



HOME OF PELICAN ISLAND
BUILDING DEPARTMENT
1225 MAIN STREET • SEBASTIAN, FLORIDA 32958
TELEPHONE: (772) 589-5537 • FAX (772) 589-2566

2/22/2018

Ms. Chris Butler
920 US Hwy-1
Sebastian, Fl. 32958

Ms. Butler,

In regards to the property at 920 US Hwy-1 in Sebastian, this is a building that contains mixed use occupancies of mercantile on the first floor and business office spaces on the second floor. The existing steel stairs that provide access to and means of egress from the second floor are in major disrepair due to age. It is my understanding that plans are being prepared for alterations to replace existing stairs with new concrete stairs that will be designed in compliance with the current Florida Building Code requirements.

Under Florida Building Code Accessibility, vertical accessibility is required for alterations to a primary function, which would include the replacement of stairs in a building which has no other means of vertical accessibility in accordance with FBC Accessibility sections 202.4 and 201.1.1.

Since this building was built in the 1980's and pre-dates the implementation of the Florida Americans with Disability Accessibility Implementation Act of 1993, it stands to reason that the building was originally built without vertical accessibility features. Since the owner has demonstrated that the cost of providing vertical accessibility is far more than 20% of the overall cost of the project based on quotes from elevator suppliers and contract estimates from licensed contractors, the cost to provide vertical accessibility is disproportionate to the overall cost of the project in accordance with FBC Accessibility section 202.4.1.

Based on the above information, it is my recommendation that the requirements for vertical accessibility in FBC Accessibility 201.1.1 be waived down to the ADA Standards requirements.

Sincerely,

Wayne Eseltine, CBO CFM
Building Official
City of Sebastian
772-388-8235