



December 19, 2017

Department of Business and Professional Regulation  
FLORIDA BUILDING COMMISSION  
2601 Blair Stone Road  
Tallahassee, Florida 32399

## DESIGN PROFESSIONAL'S COMMENTS:

---

College Station, 210 E. College Ave. Tallahassee, Florida

The existing 2-story building was constructed in 1957, and is located on a severely sloped street in Tallahassee, Florida. The College Street location is in the central urban core of the original city limits. The street and the city sidewalk do not meet maximum accessibility slope standards.

The building was designed such that the top level was an office space and the street level was a dental office. The building footprint is 15' x 112'-8" and fronts a right of way on the south and west, a building to the east, and a parking area to the north. Both 1<sup>st</sup> and 2<sup>nd</sup> floors are approximately 1,690 square feet each.

Currently, the only access to the 2<sup>nd</sup> floor is via a single internal egress stair. Most of the project is renovating the interior of the building; however, to a new emergency egress stair at the rear exterior of the building is being added as well to increase Life Safety compliance. The building is to be occupied by a single tenant, so any functions which are upstairs may be accommodated on the street level as well.

The construction value associated with the project, as confirmed by the General Contractor, is \$120,000.00 for the renovations.

It is our professional opinion that due to the very narrow building footprint, the age of the building, the location of the building, and the limitations of the physical building configuration, that the installation of a passenger elevator will invoke a hardship for technical infeasibility, as set-aside for accessibility improvements, as described in the 2014 FAC Section 202. Additionally, the cost of a passenger elevator would represent a disproportionate cost to the development.

If you have any questions please don't hesitate to contact me at (850) 878-8784.

Sincerely,

Michael A. Conn, AIA, NCARB  
Architect  
Project #17-151  
Design Prof Comments.docx

