

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov
Building Department, Administration Services Division
Tel: 305.673.7610, E-mail: lrigo@miamibeachfl.gov

September 22, 2016

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-2100

RE: 1443 West Suites Hotel
1443 West Avenue - PERMIT # BC0916-1672
ACCESSIBILITY WAIVER # 192-R0

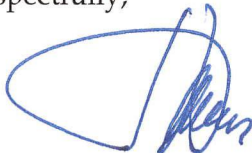
Dear Mr. Sellers and Members of the Commission and Council,

I am writing in reference to the above noted property, and the request for an accessibility waiver. This project consists of a Change of Use from Apartments (R-2) to a Hotel (R-1) Occupancy classification. The complex consists of three, 2 Story buildings constructed in 1936, with a total of 10 units in all.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5th Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. In order to accommodate vertical accessibility to each building, substantial modifications and demolition to the layout of the structures would be required. It should be noted that there are two (2) hotel guest rooms on the first level which comply with the communication feature requirements and one (1) that may be accessed by a person on a wheelchair via a chair lift. The accessible unit complies with the all of the mobility features including the requirements under the Florida Building Code 2014, Accessibility, Section 806. An attempt to achieve ADA compliance with vertical accessibility would result in disproportionate financial costs. According to the contractor, the costs to add elevators amount to approximately 6.5 times the total renovation cost.

Based on the reasons stated above we recommend that the request waiver be granted.

Respectfully,



Mariano V. Fernandez, P.E., BU 689
Building Department Director/Building Official