

## **LAW OFFICES OF KANNER & PINTALUGA**

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

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the second floor of an existing, two story office building. The structure has 1,295 square feet on the first floor and 1,166 square feet on the second. The alteration involves spending \$148,970, and estimates of \$30,844 and \$22,990 to install an elevator were submitted. These prices do not include modifications to create an opening the second floor nor a shaft to house the mechanical equipment. According to the applicant, it would be disproportionate to the cost of the alteration as well as being an extreme hardship to install the elevator.

### **Project Progress:**

The project 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.

**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:** Law Offices of Kanner & Pinaluga, P.A

**Address:** 2501 South Seacrest Boulevard, Boynton Beach, Florida 33435

**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:** Larry M. Schneider, AIA

**Applicant's Address:** 9319 NW 48 Doral Terrace, Miami, Florida 33178

**Applicant's Telephone:** 786-336-1984      **FAX:** 786-336-1985

**Applicant's E-mail Address:** Larry@LMSArch.net


**Relationship to Owner:** Accessibility Consultant

**Owner's Name:** Law Offices of Kanner & Pinaluga, P.A

**Owner's Address:** 2501 South Seacrest Boulevard, Boynton Beach, Florida 33435

**Owner's Telephone:** 561-424-0032      **FAX:** 561-853-2188

**Owner's E-mail Address:** kannerlaw@hotmail.com

**Signature of Owner:** 

**Contact Person:** Larry M. Schneider AIA

**Contact Person's Telephone:** 786-3361984      **E-mail Address:** Larry@LMSArch.net

This application is available in alternate formats upon request.

Form No. 2001-01

**3. Please check one of the following:**

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.)

The project is the interior construction and site work of an existing two story building. The buildings first floor area is approximately 1,295 square feet and the second floor area is approximately 1,166 square feet.

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):** \$ 148,970

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.

During the construction of the project the building department raised the question of providing vertical accessibility to the second floor area.

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

**Issue:** Compliance with Section 553.509 Florida State Statutes

**1:553.509 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,

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.

[X] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

The issue of the requirement for vertical accessibility to all levels, as mandated by the Florida State Statutes, section 553.509 VERTICAL ACCESSIBILITY. This section 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 from 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.** In addition section 553.512(1) states that the Florida Building Commission shall provide by regulation criteria for **granting individual modifications of, or exceptions from, the literal requirements of this part upon a determination of unnecessary, unreasonable, or extreme hardship,** provided such waivers shall not violate federal accessibility laws and regulations and shall be reviewed by the Accessibility Advisory Council. **Notwithstanding any other provision of this subsection, if an applicant for a waiver demonstrates economic hardship in accordance with 28 CFR §36.403(f)(1), a waiver shall be granted.** 28 CFR §36.403(f)(1) states that - alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area. The cost of this project is \$148,970 as indicated in the building cost breakout as provided by the architect. Within those numbers the following numbers would not apply to the alteration costs to a primary function: demolition/hauling, roofing work done for the ac units, new ac units, stucco/tile, electrical, insulation, painting, trash hauling, permits, supervision, general conditions and overhead and profit. These items add up to an amount of \$91,000. Thereby making the cost that would be considered for alterations to the primary function an amount of \$57,970. 20 percent of this amount would be \$11,594 and based upon the cost estimate provided by the contractor an amount of \$57,970 has been spent on accessibility compliance issues within the work for this project; which far exceeds the required 20 percent expenditure for accessibility compliance issues by 500 percent. In addition the contractor has estimated that the cost to provide vertical accessibility would be approximately \$55,000 in addition to the \$57,970 that was spent for accessibility compliance issues, for a total amount of \$112,970 which would further exceed the 20 percent requirement of the project costs of \$11,594. Therefore based upon the language of Florida State Statute 553.512(1) an economic hardship in accordance with 28 CFR §36.403(f)(1) has been demonstrated and a waiver shall be granted.

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

The issue of providing vertical accessibility to the second floor of this project is not technically feasible, is an extreme hardship on the project and is technically infeasible and unreasonable as allowed under the statute and in addition would not be required per Florida State Statute 553.512(1).

[X] 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.

See attached building cost breakdown by the architect.

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. Based upon the two quotes, which are attached to this waiver application, just the cost of providing the lift device would be \$30,844.51 or \$22,990. This does not include the work required to modify the structure to create an opening in the second floor for access of the lift device nor the cost of creating the shaft around the lift which would be required by the building code.

b. The cost for reworking the structural system to allow for an opening in the second floor system and creating a fire rated shaft around the lift would be in the range of \$25,000.

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.

Under Florida State Statutes a waiver can be granted for one of the following reasons - a determination of unnecessary, unreasonable, or extreme hardship and furthermore as outlined under Florida Statute 553.512(1) an economic hardship in accordance with 28 CFR §36.403(f)(1) has been demonstrated. We believe that we would qualify under an unreasonable, an extreme hardship, as being technically infeasible and under the mandated waiver requirements of Florida State Statute 553.512(1). Therefore we concur with the reasoning as so stated under item 8.

  
Signature

JOSEPH B. KALLER  
Printed Name

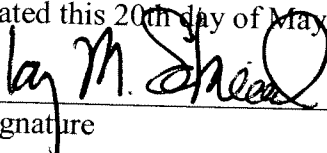
Phone number: (954) 920-5746  
(SEAL)

AR# 0009239

**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 20th day of May, 2008

  
\_\_\_\_\_  
Signature

Larry M. Schneider AIA  
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. 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. Section 11-4.1.6(1)(k)(iii) of the FACBC.

b. \_\_\_\_\_

c. \_\_\_\_\_

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

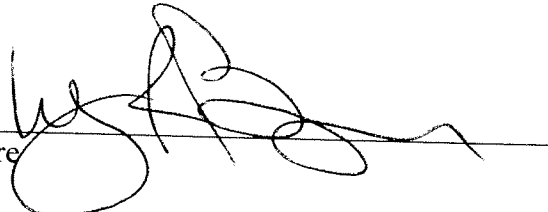
Yes  No Cost of Construction \_\_\_\_\_

**Comments/Recommendation:** Based upon the requirements of the 20 percent rule, section 11-4.1.6(2) and the duty to provide accessible features in the event of disproportionality the following items have been altered for accessibility compliance on this project – the creation of an accessible parking space, by providing a ramp up to the entry door, installing a new accessible compliant entry door, modifying the bathrooms on both floors to be accessible, modifying the stairs to be accessible complaint and modifying the doors within the space to be 36 inch doors with lever type hardware. Based upon Florida State Statutes the Florida Building Commission shall provide by regulation criteria for granting individual modifications of, or exceptions from, the literal requirements of this part upon a determination of unnecessary, unreasonable, or extreme hardship, provided such waivers shall not violate federal accessibility laws and regulations and shall be reviewed by the Accessibility Advisory Council. Notwithstanding any other provision of this subsection, if an applicant for a waiver demonstrates economic hardship in accordance with 28 C.F.R. s. 36.403(f)(1), a waiver shall be granted. It would be our opinion that based upon the information provided that the requirement for 20 percent of the cost of the alteration to the primary function area, for accessibility compliance has been met and that the cost of a vertical lift would further exceed the 20 percent requirement; therefore the waiver should be granted per the requirements of the Florida Statutes.

Jurisdiction Boynton Beach, Florida

Building Official or Designee

Signature



Wayne R. Bergman  
Printed Name

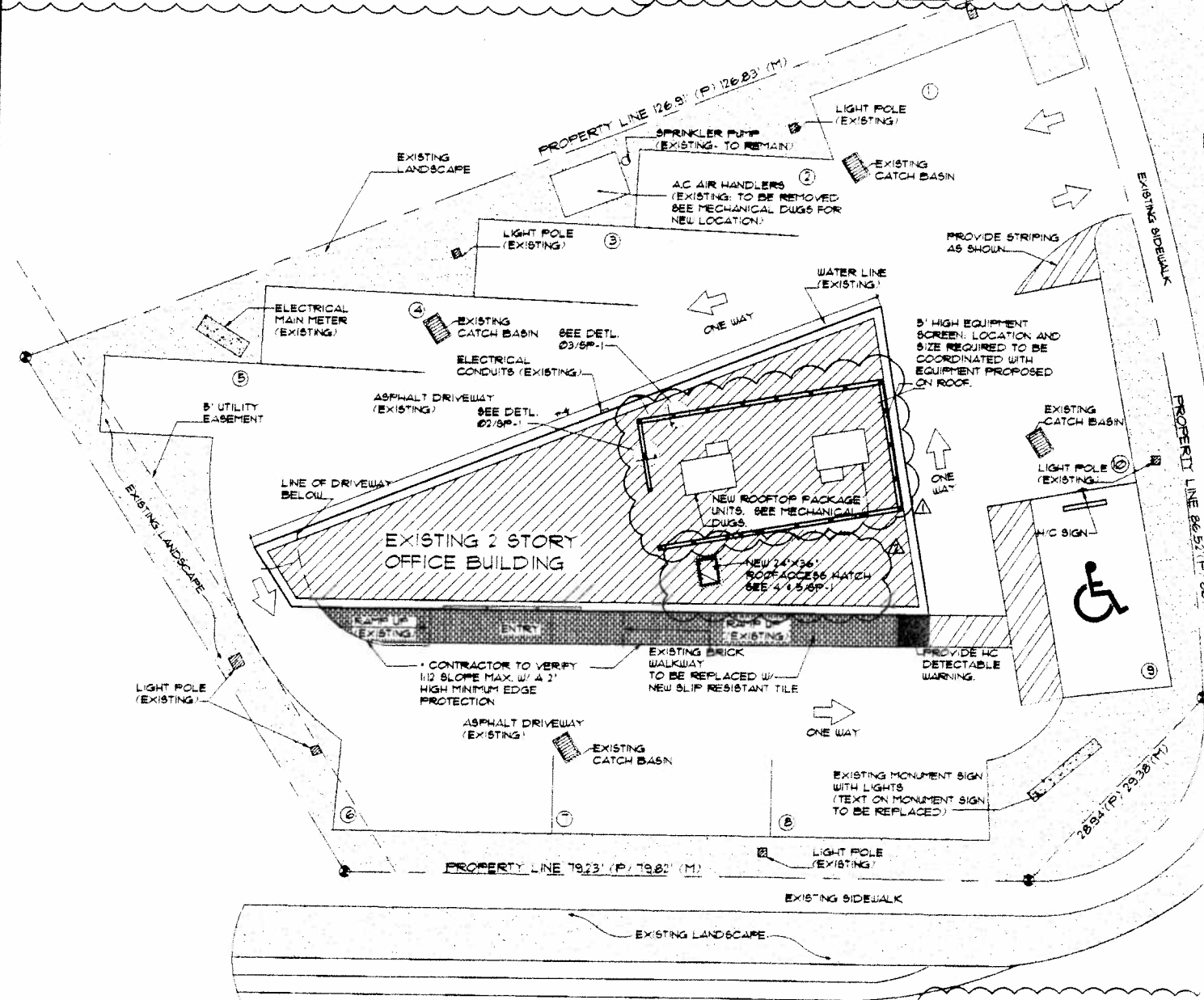
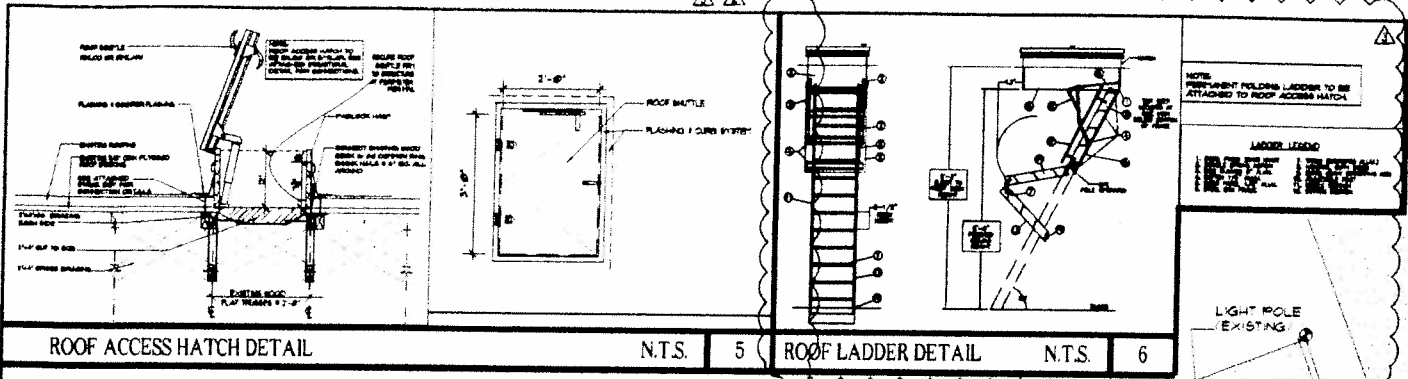
BU1562  
Certification Number

(561) 742-6366 (561) 742-6357 (Fax)  
Telephone/FAX

Address: City of Boynton Beach

100 E. Boynton Beach Blvd.  
Boynton Beach, FL 33435



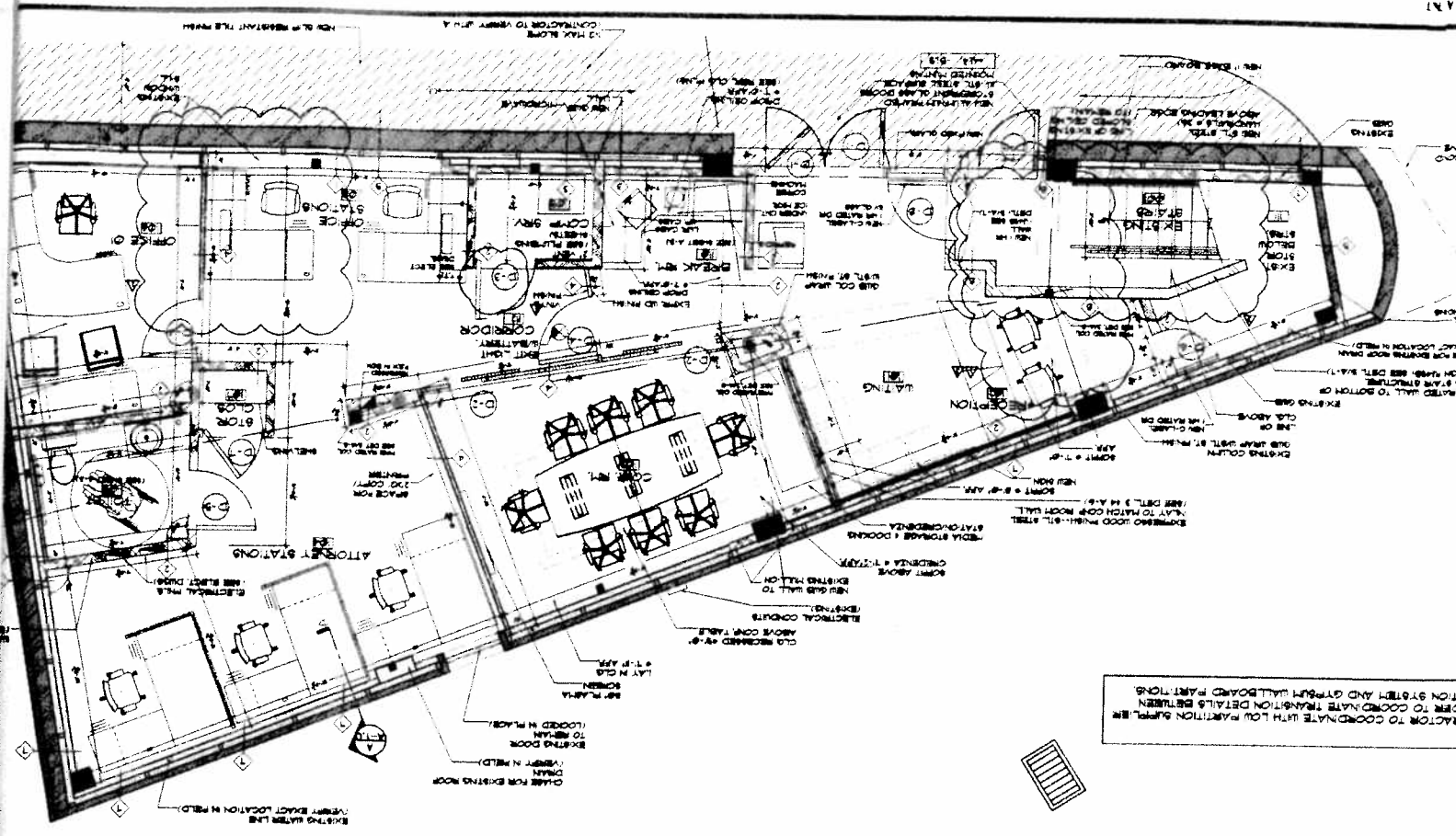


**NOTE:**  
 CONTRACTOR TO VERIFY THAT THE RISE IS NOT GREATER THAN 6 INCHES OR THE HORIZONTAL PROJECTION IS NOT GREATER THAN 12 INCHES OR HANDRAILS SHALL BE PROVIDED AT BOTH SIDES AS PER FAC II-4.8.5

**NOTE:**  
 RENOVATIONS DONE TO BUILDING CONFORM TO ALTERATION AND ARE WITH CHAPTERS 3 & 5 OF

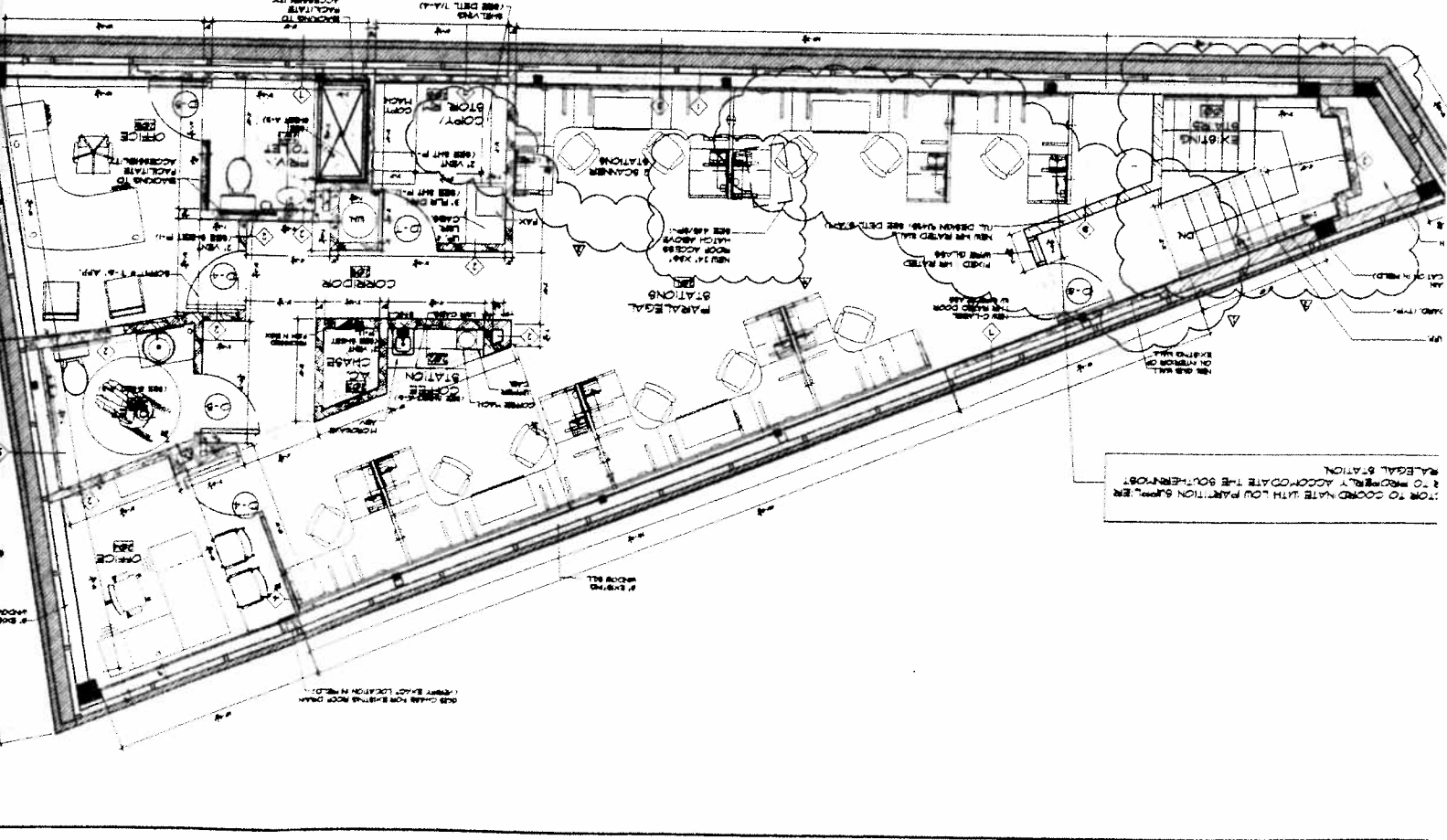
80.00' TOTAL R/W  
 SOUTH SEACREST BOULEVARD

CENTER LINE OF ROAD



NOTE TO COORDINATE WITH LOW PARTITION SYSTEM, REFER TO COORDINATE TRANSMISSION DETAILS BETWEEN SYSTEM AND GYPSONUM WALLBOARD PARTITIONS.

R PLAN



NOTE TO COORDINATE WITH LOW PARTITION SYSTEM, REFER TO COORDINATE TRANSMISSION DETAILS BETWEEN SYSTEM AND GYPSONUM WALLBOARD PARTITIONS.

<b>CONSTRUCTION COST ESTIMATE FOR:  THE OFFICES OF KANNER &amp; PINTALUGA  2501 S. Seacrest Boulevard  Boynton Beach, Florida 33435</b>				
<b>ITEM #</b>	<b>ITEM</b>	<b>COSTS</b>	<b>Non-Accessible Project Costs</b>	<b>Accessible Project Costs</b>
1	FRAMING	\$9,000.00	\$4,500.00	\$4,500.00
2	DRYWALL & FINISHING	\$8,000.00	\$4,000.00	\$4,000.00
3	ELECTRICAL & FIXTURES	\$30,000.00	\$30,000.00	\$0.00
4	HVAC	\$30,000.00	\$30,000.00	\$0.00
5	FRONT ENTRY STOREFRONT DOORS	\$8,100.00	\$0.00	\$8,100.00
6	PLUMBING	\$15,000.00	\$0.00	\$15,000.00
7	TOILET FIXTURES	\$1,700.00	\$0.00	\$1,700.00
8	TOILET ACCESSORIES(GRAB BARS, SOAP DISPENSERS, ETC.)	\$3,000.00	\$0.00	\$3,000.00
9	TOILET MIRRORS& SHOWER DOORS	\$2,000.00	\$0.00	\$2,000.00
10	UPGRADED ADA STAIR HANDRAILS/GUARDRAILS	\$6,200.00	\$0.00	\$6,200.00
11	FIRED RATED DOOR	\$1,070.00	\$0.00	\$1,070.00
12	LAY-IN CEILING TILES	\$7,000.00	\$7,000.00	\$0.00
13	BASE BOARD	\$1,000.00	\$1,000.00	\$0.00
14	PAINTING (INTERIOR & EXTERIOR)	\$9,200.00	\$9,200.00	\$0.00
15	INSULATION	\$1,800.00	\$1,800.00	\$0.00
16	CABINETS	\$3,500.00	\$3,500.00	\$0.00
17	CERAMIC TILE	\$11,200.00	\$0.00	\$11,200.00
18	PARKING STRIPING/ADA SIGN/ DETECTABLE WARNING	\$1,200.00	\$0.00	\$1,200.00
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$148,970.00</b>		
	<b>Sub-Total of Construction Costs</b>		<b>\$91,000.00</b>	<b>\$57,970.00</b>
	<b>Percentage of Total Construction Cost</b>		<b>61.09%</b>	<b>38.91%</b>
	<b>20% of the Cost of the Work to the Primary Function Area</b>		<b>\$11,594.00</b>	
	<b>Percent of ADA Work In Relationship to the 20% Required Amount</b>			<b>500.00%</b>

<b>Project Cost</b>	<b>Deduct Item</b>	<b>Balance</b>
\$148,970.00	\$4,500.00	\$144,470.00
	\$4,000.00	\$140,470.00
	\$30,000.00	\$110,470.00
	\$30,000.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$0.00	\$80,470.00
	\$7,000.00	\$73,470.00
	\$1,000.00	\$72,470.00
	\$9,200.00	\$63,270.00
	\$1,800.00	\$61,470.00
	\$3,500.00	\$57,970.00
	\$0.00	\$57,970.00
	\$0.00	\$57,970.00
<b>\$148,970.00</b>	<b>\$91,000.00</b>	<b>\$57,970.00</b>
	<b>20% Cost</b>	<b>\$11,594.00</b>
	<b>ADA Costs</b>	<b>\$57,970.00</b>




**PC**

**Pals Construction, Inc.**

806 N.E. 44th Street  
Ft. Lauderdale, Florida 33334  
(954) 564-2474

1. Demo of first floor slab for 3" depression and second floor slab for hoistway lift dimensions (max opening 60"x60").
2. Pouring concrete for 3" depression and footer for columns to support second floor slab.
3. Install 4 steel columns and 4 steel I beams for hoistway opening.
4. Build 1 hour shaft wall to enclose elevator on first floor and 42" high enclosure around opening on second floor.
5. Install 1 hour door at first floor enclosure and half door at second floor (hardware included).
6. Run electric for elevator 115v 20amp disconnect with fusible, lockable throw arm.
7. Supply electric for emergency lighting with 24 hour bulb and lighting for elevator.
8. Finish and Paint.

Total Cost \$25,800.00



Joseph Palazzolo, GCGA19721

# ALPHA & OMEGA CONTRACTORS, INC.

1120 Holland Drive, Suite 6

Boca Raton, FL 33487

CGC053493

## Proposal

Date	Proposal #
5/19/2008	774843

<b>Name / Address</b>
Kanner and Pirtaluga 2501 S. Seacrest Blvd. Boynton Beach, FL 33435

Description	Qty	Project
		Total
Demo 1st floor walls at elevator location		
Demo 1st floor concrete slab for footers and recessed slab		23,800.00
Install footers and recessed slab		
Build elevator walls 1 hour rating for fire		0.00
Install 4 column and 4 I beams under 2nd floor slab to reinforce		
Demo and cut concrete 2nd floor (Approx. 53" x 53" deep)		
Install electrical for housing side of lift (115V 20 AMP)		
Install shaft on 2nd floor around lift		
Paint and finish trim and drywall		
Install 24 hour emergency lights 24 hour/5 foot candle lighting		
Note: Furnishing and installation of vertical platform lift by others.		
<b>Total</b>		\$23,800.00

Signature \_\_\_\_\_

Phone #	Fax #
561-988-9622	561-988-9634

# FloridaLifts

• floridalifts.com •  
A State Certified MBE Company

9737 NW 41<sup>st</sup> Street  
Box 173  
Miami, FL 33178  
Phone: 305-757-6667  
Fax: 305-757-6776  
Phone: (Monroe Cty) 872-4802

May 8, 2008

Davina Bittner  
Joseph B. Kaller and Associates

Re: Wheelchair Lift for Seacrest Law Office

Florida Lifts proposes to furnish and install one vertical platform lift, **Model HBC-120 (indoor model)** manufactured by National Wheel-O-Vator with the following components/specifications:

Capacity: 750 lbs.  
Travel: Not to exceed 120"  
Speed: 20 fpm  
Platform: 37" x 51" platform with non-skid surface  
2 Stop lift  
Flush mounted, fire-rated doors  
Grab rail  
Emergency stop button  
Application is on/off opposite sides  
Roped Hydraulic  
Ivory powder coat finish

**Work by others:** 115V 20 amp power to housing side of lift, disconnect (fusible/lockable/throw arm) signage at disconnect to main power, 24 hour/5 candlefoot lighting & 24 hour bulb emergency lighting, hoistway/lift area, concrete support, hoistway to plumb according to approved drawings

**Please note: This lift requires clear, interior hoistway dimensions of 52" wide by 52 ½" deep.**

Price: \$22,990 (includes material, shipping, installation, taxes and permitting)

All materials are warranted to be as specified above. All work will be completed in a workmanlike manner according to local industry standards and will comply with all applicable building codes. Any alteration or deviation from the above specifications and/or "work by others" which requires or involves additional labor or materials must be requested in writing by the purchaser and will be performed by the Seller as an extra. The Purchaser agrees to pay the charges for such extras and such charges will be in addition to the above contract price. Storage charges that may be incurred by Florida Lifts due to delay of site readiness, as scheduled by the Purchaser and/or General Contractor will be charged back. Additional installation time required by Florida Lifts due to lack of site readiness may be back charged as well. A 7 day notice is required for installation.

A clear accessible route to hoistway or proposed lift location is required. Additional charges may occur if there is a lack of accessible route.

Terms: 50% deposit, 40% material delivery/installation, 10% upon completion of state/county elevator inspection. Material will not be released for production without deposit nor turned over without final payment.

Acceptance of Proposal

The above prices, specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in "Terms".

Purchaser \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Quote valid for 90 days. Fax approved document to 305-757-6776 to initiate order. As of this date, lead time is 6 weeks for production of this lift. Shipping takes approx. 1 week. Installation takes 2 days

Submitted \_\_\_\_\_ Jennifer Kearney



Proposal Number: 051508WS9  
Proposal Date: May 21, 2008  
Expiration Date: 30 days from above



## PROPOSAL

### Vertical Wheelchair Lift

Project: **Kanner & Pinaluga Law Firm/ J. Kaller Architects**  
Location: **Boynton Beach, Florida**  
Specification: **Enclosed Vertical Wheelchair Lift/14420**

- I. Summary. This proposal represents our offer to furnish and install the **full scope** of work as described. Compliance with plans, specifications and design intent is certified, with exceptions, if any, listed in paragraph VII below.
- II. Materials to be provided: One (1) Garaventa Vertical Wheelchair Lift, according to the following schedule:

	<u>Model</u>	<u>Location</u>
a.	GVL-EN-120	per plans

The vertical wheelchair lift is to be equipped as follows:

- 750 lb capacity
- 2:1 Chain-Hydraulic drive with automatic
- Keyed landing controls
- Keyed car controls
- (2) Landings with interlock
- Manual Lowering Device
- Emergency Stop/Alarm
- 36" x 54" platform
- Clear Plexiglas panel enclosure
- Automatic Platform lighting w/ battery
- Car Grab Rail
- Floor Mount
- All required safety devices
- State Certification
- Matching RAL Color
- 1-year parts warranty

- III. Labor to be provided: All labor and incidental materials necessary for the delivery, set-up, installation, adjusting, inspecting, testing and delivery to the owner of the complete lift system at location in the building prepared by others.
- IV. Proposal amount: **\$ 30,844.51**
- V. Terms: 40% deposit, 35% material on site, balance on state inspection.

Materials which are not accepted upon an attempt to deliver will be stored and scheduled for re-delivery at the owner's expense. Invoices are payable upon presentation. Title to all equipment shall remain with Garaventa USA, Inc. until all invoices are paid in full.

Customer agrees to bear all costs of collection of overdue invoiced amounts, including any agent/attorney's fees incident thereto.

- VI. Delivery: In accordance with the project phasing schedule, but not earlier than 7 weeks from approval of submittals or shop drawings. Shop drawings may be expected within 2 weeks of acceptance by all parties of this proposal or other form of contract/purchase order. These time estimates are provided for planning purposes only and do not represent a contractual obligation or commitment. Expedited production and shipment times are subject to a 5% surcharge and above reflected times will not be valid.

**Garaventa USA- Florida**

3500 NE 11<sup>th</sup> Avenue, Ft. Lauderdale, FL 33334

[www.garaventa-florida.com](http://www.garaventa-florida.com)

Phone: (954) 567-1252 FAX: (954) 567-1178

VII. Exceptions to specification: NONE

VIII. Comments/conditions:

1. All site preparations, including mains electrical power to the drive machine location is the responsibility of the owner, as well as any permits required for this portion of the work. Electrical mains power (120 volt 1 phase, 20 amps, with neutral) with lockable, fused disconnect included with lift.
2. If applicable this lift may require reinforcement of floors, walls or both in order to bear the loads associated with this unit. Our shop drawings will locate and describe the loads imparted to the structure. Evaluation of these loads and their effect on the structure as well as any reinforcement required is the responsibility of others.
3. Local *construction* permits, variances or reviews are the responsibility of the owner. We will apply and pay for the state and local elevator installation permits and acceptance tests.
4. Quoted price includes installation by qualified and licensed technicians during normal working hours as scheduled with the owner in advance.
5. A ninety day labor, and one year parts warranty is included in the quoted proposal amount. Extended warranties programs are available; a preventative maintenance agreement is included with the turnover package and will initiate after the ninety day warranty maintenance is concluded. The PMA is a condition of the purchase contract; this will be assigned to the owner as part of the construction documents and project turnover.
6. Upon acceptance of this proposal, and unless otherwise specified in contract documents, a cancellation fee will apply if this agreement is canceled by the customer prior to the fabrication of the equipment. The amount of the cancellation fee will be (10) percent of the proposal price (less installation, taxes and freight charges) or actual costs, whichever is greater. Cancellation after the equipment has been fabricated and offered for delivery will be subject to a cancellation fee equal to the full contract value less installation labor.

Thank you for your interest in the Garaventa line of products and services. Please contact me directly if you have any questions or concerns.

**For Garaventa USA, Inc**

\_\_\_\_\_  
W. Bill Scott  
954-567-1252

**Acceptance:**

This proposal is accepted

\_\_\_\_\_  
(Authorized signature)

\_\_\_\_\_  
(Print name and title)

\_\_\_\_\_  
(Date accepted)

**Garaventa USA- Florida**

3500 NE 11<sup>th</sup> Avenue, Ft. Lauderdale, FL 33334

[www.garaventa-florida.com](http://www.garaventa-florida.com)

Phone: (954) 567-1252 FAX: (954) 567-1178