

January 15, 2018

Mr. Chip Sellers Honorable Members of the Florida Accessibility Council The Florida Building Commission – Accessibility Council Department of Business and Professional Regulation Division of Codes and Standards 2601 Blairstone Road Tallahassee, Florida 32399

RE: Vertical Accessibility Wavier from the Florida accessibility Council

Old Willis Dairy Wedding and Event Venue- Existing Carriage House and Barn Structures

Dear Mr. Sellers and Members of the Florida Accessibility Council,

Please accept this application for waiver of Vertical Accessibility for the above referenced project, the Alpha Sigma Chapter House of Delta Zeta Sorority at Florida State University.

I am registered Florida Architect Mark A. Tarmey, A.I.A. NCARB; Managing Principal Architect of 4M DesignGroup, Architects, located in Tallahassee. Our firm has served as the Architect of Record for the renovation of the Old Willis Dairy Wedding and Event Venue since its rehabilitation began in 2005. The collection of renovated and replicated former dairy buildings is located at 1609 Centerville Road, in Tallahassee, Florida.

Our firm has been actively engaged in the ongoing renovations and additions to former Dairy which has recently been awarded status of a Planned Unit Development designation in order to be consistent with the local planning and zoning codes in Tallahassee for the event venue within the city. Due to current permitting requirements enforced by the City of Tallahassee Building Inspection Department, the Building Official has requested that the Dairy apply for the necessary Waivers for Vertical Accessibility. The scope of work required to complete this project are a new fully accessible restroom building co-located to the former Milking Barn and accessible from the main event Barn venue and wedding meadow, and the installation of a small catering kitchen in the existing Carriage House for the convenience of catering vendors associated with the various events held on the dairy property. Renovations to either building was not intended to include access to the second level Hay Loft in the barn nor the second floor Bedroom and Bath of the Willis family Guest house.



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The requirement for the addition of an elevator in order to provide access to the upper floors of each of these structures far exceeds the budgets available to complete the venue and no services available on either level of these two separate structures contain services, views, amenities or spaces not available to guests with disabilities on the ground floor level of each of the two subject structures, or in the main farm house structure which is already equipped with a fully compliant elevator.

This application requests your strongest consideration of a WAIVER of vertical accessibility for the installation of an elevator in the carriage House and barn structures. The carriage house is a two-story wood frame traditional vernacular "Farm" structure in the style most often found in the agrarian environments of North Florida consisting of 4 farm buildings comprising approximately 16,200 square feet. The barn and carriage house building are sprinklered and fire alarmed. The first floor serves all the social and fraternal functions including dining and dancing spaces, and each currently houses one accessible restroom. The carriage house lower level will contain a small commercial catering kitchen space, and a new fully accessible restroom structure is planned for the area near the barn venue.

We are respectfully requesting a waiver form Vertical Accessibility so as not to have to retrofit this frame structure with a lift, or a Limited Use, Limited Access ("LULA") Elevator due to the disproportionate cost necessary to provide an adequate foundations, upgrading electrical services, construction of enclosed interior and exterior shaft-ways, floor and wall penetrations and reframing of the second floor and roof framing. Inclusion of an elevator in a building not designed for such equipment also will result in additional costs for remotely located elevator equipment machine room, fire proofing of the proposed shaft way and refinishing of decades old wood walls and flooring. The cost of this project was originally projected to cost of less than \$100,000 and has ballooned to over \$400,000. The required addition of additional vertical accessibility equipment will add over \$304,000 dollars of additional cost to the project. Please see the attached Cost Estimate prepared in compliance of your cost reporting criteria prepared by the Contractor, Triad Incorporated of Tallahassee. We believe that these excessive costs meet the standards of disproportionate cost and achieves no practical benefit for a sister of the sorority with a disability, as with the proposed design enhancements provide for all of the social and fraternal functions and services to be accommodated on the first-floor level.



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Your consideration and a favorable conclusion with regard to this request for a waiver would be appreciated. Should you have any questions regarding this submittal and request for waiver, please feel free to contact our office. We will be available during your deliberations either in person or via telephone to answer any questions that your council may have.

Sincerely,



Mark A. Tarmey, A.I.A. | NCARB Managing Principal Architect | 4M DesignGroup, PA Architecture | Urban Design + Planning | Historic Preservation | Interiors