

SESSUMS, MASON, BLACK AND CABALLERO

Issue: Vertical accessibility to the second floor of an office building.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the 1,972 square foot second floor of an existing, single tenant office building that is undergoing an alteration. Only offices will be on the second floor and the accessible first floor has a conference room and waiting area not replicated on the second. The project will cost \$44,110.77 and the applicant submitted estimates of \$12,616 and \$18,710 to provide vertical accessibility.

Project Progress:

The project is in plan review and a portion is under construction.

Items to be Waived:

Vertical accessibility to the second floor, 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.

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: Sessums, Mason, Black & Caballero

Address: 307 South Magnolia Avenue

Tampa, Florida 33606

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: Kelly Cantara, Urban Studio Architects

Applicant's Address: 655 North Franklin Street, Suite 150

Applicant's Telephone: 813-228-6600 **FAX:** 813-228-1981

Applicant's E-mail Address: kellyc@urbanstudio.com

Relationship to Owner: Interior Designer

Owner's Name: Caroline K. Black, Esq.

Owner's Address: 307 South Magnolia Avenue

Owner's Telephone: 813-251-9200 **FAX** 813-254-6841

Owner's E-mail Address: caroline@smblawoffice.com

Signature of Owner: 

Contact Person: Mimi Young

Contact Person's Telephone: 813-251-9200 **E-mail Address:** mimi@smblawoffice.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.)

Two story, single tenant office building (Type "B" Occupancy). Gross square
footage per floor = 1,972 S.F.

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

\$44,110.77

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.

City Plans Examiner has disapproved permit until design complies with
vertical accessibility requirement or accessibility waiver is granted.

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

Issue

1: Vertical accessibility requirement as outlined in Florida Statutes 553.509

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.

To add an accessible platform lift, the owner would be required to lose office space and would need to extensively rearrange interior floor plan.

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

The cost to comply with vertical accessibility requirements are disproportionate to the overall alteration as it would exceed 20% of the cost of the alteration to the primary function area.

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.

The cost estimates are for ADA compliant platform lifts as outlined in the Florida Building Code, Chapter 11, Section 11-4.11.2 that states platform lifts shall comply with Sec. 11-4.2.4, 11-4.5, 11-4.27 and ASME A17.1.

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. Attachment "A" is a quote from Ameriglide Vertical Lifts. Quote is for equipment only - does not include construction.

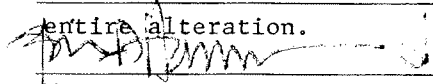
b. Attachment "B" is a quote from AM Elevator Service Co., Inc. Quote is for equipment and installation only - it does not include construction.

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.

A waiver is necessary as adding an ADA Accessible platform lift would prove to be an extreme hardship due to lack of space within the building and on the site. Also, the cost to do so would far exceed 20% of the cost of the

entire alteration.



Brian Hammond, AIA

Signature

Printed Name

Phone number 813-228-6600

(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 28th day of MARCH, 2007

Kelly Cantara
Signature

KELLY CANTARA
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.

Kelly Cantara

From: David Gibson [david.gibson@inetalliance.net]
Sent: Friday, March 23, 2007 9:54 AM
To: Kelly Cantara
Subject: Ameriglide Vertical Lifts

Kelly,

Thank you for your inquiry into Ameriglide Vertical Lifts. Attached is a drawing and installation manual for the lift.

The following is a breakdown of price and features:

Base Price – Commercial Lift	\$7,786.00
Lifting Height 120”	+\$2,846.16
Options	
24 VDC Full Battery Back Up	+\$1,230.77
Commercial Package	+\$0.00
Solid Platform With Safety Plate	+\$0.00
Solid Handrail	+\$0.00
Controll Wall Extension	+\$0.00
Carriage Gate With Lock	+\$0.00
Landing Options	
Electrical/ Mechanical Interlocks with Mounting Brackets	+\$0.00
Upper Landing Gate	+\$0.00
Additional Electrical/Mechanical Interlocks with Mounting Brackets	+\$461.54
Access	
Straight thru lower access on right	+\$0.00
Toe Plate	
18" Extra Wide Toeplate	+\$0.00
Remotes	
Toggle Two Direction Keyed (1 unit)	+\$292.31
One Direction Keyed (2 units)	+\$0.00
Delivery Options	
Business With Loading Dock	+\$0.00
Total:	<u>\$12,616.78</u>

This price includes shipping to a business with a loading dock or to the nearest Yellow Freight terminal for pickup. Customer is responsible for all local codes and installation.



AM Elevator Service Co., Inc.

"Serving Your Elevator Needs is OUR Priority"

March 27, 2007

**P.A.L. - S SPECS for Urban Studio
for Kelly Cantara
Manufactured by SAVARIA CONCORD LIFTS, INC.**

ELECTRICAL POWER SUPPLY: 110 volt, single phase, 60 hz
TOTAL TRAVEL: Not to exceed 120" - 2 landings
POWER UNIT LOCATION: In Tower
MODEL: P.A.L. - S - Type 1L (on/off same side)
CAPACITY: 750 lbs
SPEED: 15 ft/min
DRIVE: 1:2 Cable Hydraulic
PIT: No Pit - 12:1 ratio permanent ramp
CAR DIMENSIONS: Approximately 42" x 60"
COLOR: Architectural White Baked electrostatic polyester gloss powder
CAR GATE/DOOR: Two 91 3/8" door with bronze plexi inserts on lower landing and 43 3/8" aluminum panel gate on the upper landing.
HOISTWAY/SHAFT: Provided by others (see Planning Guide for dimensions required)
CONTROL TYPE: Constant Pressure
CAR CONTROL (COP): Car operating panel comes with large 2" raised buttons
HANDRAIL: Stainless steel handrail
HALL CALL STATION: Keyed Call/Send
OTHER EQUIPMENT: Auto Emergency Battery Powered Lowering & Raising
Solid State 24 volt DC Circuitry
Back-up lighting powered by emergency battery
Car station key remove off only
Permits & Inspections Included

TOTAL COST OF ELEVATOR: \$18,710.00 Furnished and Installed

Price good for 60 days ~ A Formal Proposal will be submitted upon request

"WE NEED AT LEAST 8 TO 10 WEEK LEAD TIME"

1748 Independence Blvd., G-3 ● Sarasota ● Florida 34234 ● (941) 359-2292 Phone ● (941) 359-2295 Fax

Sessums, Mason, Black & Caballero, Attachment B



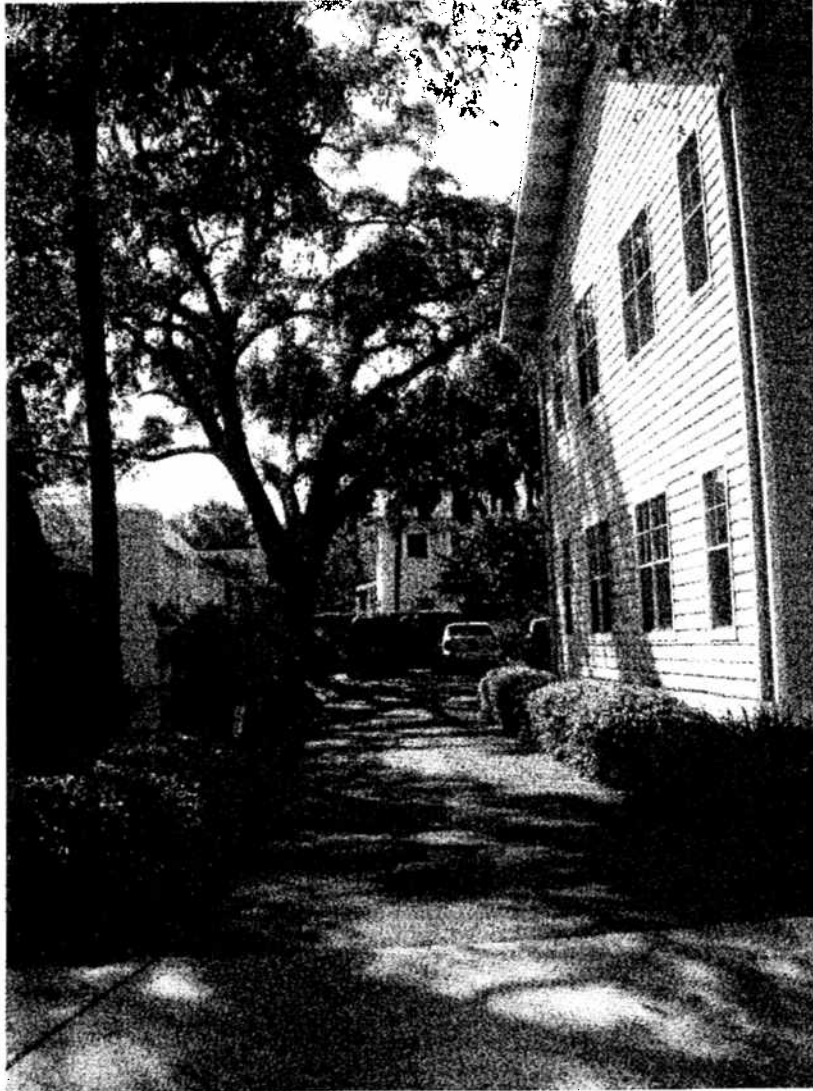
FRONT ELEVATION LOOKING NORTHWEST



FRONT ELEVATION LOOKING SOUTHWEST

Sessums, Mason, Black & Caballero
Tampa, Florida
Site Photos

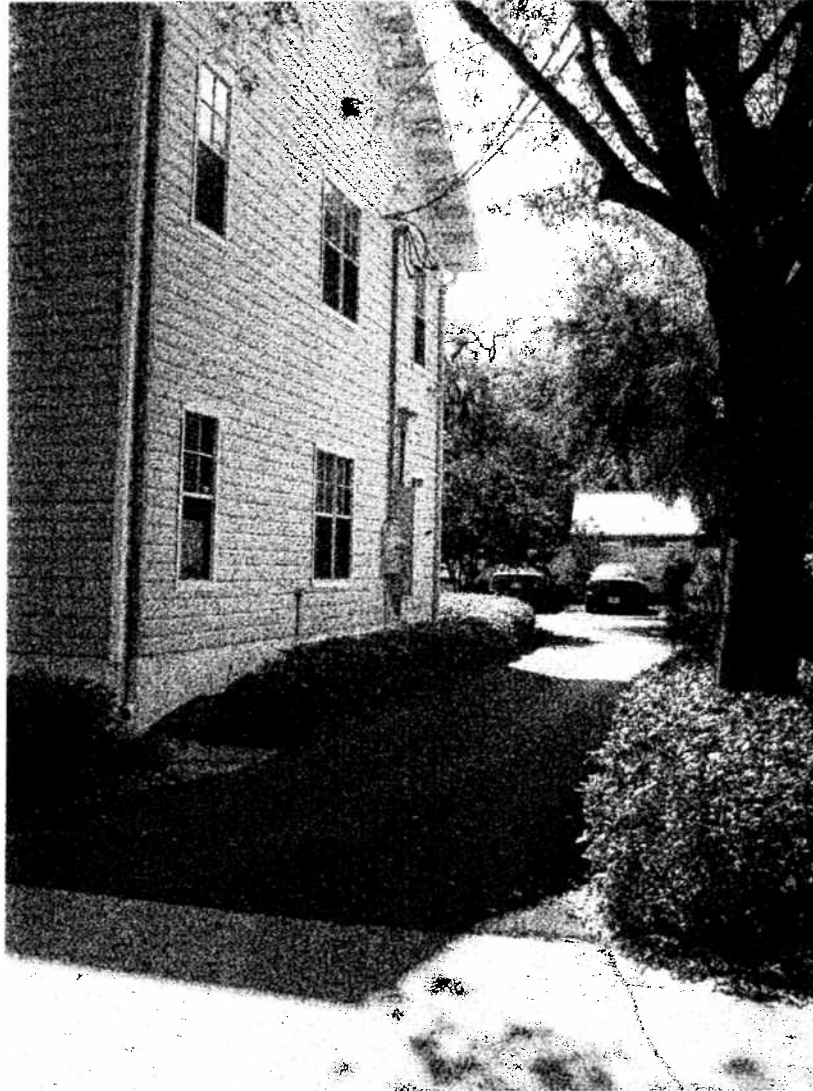
urban
studio



South Parking Entry Showing Property Fence

Sessums, Mason, Black & Caballero
Tampa, Florida
Site Photos

urban
studio



North Parking Entry

Sessums, Mason, Black & Caballero
Tampa, Florida
Site Photos

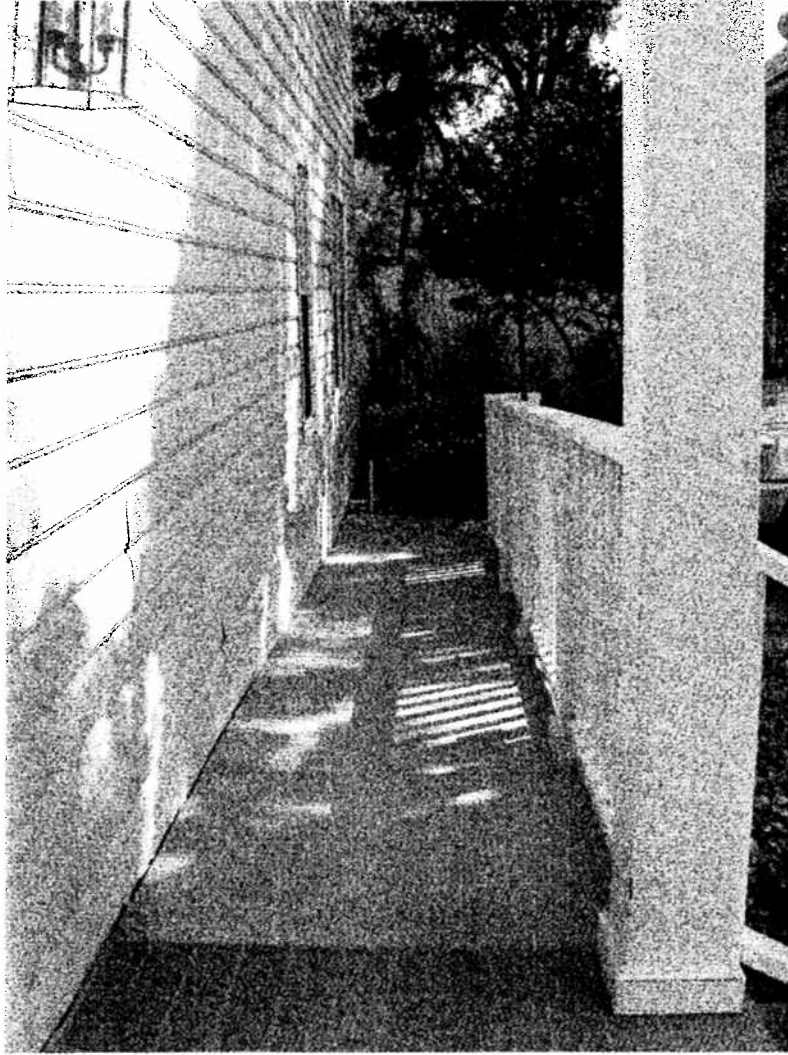
urban
studio



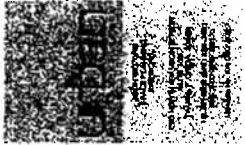
Parking Lot looking NE at ADA Concrete Ramp & Back Entry



Parking Lot from NW Corner looking at Back Entry & AC Condensers



ADA Concrete Ramp at Back Entry



OFFICE FOR BESSUMS, MASON & BLACK

FLOOR 1

307 SOUTH MAGNOLIA AVENUE

TAMPA, FLORIDA 33608

POWER/ COMMUNICATION PLAN

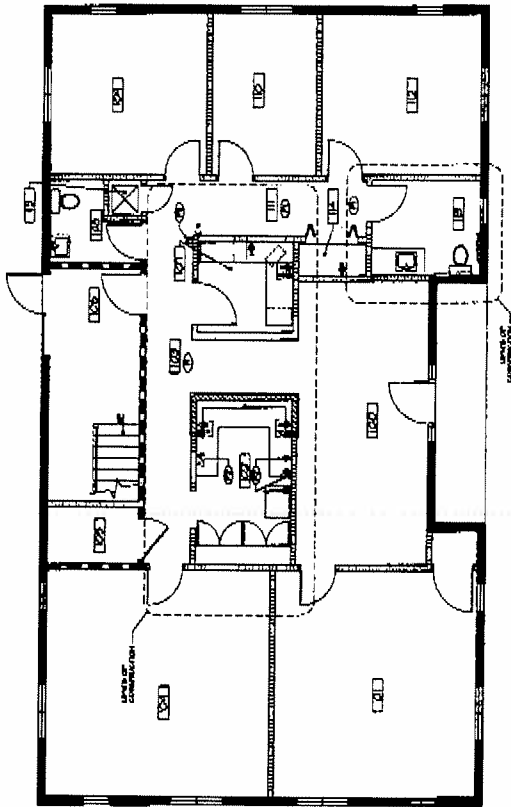
DATE: 04-11-07

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

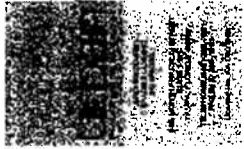
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04-11-07
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

DESIGNED BY: URBAN STUDIO ARCHITECTS
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 DATE: 04-11-07

KEY:
 A1.3



- GENERAL NOTES:**
1. ALL WORK AND CONNECTIONS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL COMMUNICATIONS CODE (NCC).
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OFFICES FOR SESSILMAS, MASON & BLACK

FLOOR 1

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TAMPA, FLORIDA 33606

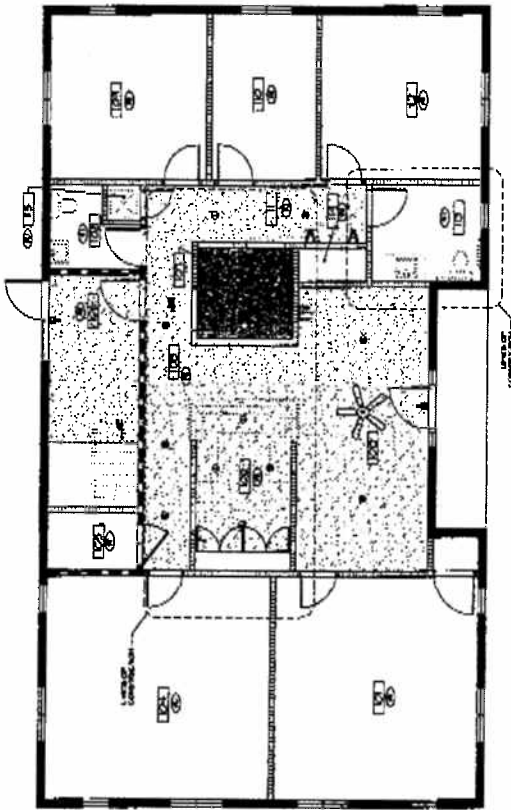
REFLECTED CEILING PLAN

UNLESS NOTED OTHERWISE

DATE: 11-11-06

PROJECT NO.	106
DATE	11/11/06
DESIGNED BY	URBAN STUDIO
DRAWN BY	URBAN STUDIO
CHECKED BY	URBAN STUDIO
SCALE	AS SHOWN

BY PART: **A1.4**



REFLECTED CEILING - GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

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REFLECTED CEILING LEGEND

1. REFLECTED CEILING - 2'x2' SQUARE GRID WITH 2'x2' SQUARE PANELS

2. REFLECTED CEILING - 2'x2' SQUARE GRID WITH 2'x2' SQUARE PANELS

3. REFLECTED CEILING - 2'x2' SQUARE GRID WITH 2'x2' SQUARE PANELS

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10. REFLECTED CEILING - 2'x2' SQUARE GRID WITH 2'x2' SQUARE PANELS

