

SUN PLUMBING

Issue: Vertical accessibility to an elevated warehouse.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a new, 3,025 square foot warehouse via the four foot dock high warehouse. According to the applicant, there will only be two employees working in the warehouse at any given time and it is not an area that is open to the public. The warehouse will be used for parts storage and occupied by staff who must routinely lift 75 pound pumps, valves, etc. The office area of the building is accessible and an exterior path of travel has been provided from the office to the warehouse. The only issue in the \$178,000 project is access from the dock high portion of the warehouse, and the applicant indicates it would cost \$24,220 for equipment to make the area in question accessible.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to the dock high warehouse, 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: Sun Plumbing

Address: 820 East Seminole Avenue

Melbourne, FL 32901

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: Steven W. Rutherford

Applicant's Address: 3805 South Tropical Trail, Merritt Island, FL 32952

Applicant's Telephone: (321) 725-2460 **FAX:** (321) 951-9235

Applicant's E-mail Address: srutherford@sunplumbing.com

Relationship to Owner: Owner

Owner's Name: _____

Owner's Address: _____

Owner's Telephone: _____ **FAX** _____

Owner's E-mail Address: _____

Signature of Owner: _____

Contact Person: Steven W. Rutherford

Contact Person's Telephone: (321) 725-2460 **E-mail Address:** srutherford@sunplumbing.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.

BOTH APPLY

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.)

Existing 4,772 square feet of office with 2,023 square feet of dock high warehouse with truck loading dock. Originally constructed in 1954 and renovated in 1992. This property is zoned M-1 (Industrial use) and was a former Florida Power and Light Company field crew warehouse and dispatching office.

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

Additions - \$178,000.00. Existing building modification and accessibility costs \$74,000.00

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.

To address accessing the new 3,025 sq.ft. warehouse through the existing 4'0" dock high warehouse/loading dock. This is a vertical accessibility issue only. The existing warehouse will be used for parts storage (both air conditioned & non air conditioned), and is being equipped with both a ground based forklift (Non-ADA) 'Attachment 1', and a warehouse based specialized man lift (Non-ADA) 'Attachment 2', to accommodate 15'0" high parts shelving. This area will only have maximum of 2 employees whose job description requires routinely lifting up to 75 pound pumps, valves, etc. The warehouse comprises an area that is NOT open to the public and represents the ONLY Non-ADA accessible part of the addition/renovation project. We are providing a full ADA access to the offices portion of the building and from the offices to the new warehouse addition, however, it is via an outside route, not through the dock high warehouse. The existing stairs from the offices to the dock high warehouse cannot be retro-fitted with a vertical lift and there is not a feasible alternate interior 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: 553.509 (1) (C) Vertical Accessibility through the existing 4'0" dock high warehouse to the new warehouse addition

Issue

2: 553.512 (1) Unnecessary, Unreasonable, Extreme Hardship

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.

Existing building elevated 4'0" dock high warehouse

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

Denial would require installing two wheelchair lifts to gain access to an area that cannot employ any physically impaired employees

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. Two vertical lifts cost installed - \$24,220.00 if purchased and installed by myself – building modifications and electrical wiring to be by Contractor and Electrician.

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 be the best of my knowledge true and correct.

Dated this 17th day of April, 2007

Signature

STEVEN W. RUTHERFORD

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.

Brevard County
Florida

Signed this 17th day of April 2007 by Steven Rutherford
who is personally known to me.

[Handwritten Signature]



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. Since an area of primary function is being altered, section 11-4.1.6 (2) requires an accessible route to the altered area. This would require vertical access since the area is 4' higher.
- b. An addition is also being proposed which would require an accessible route to the addition. The addition will be connected only at the raised portion of the existing building. Therefore, the accessible route to the addition would require vertical access up to the existing raised floor area then vertical access back down to the level of the addition. However, an accessible route is proposed to the addition by way of the outdoors.

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

() Yes (X) No Cost of Construction _____

Comments/Recommendation Based on the use of this structure I have no objections, if the Florida Building Commission grants a waiver to vertical access.

Jurisdiction _____ City of Melbourne _____

Building Official or Designee _____  _____
Signature

Alan F. Beyer
Printed Name

BU 383
Certification Number

321-674-5773 321-674-5771
Telephone Fax

Address: _____ 900 E. Strawbridge Ave. _____

CROWN

Specifications

WAV 50 Series

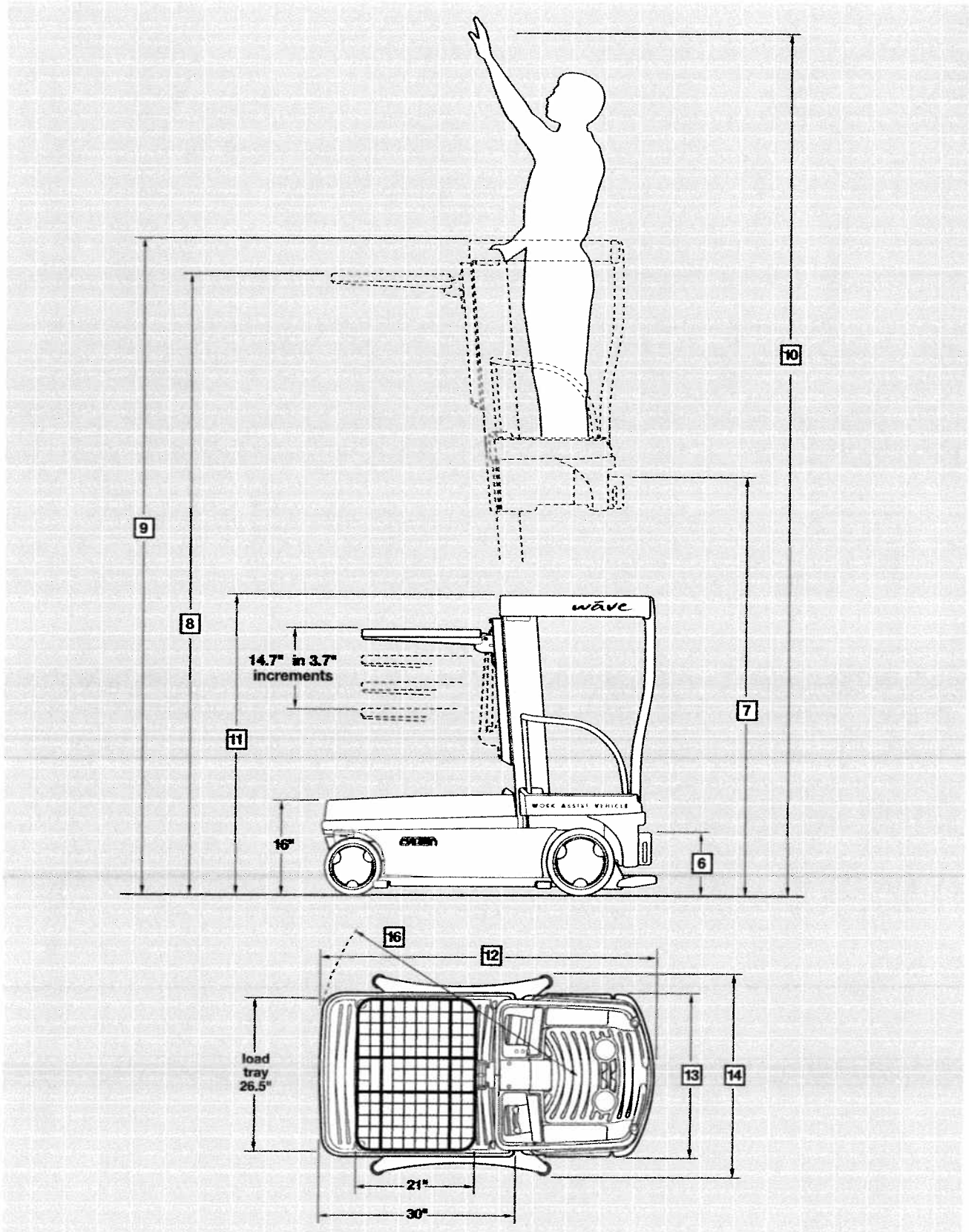
Work Assist
Vehicle

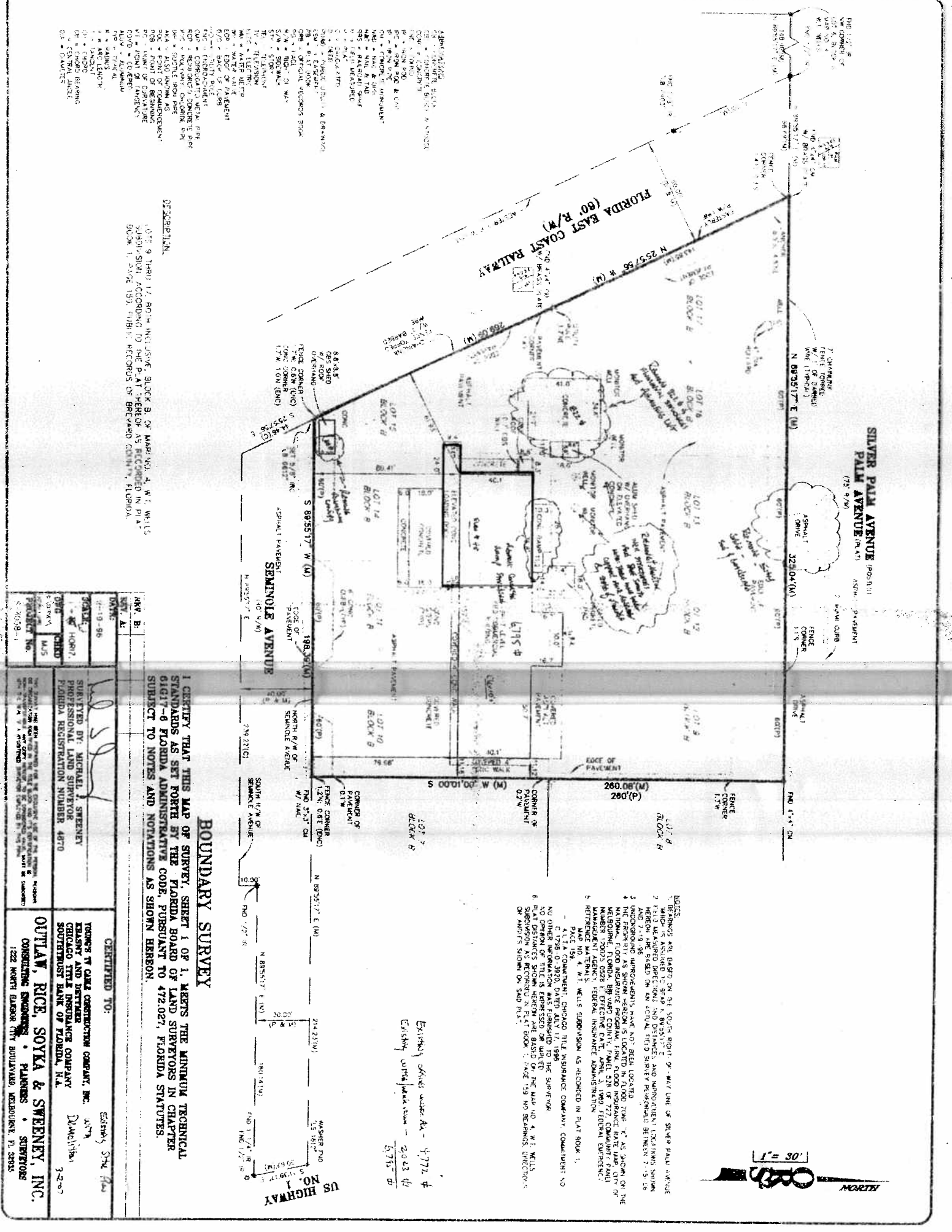
WAV 50

Series



wave
WORK ASSIST VEHICLE®





LOT 9 THRU 12, R.O.M. INCLUSIVE, BLOCK B, OF MAP NO. 4, W. 1, WILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 159, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DESCRIPTION

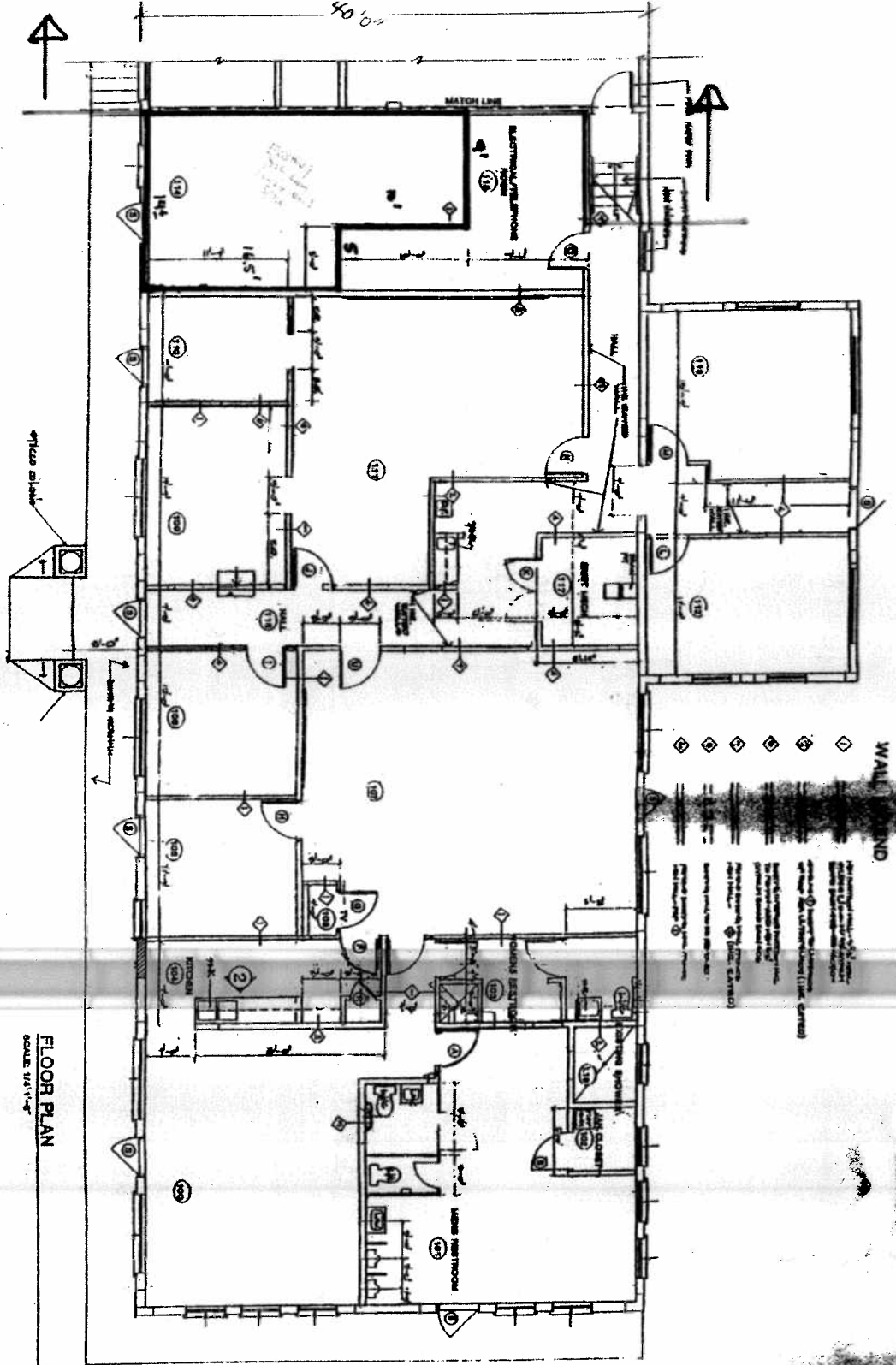
- 1. ASBESTOS
- 2. AIR CONDITIONING
- 3. ALUMINUM
- 4. BRASS
- 5. BRONZE
- 6. CEMENT
- 7. COPPER
- 8. GLASS
- 9. IRON
- 10. LEAD
- 11. MARBLE
- 12. MASONRY
- 13. METAL
- 14. NICKEL
- 15. PAPER
- 16. PLASTER
- 17. RUBBER
- 18. STEEL
- 19. TILE
- 20. WOOD
- 21. ZINC

BOUNDARY SURVEY

I CERTIFY THAT THIS MAP OF SURVEY, SHEET 1 OF 1, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS AS SHOWN HEREON.

- NOTES:
1. BOUNDARIES ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SILVER PALM AVENUE.
 2. THIS SURVEY DEPENDS ON DEEDS AND INSTRUMENTS RECORDING NUMBER 2, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 3. THE PROPERTY IS SUBJECT TO A FLOOD INSURANCE POLICY, POLICY NO. 123456789, ISSUED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM, 1200 INSURANCE RATE AND 10% OF MARKET VALUE, 02/28/92, EFFECTIVE DATE, APRIL 1, 1992, COMMUNITY FLOOD REFERENCE MATERIALS.
 4. MAP NO. 4, W. 1, WILLS SUBDIVISION AS RECORDED IN PLAT BOOK 1.
 5. FACE THE COMPANY'S CHARGED THE INSURANCE COMPANY COMMITMENT NO. C 1234567890 DATED JANUARY 17, 1998.
 6. NO OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR.
 7. NO OTHER INFORMATION WAS FURNISHED OR WAITED.
 8. SURVEYING RECORDS ARE BASED ON THE MAP NO. 4, W. 1, WILLS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 159, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 9. ALL DIMENSIONS SHOWN ON THIS PLAT.

DATE: 11-19-86	BY: MICHAEL J. SWEENEY
PROF. NO. 11470	PROF. NO. 11470
SUBMITTED BY: MICHAEL J. SWEENEY	PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4870	
CERTIFIED TO:	ESTIMATED \$24,000
ROBERT T. CUMMINGS CONSTRUCTION COMPANY, INC.	207A
EMERY AND DETLER	D. MacArthur
CHICAGO TITLE INSURANCE COMPANY	3-2-87
SOUTHWEST BANK OF FLORIDA, N.A.	
OUTLAW, RICE, SOYKA & SWEENEY, INC.	
CONSULTING ENGINEERS, PLANNERS & SURVEYORS	
1222 NORTH HARBOR CITY BOULEVARD, MELBOURNE, FL 32956	



FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL BAND

- 1. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 2. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
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- 20. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
12. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
14. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
18. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
19. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
20. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

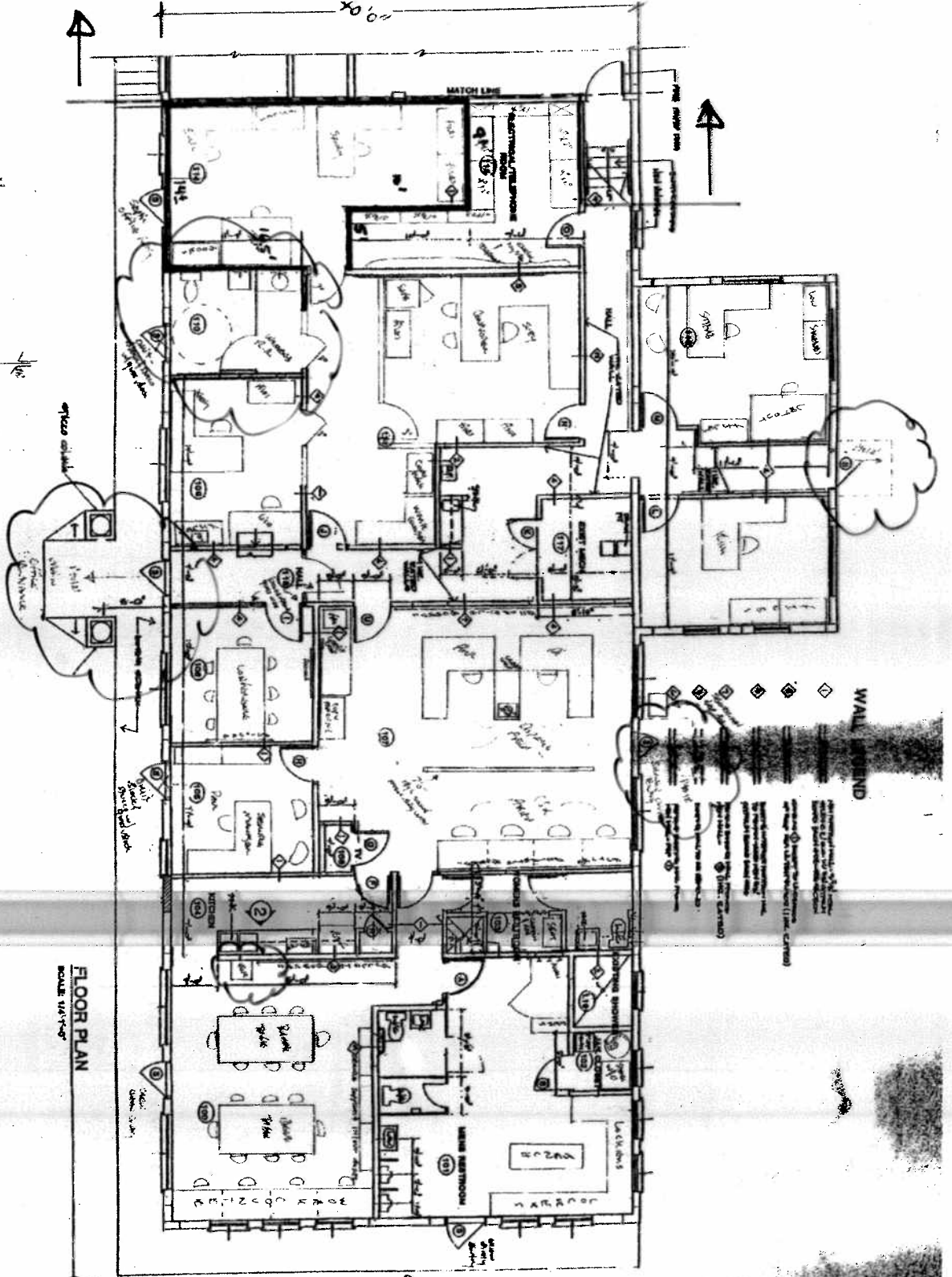
NOTATIONS
 TYPE OF CONSTRUCTION: 2. UNREINFORCED
 OCCUPANCY: TYPE 'B' BUSINESS
 TOTAL 48,871 SQUARE FEET (S.F.) UNREINFORCED
 1. OTHER SQUARE FOOTAGE SHALL BE PER
 SECTION 1. PER
 FLOOR PLAN X

Total Building Area:
 157.3 x 40 = 6,292
 + 50.1 x 16.1 = 806.67
 6,994.67 ≈ 6,995 \$

DATE: 4.16.92	SCALE: AS SHOWN
DR: T. S.	CR: S.M.
CHK: J.F.	APP: S.M.
APPROVED: R. S.	

MELBOURNE SERVICE CENTER
 OFFICE RENOVATION
 MELBOURNE, FLORIDA
 EXHIBIT # 23
 3-2002
 A

EXISTING AND
 OFFICE PLAN



FLOOR PLAN
SCALE 1/8" = 1'-0"

WALL FINISH

- 1. WALL FINISH TO BE DETERMINED BY THE ARCHITECT.
- 2. WALL FINISH TO BE DETERMINED BY THE ARCHITECT.
- 3. WALL FINISH TO BE DETERMINED BY THE ARCHITECT.
- 4. WALL FINISH TO BE DETERMINED BY THE ARCHITECT.
- 5. WALL FINISH TO BE DETERMINED BY THE ARCHITECT.

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NOTES:
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 9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

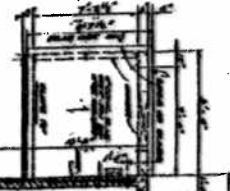
Total Building Area:
 1578 x 40 = 6,292
 30.1 x 16.7 = 502.67
 6,794.67 = 6,795 SF

4,772 SF - OFFICE WORK
 2,023 SF - WAREHOUSE

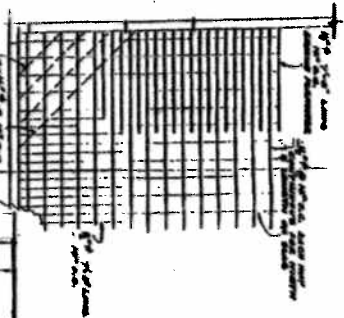
DATE 4-14-02 SCALE AS NOTED
 MELBOURNE SERVICE CENTER OFFICE RENOVATION EXHIBIT #23
 MELBOURNE, FLORIDA

Approved
 Office Plan
 3-18-07

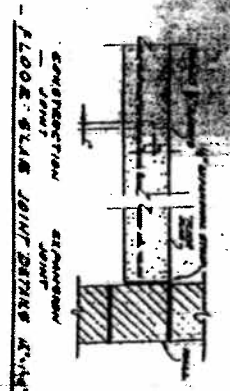
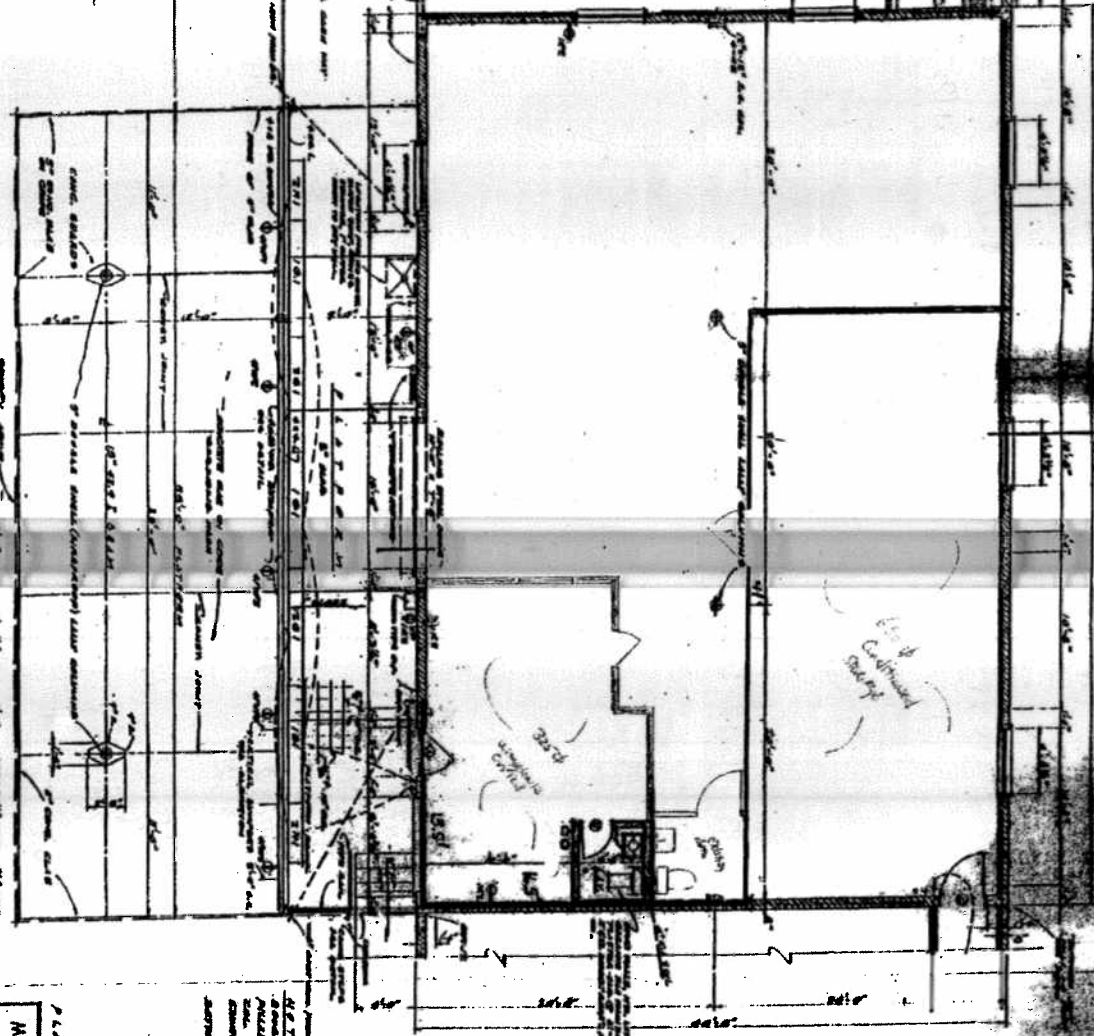
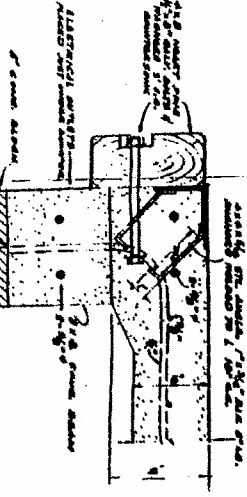
RETAINING PLANK ACCESS
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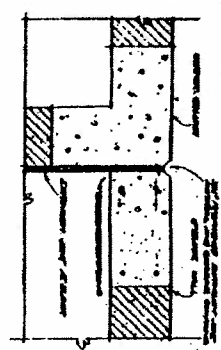
TRUCK STAIRS
 12" x 12" x 10'



PLATFORM BUMPER DETAIL



FLOOR SLAB JOINT DETAILS



WALL EXPANSION JOINT DETAIL

NOTE: ALL STEEL SHALL BE GALVANNEAL OR GALVALUME.
 ALL STEEL SHALL BE WELDED TO CONCRETE WITH EPOXY RESIN.
 ALL STEEL SHALL BE WELDED TO CONCRETE WITH EPOXY RESIN.
 ALL STEEL SHALL BE WELDED TO CONCRETE WITH EPOXY RESIN.

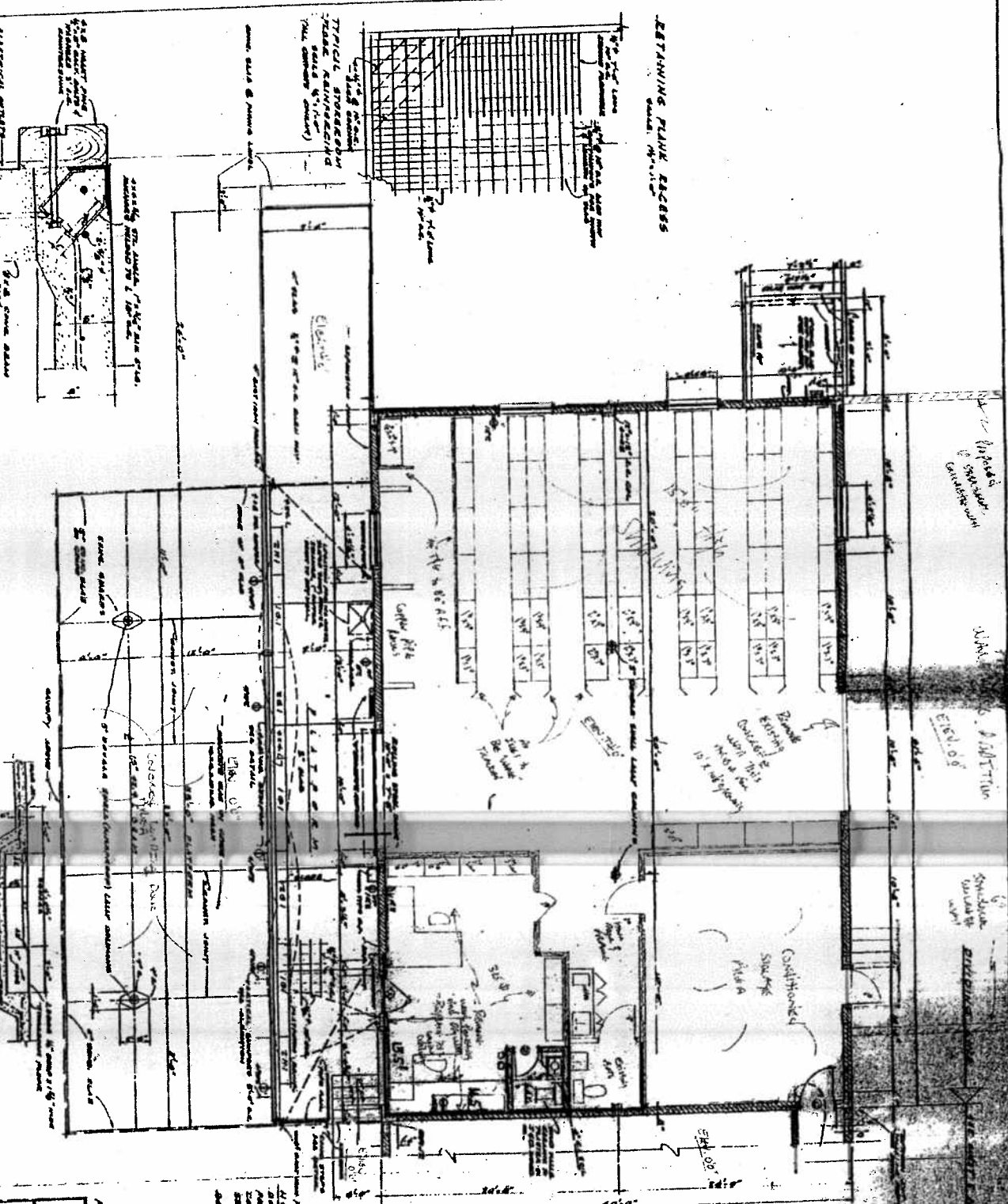
PLAN OF WEST PORTION SCALE 1/4" = 1'-0"

WALDORENE DISTRIBUTION BUILDING
 FLORIDA POWER & LIGHT COMPANY
 RICHARD W. RUMMELT - ARCHITECT
 3000 N. FLORIDA
 KNOXVILLE, TENNESSEE

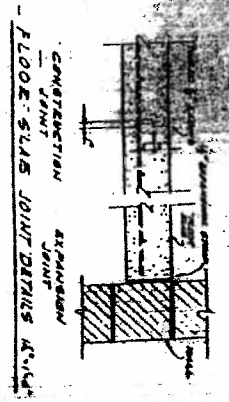
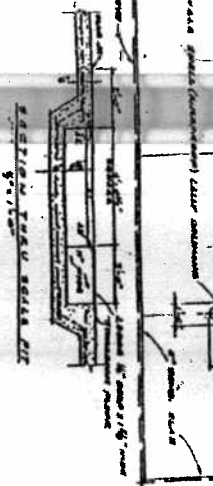
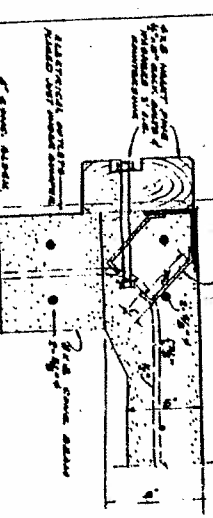
DATE	11-1-64	SHEET OF	10
JOB NO.	11-1-64	DATE	11-1-64
DESIGNED BY	W. RUMMELT	CHECKED BY	W. RUMMELT
DRAWN BY	J. TAYLOR	DATE	11-1-64

EXHIBIT #24

RETAINING PLANK EXCESS
 SCALE 1/4" = 1'-0"



PLATFORM BURNER DETAIL



WALL CORNER JOINT DETAIL
 SCALE 1/4" = 1'-0"

CONCRETE JOINT EXPANSION JOINT
 FLOOR SLAB JOINT DETAILS A-C
 SCALE 1/4" = 1'-0"

PLAN OF WEST PORTION SCALE 1/4" = 1'-0"

ALBORNES DISTRIBUTION BUILDING
 FLORIDA POWER & LIGHT COMPANY
 RICHARD W. RUMMEL - ARCHITECT
 ROBERT R. TAYLOR - ASSOCIATE ARCHITECT
 ALBORNES, FLORIDA

DATE	11-11-54	SHEET NO.	8
JOB NO.			
DATE		SHEET NO.	
CAD.			

EXHIBIT #24

CROWN

Specifications

FC 4000 Series

Sit-down Rider
Lift Truck

FC 4000

Series

