the only method suitable for this project. This would push cost with all other upgrades including parking lot requirements, into a financial hardship.

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.

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.)

Day Care / Educational Facility

1st Floor 1880sf

2nd Floor 2718sf Total of 4,598sf

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$76,475.00

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.

Vertical accessibility is, in DEC Engineering's view, a disproportionate cost of

the required upgrades. The City of Tallahassee's review has stated to install

vertical accessibility or obtain a waiver.

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. See attached proposals from Quality Construction, ThyssenKrupp Elevator and Kone.

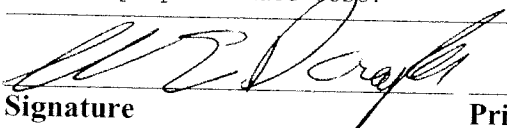
b.

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.

This is a modification of an existing residential structure to a daycare facility. It is built on sloping ground with ground access to the main floor in the front and ground access to the lower floor in the rear.

The slopes would require an excessively large ramp or an elevator. The cost of either would fit the requirement of a disproportionate cost.

 W.F. Douglas
Signature Printed Name

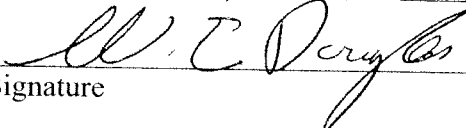
Phone number 385-5288

(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 24 day of February, 20 18


Signature

W. E. Douglas
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 change of occupancy is an alteration under Section 11-4.1.6 (i) FBC-B. Therefore, the provisions of Section 11-4.1.6, including vertical accessibility, are applicable. Section 553.509 Florida Statutes requires vertical accessibility in this building, unless waived by the Florida Building Commission. Only the Florida Building Commission may grant waivers based upon disproportionate cost.

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 \$ valuation pending current permit application

2007 - HVAC change out \$5000

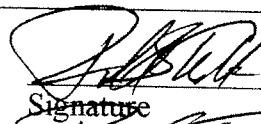
2006 - Fire Alarm System \$5829

Comments/Recommendation

Except for attesting to the accuracy of the cost estimates as presented, to the best of my knowledge, all information stipulated herein is true and accurate.

Jurisdiction City of Tallahassee

Building Official or Designee




Signature

Robert S. Tredik

Printed Name

Bu 230

Certification Number

850-891-7071  850-891-7099

Robert S. Tredik, CBO - Codes Review Manager
City of Tallahassee Building Inspection Division
Box B28 - City Hall
Tallahassee, FL 32301
bob.tredik@talgov.com

**QUALITY CONSTRUCTION AND DESIGN LLC
 PROPOSAL FOR
 IVY HILL ACADEMY
 971 BRIARCLIFF ROAD
 TALLAHASSEE, FLORIDA
 Attachment A
 Scope of Work To Be Performed**

- Build front deck and ramp	\$8,000.00
- Upgrade parking area as per plans	\$3,220.00
- Install one (1) hour fire rating as per plans	\$15,500.00
- Upgrade HVAC system as per plans	\$2,650.00
- Install fire sprinkler system as per plans	\$1050.00
- Sprinkler supply line	\$1,250.00
TOTAL	\$31,670.00

- Two (2) stop elevator	\$35,500.00/\$59,975.00
- Elevator shaft	\$16,500.00

TOTAL \$52,000.00/\$76,475.00

**Prepared by: Mike Shannon, President
 Quality Construction and Design
 P.O. Box 6665, Tallahassee, FL 32314
 850-545-9782 (Mobile)**

Date Prepared: 02-10-2010

Proposal Acceptance:

Signature

Date

Printed Name

ThyssenKrupp Elevator



February 12, 2010

Mike Shannon Construction

Regarding: Ivy Hill Academy
Tallahassee, FL

Dear Mike:

ThyssenKrupp Elevator is pleased to quote the budget price of \$35,500 for the complete installation of (1) one 2100# AMEEG low rise hydraulic passenger elevator. The following budget price has been based on the following:

1. Elevator to be 2-landings with a vertical travel distance of 9' 10".
2. Contractor to provide a electrical equipment room approximately 5' X 6' adjacent to the elevator shaft area.
3. Elevator capacity is to be 2100# with a speed of 55 fpm in the up direction. Based on single phase power 240 volts.
4. Standard cab finishes of baked enamel for the lobby frames and doors
5. Hoistway size "see attached cut sheet".

Thank you for the opportunity to quote this budget price. If you should have any questions please do not hesitate to call me at 850-576-0161.

Sincerely,

Matt Ellinor

Matt Ellinor
Branch Manager

ThyssenKrupp Elevator Corp.
850 Blountstown Hwy
Tallahassee, FL 32304
Phone: 850-576-0161
Fax: 850-785-5907



2/12/2010

Attn: Mike Shannon

RE: Ivy Hill Academy - Tallahassee, FL

KONE Inc.

9774 Florida Mining Blvd. West

Suite 708

Jacksonville, FL 32257

Tel: 904-292-0225

Fax: 904-292-2047

www.kone.com

stephen.crane@kone.com

Dear Mike,

KONE Inc. is pleased to provide you with our quotation to furnish and install **(1) EcoSpace Gearless Traction Elevator** for the above project. We quote a total net sum of **(\$59,975.00)** for all labor and material required for a complete installation. **This is not a hydraulic unit.** Our pricing includes all applicable taxes and is valid for a period of thirty (30) days. Our pricing is based upon the standard features, finishes, and dimensional requirements of the above mentioned product line, and the following clarifications:

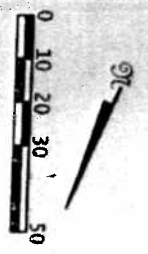
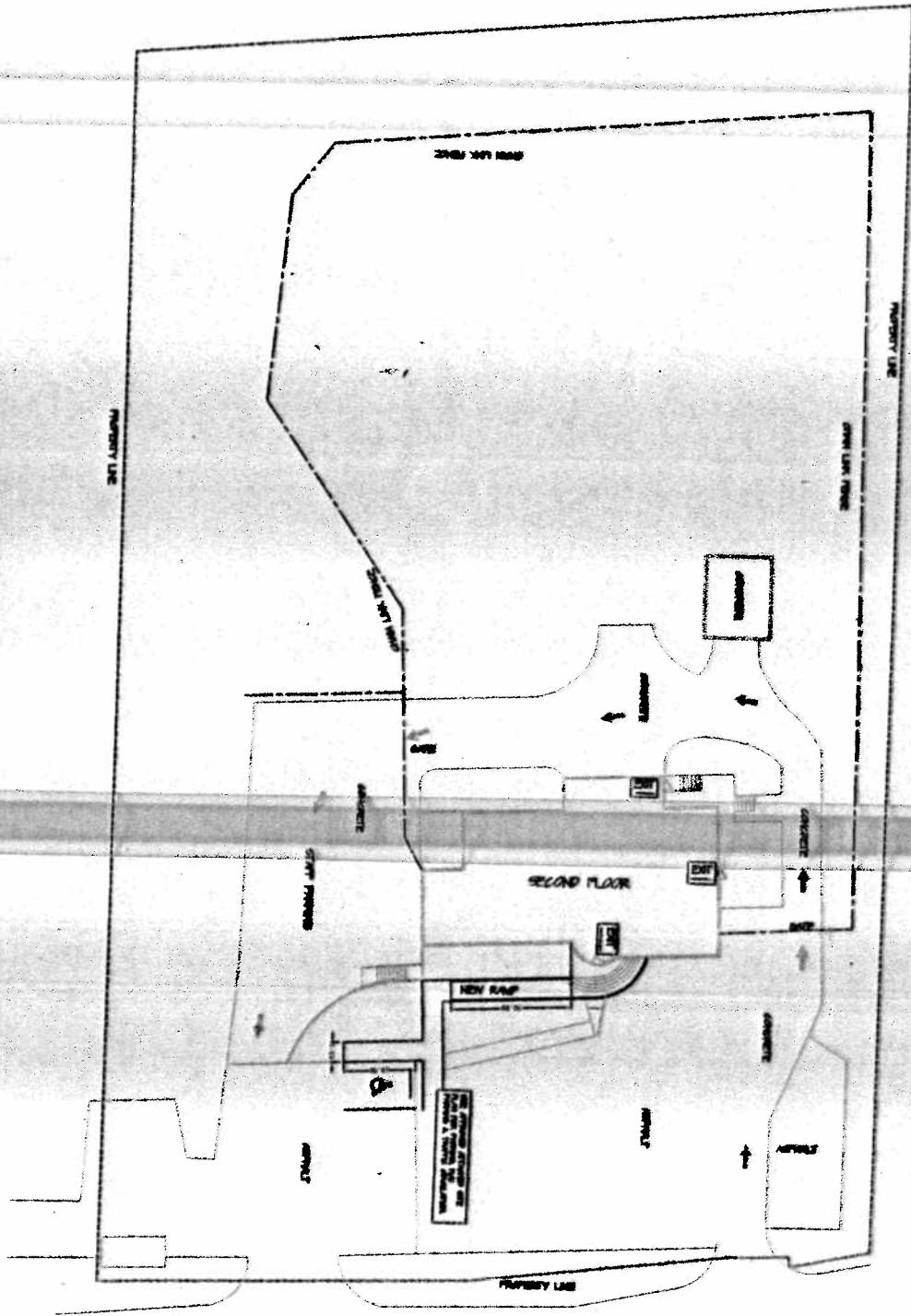
GENERAL CLARIFICATIONS

1. KONE assumes the contract terms, insurance terms, and construction schedules will be mutually agreeable between KONE and your firm (See Attachment A). In the event that this proposal will not serve as our binding agreement, progress on this scope of work (including but not limited to booking, engineering, submittals, manufacturing, installation, and warranty) cannot begin until the scope specific Subcontract is received with all referenced documents; including Schedules, Plans, Specifications, Addenda, Prime Contract (if referenced), General Conditions, and Scope of Work. A Letter Of Intent may be issued to hold the proposal price only for a mutually agreed upon period while documents are being prepared for submittal to KONE.
2. For items that are to be furnished and installed by your firm or by other trades please see Attachment B.
3. We will work 40 straight-time hours per week, excluding nationally recognized holidays. No overtime or premium-time work has been included in our base bid. Our standard wage rate as defined by the International Union of Elevator Constructors has been included.
4. Should KONE need to leave the jobsite once material has been delivered (due to the fault of others), a remobilization charge of \$2,500.00 per crew plus any tooling or equipment rental @ \$75.00 per day shall be paid to KONE via change order. In addition, KONE may not have the availability of manpower to remobilize the jobsite for up to six (6) weeks.
5. Our bid is based on utilization of the contractor supplied forklift or crane to lift and set elevator equipment at no cost to KONE. We assume this work will be performed during our regular working hours.
6. Temporary use of the elevator equipment is not included in this proposal. Should the general contractor require temporary use of the elevators, we will require execution of KONE's Standard Temporary Use Agreement that includes monthly and refurbishment fees.
7. The elevator cab finished flooring (by others) must not be greater than 1/2" thick and 2 lbs. per square foot.
8. We assume the elevators will be installed in a Seismic Zone I territory. No special seismic provisions are included in our proposal.
9. All miscellaneous steel for divider beams and intermediate bracket supports are to be furnished and installed by others at the locations identified on the KONE Final Layouts.

SITE ABSOLUTES

This document and digital file are the sole property of DEC Engineering, Inc. and may not be shared in any manner without prior written consent.

SITE PLAN
RAMP & EXIT LOCATIONS



DEC ENGINEERING INC.
STATE CERTIFICATION NUMBER
00001
REGISTERED PROFESSIONAL ENGINEER
LICENSED IN FLORIDA

PROJECT: Ivy Hill Academy - Day Care	
TITLE: Site Plan	SCALE: 1"=50'
FILE NUMBER: 000150/01	CLIENT: Quality Construction
DRAWN BY: D.A.H.	CHECKED BY: J.P.H.
DATE: 02/12/09	

DEC Engineering, Inc.
Civil Engineering
William A. Douglas, P.E., President
1401 Canterbury Road Tallahassee, Florida 32304
Phone (904) 292-0200 Fax (904) 292-7200
Email: info@dec-engineering.com State Certification #6464

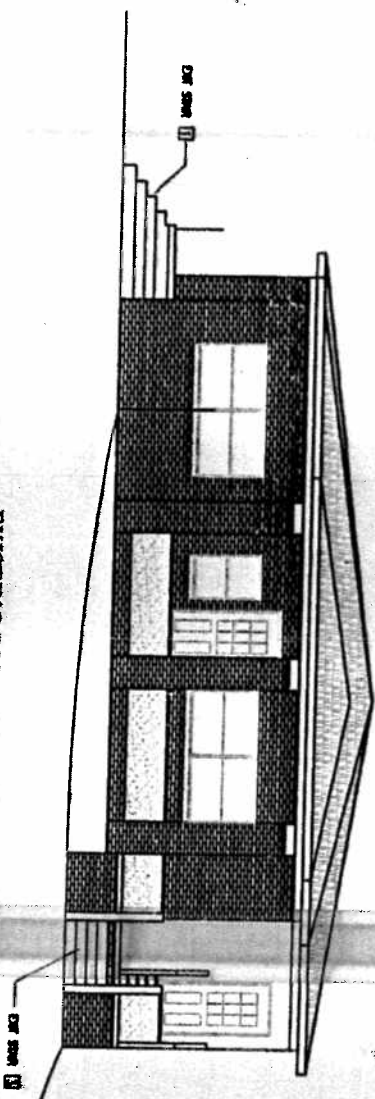


Sheet 5 of 1
Tel: 090-061

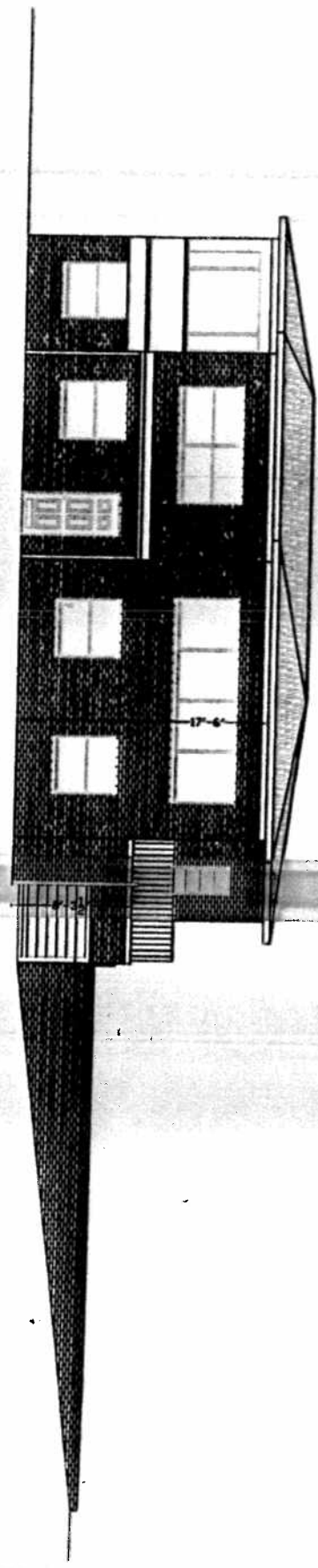
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Feb 26, 2009 - 1:00pm

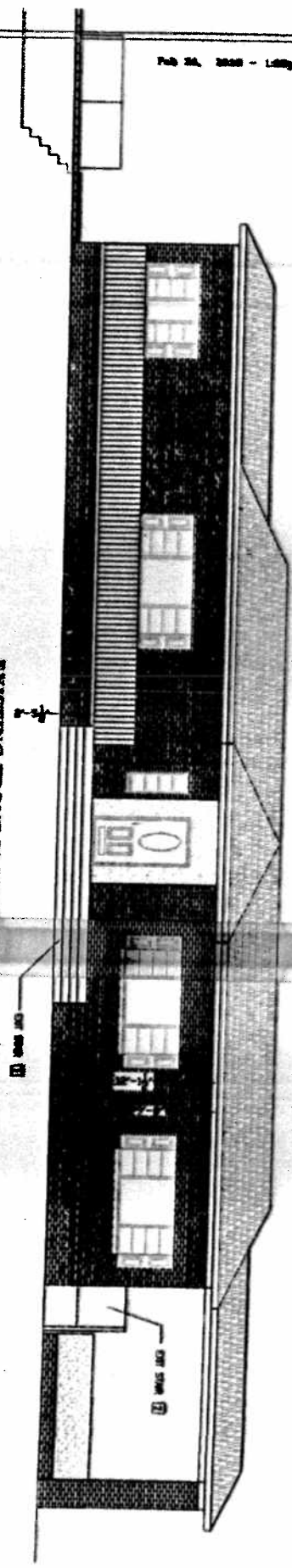
EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION



WILLIAM E. SQUIRLES, P.E.
LICENSED ARCHITECT

DEC ENGINEERING INC.
STATE CERTIFICATION #2004
EMAIL: DEC@NETFLIX.COM

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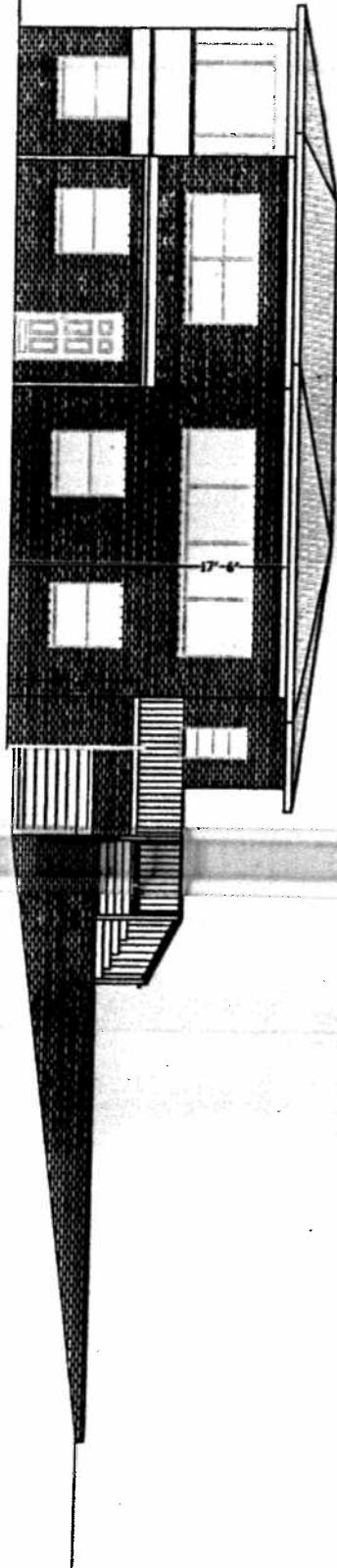
PROJECT: Ivy Hill Academy - Bay Care			
TITLE: Existing Elevations	SCALE: 1/16"=1'-0"	CLIENT: Quality Construction	
File Name: 001REV.dwg	Revised by: Peter	Description:	
Designed: D.A.W.			
Drawn: D.A.W.			
Checked: W.J.A.			
Date: 10/12/08			

DEC Engineering, Inc.
Civil Engineering
William E. Squirles, P.E., President
8467 Centerville Road Tallahassee, Florida 32309
Phone: (904) 202-2222 Fax: (904) 202-7500
Email: dec@netflix.com State Certification #2004



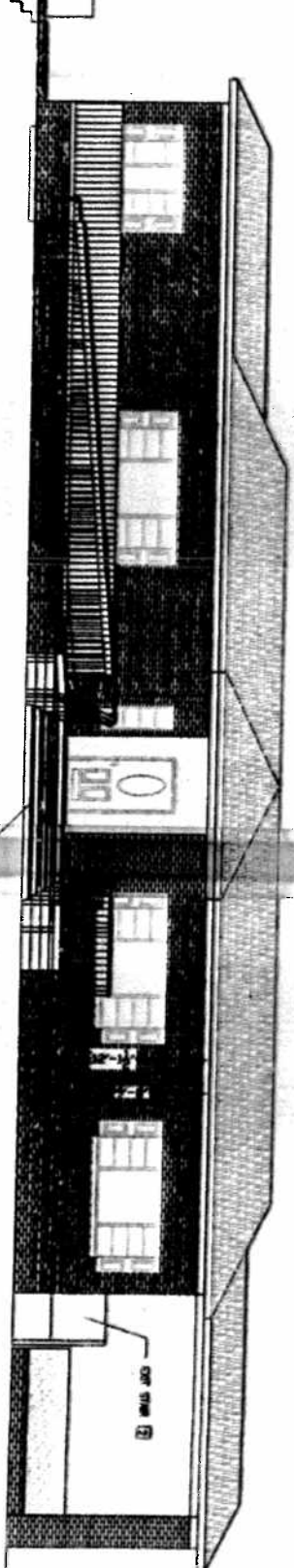
NO. 09D-061

**EXISTING LEFT SIDE ELEVATION
WITH NEW RAMP AND STAIR**



**EXISTING FRONT ELEVATION
WITH NEW RAMP AND STAIR**

see plan 01



see plan 01

DEC ENGINEERING, INC.
STATE CERTIFICATION #2004
LICENSE #11583
WILLIAM E. DRUGAN, P.E.
Copyright DEC Engineering, Inc. 2005

PROJECT: Ivy Hill Academy - Day Care		SCALE: 3/16"=1'-0"	CLIENT: Quality Construction
File Name: 2016ELEV.dwg	Revised By:	Date:	Description:
Designed: DAE			
Drawn: DAE			
Checked: WFB			
Date: 10/12/09			

DEC Engineering, Inc.
Civil Engineering
William E. Drugan, P.E., President
2457 Conoverville Road Tallahassee, Florida 32309
Phone (904) 938-6888 Fax (904) 938-7888
Email: dec@decally.com State Certification #4846



Sheet 2 of 11
No. 090-061

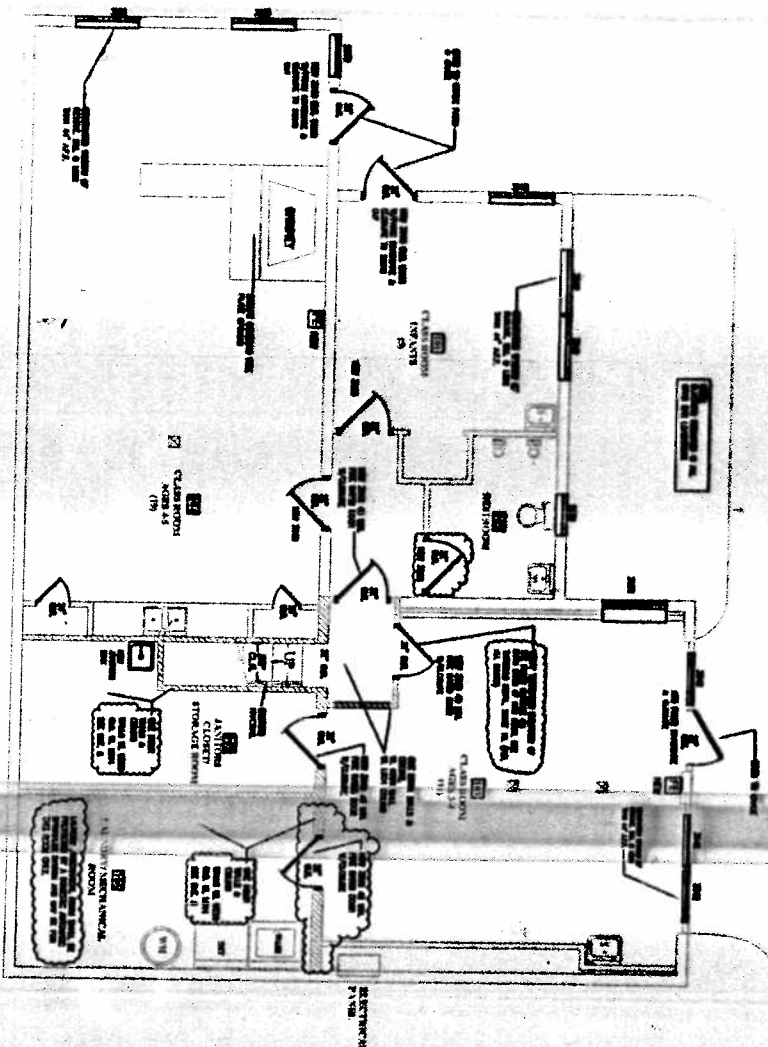
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES.

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ADDRESS NOTE:
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FIRST FLOOR EXISTING WITH NEW ADDED

FINISH NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES.

NOTE: APPROVED FINISH COPY FOR THE FINISH SYSTEM.

DETAILED NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES.

LEGEND:
 1. EXISTING WALL
 2. NEW WALL
 3. EXISTING DOOR
 4. NEW DOOR
 5. EXISTING WINDOW
 6. NEW WINDOW

DETAILED NOTES:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AUTHORITIES.

PROJECT: Ivy Hill Academy - Day Care

TITLE: First Fl. Exist/New Plan	SCALE: 1/8" = 1'-0"	CLIENT: Quality Construction
File Name: 10517001.dwg	Revised by: Date: Description:	
Designed: DAE	DAE	11/24/08
Drawn: DAE		
Checked: WEA		
Date: 02/21/09		

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 William E. Douglas, P.E., President
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 Phone: (904) 932-4996 Fax: (904) 292-7999
 Email: wdo@deceng.com Website: www.deceng.com



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Sheet 5 of 11
 No. 090-061

