

**Department of Community Affairs
FLORIDA BUILDING COMMISSION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100**

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

- ☞ The person submitting the waiver request application as the Applicant **MUST** sign the application. Should you fail to do so, your application will be returned.
- ☞ If a licensed design professional (architect or engineer) has designed the project, his or her comments **MUST** be included as a part of this application.
- ☞ Be as explicit as possible. The more information provided to the Florida Building Commission, the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree.
- ☞ If at all possible, **PLAN TO ATTEND the Accessibility Advisory Council and the Florida Building Commission meetings**. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your attendance at the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information – from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed is a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

Please mail this application to the Department of Community Affairs at the address above. **As well as a hard copy, please include a copy of the application and drawings or plans on a CD in PDF format. NOTE: Please do not send CAD files, but rather scan the CAD files and save as a pdf. Must be in Microsoft Compatible format.**

NOTE: Failure to submit electronically will not have any bearing on whether your petition is heard by the Commission, however, electronic filing will facilitate the Commission's movement toward utilizing CD technology to display the waiver application and attached floor plans to the Council and Commission.

This application is available in alternate formats upon request.

LIST OF REQUIRED INFORMATION:

1. _____ Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:
 - a. Project site plan
 - b. 24" x 36" minimum size drawings
 - c. Building/project sections (if necessary to assist in understanding the waiver request)
 - d. Enlarged floor plan(s) of the area in question

2. _____ One set of reduced scale (11" x 17") versions of the drawings submitted in item one above.

3. _____ One set of overhead transparencies (8 ½" x 11") of the drawings submitted in item one above. When numerous features are shown on the drawings, please designate the location of the waiver items by highlighting or outlining in color the affected areas.

4. _____ When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.

5. _____ If you feel photographs and/or renderings are necessary for your presentation, provide 40 legible color photocopies of the photographs and/or renderings. If color photocopies of photographs are provided, use a minimum size of 4" x 6" photographs with a maximum of two photographs per photocopied page.

6. _____ Please submit a hard copy of this application to the Department of Community Affairs. PLEASE NOTE: Although not required by Rule 9B-7, F.A.C., in addition to the hard copy, please include a copy of the application and drawings or plans on a CD in PDF format.

General Information:

- a. **Equipment:** A CD projector is provided at the Accessibility Advisory Council and Florida Building Commission meetings. Any other equipment necessary for your presentation, such as an overhead projector, TV/VCR, slide or LCD projectors, etc., is the responsibility of the applicant.

- b. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minutes**. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application. You will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minutes**. The Commission will consider all information and the Council's recommendation before voting on the waiver.

**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: Picerne Storage Building Annex

Address: 247 North Westmonte Drive
 Altamonte Springs, FL 32714

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: Picerne Development Corporation

Applicant's Address: 247 North Westmonte Drive, Altamonte Springs, FL 32714

Applicant's Telephone: 407-772-0200 FAX: 407-772-0220

Applicant's E-mail Address: gpascioni@picernefl.com

Relationship to Owner: Owner

Owner's Name: Same

Owner's Address: _____

Owner's Telephone: _____ FAX _____

Owner's E-mail Address: _____

Signature of Owner: 

Contact Person: GARY PASCIONI

Contact Person's Telephone: 407-772-0200 E-mail Address: gpascioni@picernefl.com

This application is available in alternate formats upon request.

Form No. 2001-01

3. Please check one of the following:

New construction.

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 subject building is a storage annex to an office building. Storage building is single story with mezzanine/loft level for additional storage. Square footage of each floor is 766 s.f., for a total of 1,633 s.f. (15'-4" x 50'-0").

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$15,500

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.

The project is seeking after-the-fact approval from the City of Altamonte Springs for the building modifications made to convert the bus garage to a storage facility. Accessibility issues must be addressed per codes and to the satisfaction of the building official. The building official has agreed that this waiver process may be utilized to waive accessibility requirements.

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

Issue 1: s. 553.509 F.S. Vertical Accessibility to storage mezzanine of Annex Bldg.

Issue 2: s.553.504 F.S. Access to and parking for Annex Bldg.

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 existing bus garage building modification is to change the existing bus garage into a storage building annexed to the existing Picerne Office Building. The annex building is to be used as an accessory building to the office building and will not be separately occupied or leased. Primary use of the building will be for storage of information related to the Picerne Development Corporation, consisting mainly of documents in file boxes for the accounting, development and construction departments currently regarding approximately 90 multifamily projects located across the country and Puerto Rico. Also, the building will provide storage for the architectural and engineering plans for the various projects.

Typically, there will be only four people that work in the main office building that would have access to the storage building. The storage building will remain locked and has an alarm tied into the main building. Access to the storage building will only be needed when a document needs to be located for back up in accounting, development or construction. The storage facility would typically be accessed no more than once a week. Once a year the area will be reorganized and old files disposed of and new ones added. This event takes about two days for two existing staff members.

There will be no permanent personnel assigned to the storage building and there are no permanent work stations within the building. No additional staff is needed for the intended functions. The building has a fire sprinkler protection system, but there are no potable water facilities.

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

Providing access to the Annex Building will require extensive site work to provide an accessible route to the Building. Existing site grades and parking lot configuration will require substantial demolition, regrading and repaving to meet surface slope requirements of the Code for the parking space, access aisle and accessible route. There is no existing pedestrian pathway from the office building to the garage/storage building.

[] 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. Vertical Accessibility: Providing vertical accessibility to the Storage Mezzanine is more than the cost of, and potentially be more than double the cost of construction for the Mezzanine. (Mezzanine cost: \$15,500; Elevator Cost: \$75,000; Lift cost: \$18,000; LULA cost: \$30,000.)

b. Accessible Parking, Approach and Entrance: Site demolition, re-grading and repaving to provide an accessible parking space with an accessible entrance to the Annex Building would cost more than 20% of the cost to construct the Storage Mezzanine. (Mezzanine cost: \$15,500. Parking Conversion and Accessible Approach and Entrance Cost: Demolition and disposal of pavement and curbing and re-grading and to provide compliant surface slopes: \$2,400; Replace concrete curb and extend and repave asphalt parking spaces: \$3,500; Paint: \$300; Sign and Post: \$200; Curb ramp: \$1,000; Grass Sod: \$200; Utility/Irrigation adjustments: \$500.00; Demolition and reconstruction to provide sidewalk from parking to building and replace doorway pad to provide compliant surface slopes and grades: \$500.00: Total: approx. \$8,600.00.)

\$8,600/\$15,500=56%

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.

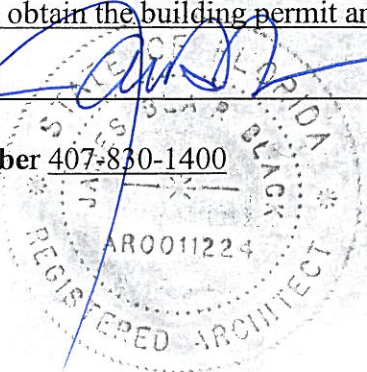
The project is seeking approval from the City of Altamonte Springs for the building modifications to convert a bus garage to a storage facility. Accessibility issues must be addressed per codes and to the satisfaction of the building official. As discussed above, the building will be used only as an annex to the existing office building for storage of materials related to Picerne's nationwide developments with very infrequent access by only a few persons. Further, as shown above the cost of vertical accessibility within the building is clearly excessive. Due to existing site grades and parking lot configuration, parking accessibility will require substantial demolition, regrading and repaving to meet surface slope requirements of the Code for the parking space, access aisle and accessible route. The building official has agreed that this waiver process may be utilized to waive accessibility requirements. The waiver is necessary to obtain the building permit and will have no adverse impact on disabled persons.

Signature _____

Printed Name: James B. Black, Architect

Phone number 407-830-1400

(SEAL)

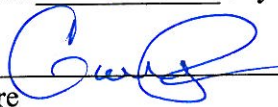


CERTIFICATION OF APPLICANT:

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 6 day of June, 20 10

Signature



Gary Pascioni, Senior Vice President of Construction

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. Section 11.4.1.6 (iii) The Former alteration occurred without a permit.
- b. Section 11.4.1.6(1)(b), 11.4.1.6(2), 11.4.1.3 Accessible route between buildings.
- c. Section 11.4.1.6(1)(b), 11.4.1.6(2), 11.4.1.2 Accessible route and parking.

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 N/A However, work has occurred without a permit and part of the reason for this request is the need to bring the building into compliance with the Florida Building Code.

Comments/Recommendation Approve contingent upon the use limitations described in the applicant's application for waiver.

Jurisdiction City of Altamonte Springs

Building Official or Designee


Signature

Anthony C. Apfelbeck
Printed Name

BU1052
Certification Number

407-571-8433
Telephone/FAX

Address: 225 Newburyport Avenue Altamonte Springs, Florida 32701

Form No.: 2001-02, Page 1 of 2

Certification of Licensed Design Professional for Replicated Designs to be Placed on Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, NOT APPLICABLE, a licensed architect/engineer in the state of Florida, whose Florida license number is _____, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) _____, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) _____ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), _____, prepared the design documents for the project known as _____, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

Printed Name: _____ Affix certification seal below:

Address:

Telephone: _____

Fax: _____

E-Mail Address: _____

Certification of Applicant for Replicated Designs to be Placed on Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, NOT APPLICABLE, am applying for placement on the Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code. I (check one of the following and complete blanks):

am the owner of this Project (name of project) _____,

and was the owner of the project known as _____,

am the franchisee of this Project (name of project) _____,

am under the same franchiser (name of franchiser) _____

who was the franchiser of the project known as _____,

am the licensee of this Project (name of project) _____,

am under the same licensor (name of licensor) _____,

who was the licensor of the project known as _____,

for which the majority of the Accessibility Advisory Council recommended approval, and the Florida Building Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

I hereby swear or affirm that the above information to the best of my knowledge is true and correct.

Dated this _____ day of _____, 20 _____

Signature

Printed Name

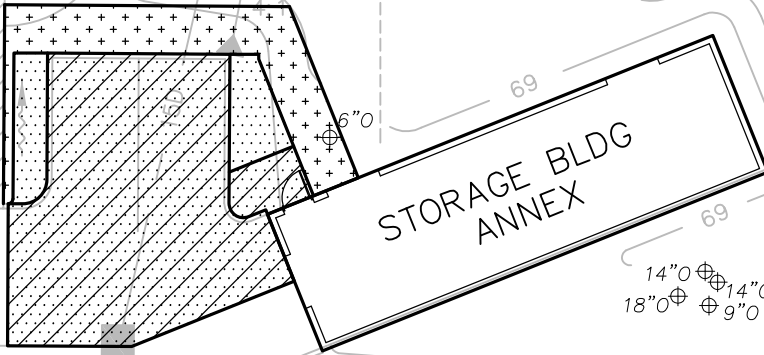
Providing false information to the Florida Building Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

EXISTING ONE-STORY
OFFICE BUILDING
247 NORTH WESTMONTE DRIVE

INV 62.0

64LF 15D
@ 1.8%

FW
FIRE LINE
1"=20'



STORAGE BLDG
ANNEX

DUMPSTER
W/ FENCE
ENCLOSURE

DP

N00°20'18"E 205.21'

73

14"CB

100.01'

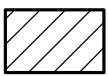
ROUGH CONC
(4.9'N ENCR)

4' CONC FLUME

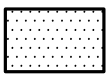
1-4
TYPE C
TOP 70.00
INV 63.15

EXISTING 74.49
BUFFER YARD
(TYP AROUND P)

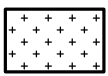
ASPHALT PAVEMENT



PAVEMENT, CURB AND BUILDING
ENTRY AREA DEMOLITION



RECONSTRUCTION OF PAVEMENT
AND ACCESSIBLE ROUTE



EARTHWORK, UTILITIES, IRRIGATION AND GRASS
DISTURBANCE AND RESTORATION AREA



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

PICERNE STORAGE BUILDING ANNEX
SKETCH OF DISTURBANCE AND
RESTORATION AREAS FOR ACCESSIBLE
PARKING MODIFICATION

DRAWN BY: CWG
DATE: 6/4/10

DESIGNED BY: JW
DATE: 6/4/10

APPROVED BY: _____
DATE: 6/4/10

SCALE
AS SHOWN

JOB NUMBER
6/4/10

F:\PROJECTS\2009\2009\LEWIS\STORAGE ANNEX\EXHIBIT-01.DWG

PROJECT INFORMATION
Permit for alterations to free-standing building 766 sq. ft. gross area ground floor plus loft area. The structure is accessory to adjacent office building on same property, will be used for office storage and will not be leased separately.

GOVERNING BODIES
City of Altamonte Springs, Florida
407.571.8000

BUILDING CODES
Florida Building Code (FBC); Existing (E) 2007 Edition
Florida Fire Prevention Code (FFPC) 2007 Edition
National Electrical Code (NEC) 2005 Edition

CODE COMPLIANCE
Alteration - Level 3 Compliance with FBC-E section 405

Occupancy
Storage Group S (as originally permitted under Standard Building Code) Compliance with FBC-E section 901.3 required

Construction Type
Type V-B, Sprinklered (Fire Sprinkler System NFPA 13 per Florida Building Code)

Occupancy Load (Calculated) 5, based on 300 SF per person

Clear Width of Means of Egress Passageway 36" min. (<50 occupants)

Traffic Facilities Not Required
No toilet facilities shall be required per FBC-P 403.4.1. Existing facilities for employee use are on the property within 500' of structure.

Energy Calculations
See attached PASS Energy Calculations based on actual construction already in place.

Accessibility
Compliance with FBC-B Chapter 11 required.

Technically Infeasible
Portions of this project are considered "Technically Infeasible" due to existing site or physical constraints, including but not limited to: compliant cross slopes & other slopes along path between main office building and annex building, elevator (see note below)

Elevator not Required
No elevator required per FBC-B 11-4.1.2 and 11-4.1.6 as well as 2009 Florida State Statutes 563.509(1)(b), as lift storage is "unoccupiable space, such as ... storage spaces that are not designed for human occupancy". Additionally, ADAAG 4.1.6(1)(i) allows exception to elevator requirements in alterations because modification is technically infeasible.

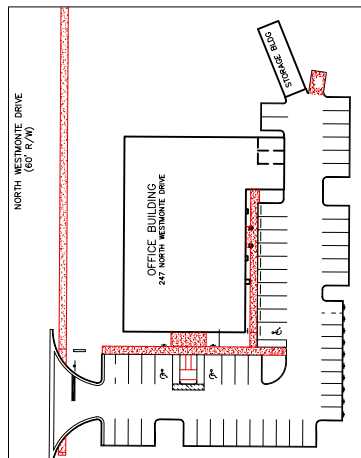
GENERAL NOTES
A EXISTING ORIGINALLY APPROVED CONSTRUCTION INCLUDES BUT IS NOT LIMITED TO:
6" CONCRETE PAD, EXTERIOR WALLS, WINDOWS ALONG LONG SIDE OF BUILDING, ROOF, FIRE SPRINKLER SYSTEM, LOFT LEVEL LIGHTING, SOME ELEC. OUTLETS AT GROUND LEVEL, EXTERIOR LIGHTING.
B EXISTING ALTERATIONS PREVIOUSLY COMPLETED, BUT REQUESTING APPROVAL UNDER THIS PERMIT INCLUDE BUT IS NOT LIMITED TO:
GROUND FLOOR LEVEL LIGHTING AND SOME ELECTRICAL OUTLETS, PHONE OUTLETS, MECHANICAL SYSTEM, STAIR, INTERIOR WALLS, FLOOR-CEILING SYSTEM, WINDOW AT WEST ELEVATION
C NEW ALTERATIONS REQUESTED UNDER THIS PERMIT INCLUDE BUT IS NOT LIMITED TO:
REPLACEMENT EXIT DOOR, EXIT SIGN, FIRE EXTINGUISHER, MODIFICATION TO FIRE SPRINKLER SYSTEM TO PROVIDE COMPLIANCE WITH LAYOUT ALTERATIONS

KEY NOTES
01 EXISTING ORIGINALLY APPROVED CONSTRUCTION TO REMAIN
02 EXISTING ALTERATION PREVIOUSLY COMPLETED, BUT REQUESTING APPROVAL UNDER THIS PERMIT
03 EXIT SIGN
04 WINDOW PLACED IN EXISTING OPENING
05 MECHANICAL UNIT
06 FIRE EXTINGUISHER

NO.	REVISIONS:
Δ	SHEET REVISIONS:

OWNER: PICIRNE DEVELOPMENT CORPORATION
247 N. Westmonte Drive
Altamonte Springs, Florida . 32714
P: 407.772.0200 | F: 407.772.0220
gsascioni@picirne.com

ARCHITECT: FORUM ARCHITECTURE & INTERIOR DESIGN, INC.
745 Oriente Avenue . Suite 1121
Altamonte Springs . Florida . 32701
P: 407.830.1400 | F: 407.830.4143
Karen Molntyre kmolntyre@forumarchitecture.com



- LEGEND**
- ⬇️ DUPLEX WALL OUTLET
 - ⬇️ GFI WALL OUTLET, COUNTER HEIGHT
 - ⬆️ DATA/PHONE WALL OUTLET
 - ⊙ RECESSED INCANDESCENT CEILING LIGHT
 - ⊙ EXIT SIGN @ CLG
 - ⊙ 1X4 FLUORESCENT CEILING LIGHT FIXTURE
 - ⊙ CEILING AIR SUPPLY DIFFUSER
 - ⊙ WALL MOUNTED FIRE EXTINGUISHER

