

Florida Building Commission

Accessibility Advisory Council

Minutes

January 7, 2002

Vice Chairman Neil Melick called the meeting of the Florida Building Commission Accessibility Advisory Council to order at 9:15 P.M. at the Rosen Plaza Hotel, 9700 International Drive in Orlando, Florida. Members present were Mr. Melick, Johnny Long, Andrea Williamson and Pam Dorwarth. Staff present were Mary Kathryn Smith and Kathy Butler.

Review of the Minutes of the December 3, 2001 Meeting. Vice Chairman Melick asked if there were any corrections or additions to the minutes as published. Mr. Long moved to approve the minutes as written, and following a second by Ms. Williamson, the vote of the Council was unanimous in favor of the motion.

Review of Applications for Waiver from Accessibility Code Requirements.

4203 Ponce de Leon Warehouse Showroom Addition: Mr. Melick recognized Mr. Bruno Ramos who represented the applicant. The project consisted of connecting two existing buildings by the addition of a single story, which will be used as a warehouse showroom. No work is planned in the existing buildings other than what is required to join the structural elements of the buildings. The project will cost \$129,797, and Mr. Ramos indicated it would cost an additional \$57,894 to provide two lifts, one for each existing building. The second floor will continue to be used as incidental offices supporting the business located on the first floor. Two lifts would be required because there is no interconnection between the second floors. Mr. Long moved to recommend granting the waiver for a period of eighteen months commencing at the time the certificate of occupancy is issued for the work underway. Following a second by Ms. Williamson, the vote of the Council was unanimous in favor of the motion.

Lauderdale Imports Ltd., BMW: Mr. John Winningham and Mr. Bob Bamonte represented the applicant which requested a waiver from providing vertical accessibility to the second floor of an auto dealership. The building currently has 5,600 square feet of the 8,000 square footprint enclosed, and the project will enclose the remaining 2,400 square feet on the first floor to expand the showroom. They indicated that all services necessary for the public to inspect and purchase vehicles are available on the accessible first floor, e.g. sales offices, manager's office, lunch room, toilets and showroom. The second floor will be only used for employees and Mr. Bamonte stated the general public will not have the need to access the upstairs area. The project cost is \$563,795, and they stated it would cost an additional \$124,174 to install an elevator. Following a question by Vice Chairman Melick, Mr. Winningham replied that there are presently 35 employees in the business, 9 to 10 of whom are employed on the second floor. Vice Chairman Melick noted that there is no conference room on the first floor. Mr. Bamonte responded that the lunchroom can also be used as a conference room at grade

level. Mr. Long moved to recommend denying the waiver. Ms. Williamson seconded the motion, and the vote of the Council was unanimous in favor of it.

StarChild Academy at Waterford: Vice Chairman Melick recognized Mr. Peter Zimmerman and Mr. Bob Irwin who represented the applicant. The waiver was requested from mounting toilets, lavatories and grab bars at the height specified for adult toilets in a facility containing a day care center. Mr. Zimmerman indicated that the toilets had been designed to comply with the ADAAG Guidelines for Children's Facilities, and that all staff toilets complied with the adult provisions of the code. Cost is not the issue, rather safety and convenience for children using the facilities are considerations for the waiver. The applicant also requested that the accessible lavatories be installed outside the accessible stalls. Mr. Long moved to recommend granting the waiver for mounting heights for water closets, lavatories and grab bars. Ms. Williamson seconded the motion, and the vote of the Council was unanimous in favor of it. Mr. Long moved to recommend approving installation of the lavatories in the classrooms outside the toilet stalls. Following a second by Ms. Williamson, the vote of the Council was unanimous in favor thereof.

Renovations to Memorial United Methodist Church Renovation: Ms. Lori Miranda represented the applicant, which requested a waiver from providing vertical accessibility to the second floor that is being renovated during its conversion from a single family residence to an office building. The building is currently used on Sundays for temporary classroom facilities and when the project is complete it will provide small meeting rooms on the first floor and administrative offices on the second. She stated that the building would have accessible offices on the first floor in addition to those located on the second. The project will cost \$213,325 and she indicated it would cost an additional \$49,025 to install an elevator. Discussion followed regarding the building's status as an historic structure since it is located in a historic district. Vice Chairman Melick asked if church officials had pursued options provided in the code through the Historic Preservation Officer, and if the building received historic designation, the options could be recognized and no waiver would be required. Mr. Long moved to recommend granting the waiver for a period of three years. If, during that time, the church is given historic status, no waiver would be required. The motion died for lack of a second. Ms. Williamson moved to recommend granting the waiver because financial hardship had been demonstrated. Following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

Mater Academy East: No one was present to represent the applicant. Vice Chairman Melick commented that he noted several code violations on the plans submitted by the applicant, particularly as they pertained to vertical accessibility. Ms. Dorwarth moved to recommend denying the waiver, but received no second to the motion. Ms. Williamson moved to recommend deferring consideration of the application until the next meeting. Mr. Long seconded the motion, and the vote of the Council was unanimous in favor of it.

Palmetto Beach Community Association Child Care Center: No one was present representing the applicant, and Mr. Long moved to recommend deferring consideration of the application until the following meeting. Ms. Dorwarth seconded the motion, and the vote of the Council was unanimous in favor of it.

First Steps International Academy: No one was present representing the applicant which requested a waiver from mounting toilets, lavatories and grab bars at the height specified for adult toilets in a facility containing a day care center. The applicant indicated that the toilets had been designed to comply with the ADAAG Guidelines for Children's Facilities, and that all staff toilets complied with the adult provisions of the code. Code is not an issue, rather safety and convenience for children using the facilities are considerations for the waiver. Ms. Williamson moved to recommend granting the waiver to allow the mounting heights to conform to the standards for children's facilities. Ms. Dorwarth seconded the motion, and the Council was unanimous in favor of it. The application also requested approval to allow accessible lavatories to be installed outside the accessible toilet stalls. Ms. Williamson moved to recommend allowing the applicant to mount the lavatories outside the accessible stalls. Ms. Dorwarth seconded the motion, and the vote of the Council was unanimous in favor thereof.

There being no further business to come before the Council, the meeting adjourned at 11:20 A.M.