

carlos luis flores [blancaneaux](#) R.A.

AR94332

2935 SW 1st Avenue, unit 4

Miami, Florida 33129

c 305.528.1449

e arq.carlosluis@gmail.com

December 11, 2015

Department of Business and Professional Regulation

FLORIDA BUILDING COMMISSION

1940 North Monroe Street

Tallahassee, Florida 32399-0772

RE: **REQUEST FOR WAIVER (WAIVER # 129-R0)**
BRICKELL ANIMAL HOSPITAL – INTERIOR RENOVATION
Suites 100 & 200 - 130 SW 8th Street, Miami, FL 33130

As a state of the art full service veterinary medical facility located in the very distinct 8th Street Brickell district, Brickell Animal Hospital has raises the level of pet care since its start. In an ever more competitive market and area, the enhancements to the current facility and the expansion into the added renovated space on the 2nd level, allows Brickell Animal Hospital to stand apart and above, continuing the commitment to excellence in veterinary and pet care.

Brickell Animal Hospital operates as a tenant at the existing facility at 130 SE 8th Street, Suite 100. The existing commercial building built in 1982 offers 2,599 SF of usable space and an added 205 SF of circulation on 2 floors. Built of masonry construction with a concrete 2nd floor slab on a precast concrete joist system. As ground level tenant, Brickell Animal Hospital has provided for full accessibility compliance on this level. At the 2nd floor level, under contract by Brickell Animal Hospital for tenant improvement and services expansion, the design submitted for permit makes all provisions necessary for accessibility within the interior space of this level in compliance with advisory 202.3 alterations as per FBC 5th edition (2014) Accessibility. The 2nd floor level of the expanded facility will be considered non-public pet kennel with office and a pet wash to be operated by veterinary staff only.

Remarks provided by City of Miami Building plan reviewer Jorge Iglesias in plans review triggered the comment provided "(201.1.1) Provide vertical accessibility to all levels or provide an approved state waiver".

The current facility has many challenges in order to provide vertical accessibility. The lack of space on the site to locate an exterior type lift, the lack of proper exterior circulation width per accessibility requirements on the 2nd floor exterior walkway as well as restrictions within an already built and operating business facility to place an interior lift has triggered this request to waive the vertical accessibility requirements to the 2 floor building due to hardship (operational and financial) to tenant and their plan for improvements in retrofitting the existing building and structure to accommodate a lift.

Accordingly, as architect for the client in this tenant improvement, I respectfully request that this waiver application be granted.

ARCHITECT

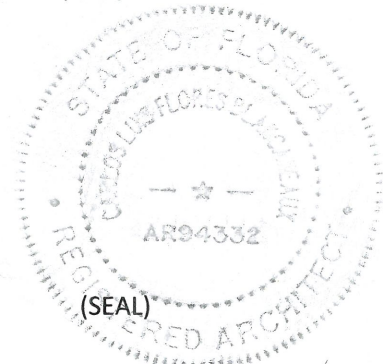


Carlos Luis Flores, R.A. AR94332

305.528.1449

carlos luis flores [blancaneaux](#)

architect | arquitecto



AR94332 florida u.s.a.