BRUCE AND MICHELLE HAZEN

Issue: Vertical accessibility to the second floor.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the 1,110 square foot second floor of a residential structure that is being converted to an office. Renovation work includes constructing a ramp to the porch area, increasing the size of entry doors and reconfiguring some interior spaces. Estimates were submitted ranging from $18,244 to $34,322 to install a lift to the second area. A letter was provided from the local historic preservation planner that installation of the lift would damage or destroy the historic character of the structure. No dimensions were included and it is unclear whether toilet room facilities comply with the code.

Project Progress:

The project is in preliminary plan review.

Items to be Waived:

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

(1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
(2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
(3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.
REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
CHATER 553, PART V, FLORIDA STATUTES

Department of Community Affairs
Florida Building Commission
555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

1. Project: Alterations (including change of use) to a Commercial Building for Bruce and Michelle Hazin
224 NW 2nd Avenue, Gainesville, FL 32601

2. Applicant: Bill Warinner, Architect, AIA
The Aachen Designers, 306 NE 5th Avenue, Gainesville, FL 32601-5403
Telephone 352 372-5056, Facsimile: 352 373-8048, E-mail: BW@BillWarinner.com

Relationship: Owner-Architect

Owner: Bruce and Michelle Hazen
430 NE 9th Avenue, Gainesville, FL 32601
Telephone 352 219-2083, Facsimile: 352 372-0847 (call 1st), E-mail: thehazens@hotmail.com

Contact: Bill Warinner, Architect, AIA

3. The project includes: change of use (residential to office), alterations and historic preservation.

4. Type of Facility: Built as a residence, 1110 square feet per floor, total heated: 2220 square feet, two story. The structure has been a residential (single family) income property. Owner proposes a change of use from residential to office.

5. See the attached projected additional cost impact attributable to having an elevator and in turn making all of Level Two accessible.

6. The status of the project: Documentation of Existing Conditions, Preliminary Design and awaiting DCA Waiver approval to apply for Planning Review by the City of Gainesville.

7. The requirement sought to be waived is that the Owner provide elevator access to Level Two and that Level Two be made fully accessible.

8. The unique hardship is that the location of the subject property has become less suitable for residential use and with its proximity to the downtown Gainesville business community it would be better utilized for a business purpose. The structure has survived in remarkably good condition with almost all of the original fabric in tact. Meeting the accessibility requirements
for Level Two would mean changing much of that fabric. See the attached cost estimates, plan views and photo documentation.

9. See the attached documentation.

10. The applicant is a William Everett Warinner, a Florida Registered Architect (AR 10017). All of there foregoing comments are those of the applicant. The applicants contact information is above.

Attachments:
Survey (reduced to 11 X 17)
Site Plan
Architect’s Levels One and Two: Existing Conditions plus ramp to Level One.
Architect’s Levels One and Two: Impact of elevator requirement.
Photos of Existing Conditions: Exterior and Interior.
The Property Appraiser’s description in text.
The Property Appraiser’s depiction of the footprint of the improvements.
A letter in support of the application the City Historic Preservation Planner
Concord Elevator technical information.
An estimate of the construction costs from Kinetic Builders, Inc., General Contractors.
An estimate of the construction costs from Douglas J. Porch, G.C., Doug Porch, Inc.
All of the above except for Survey on a DVD disk.

CERTIFICATION OF THE APPLICANT

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 9th day of April 2008

The applicant represents that the information is true, accurate and complete and that if there is any misrepresentation or omission of material information that Commission may revoke any order and will notify the building official of the permitting jurisdiction and that providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

My seal is below.

[Signature]
9 April 2008
1.0 New 30' ramp from porch to landing
2.0 Change 2'8" door to 3'0"

Existing Conditions: Level One  1/8"  1:96

Hazen: Existing Conditions  08004  9 April 2008
1.0 New 30' ramp from porch to landing
2.0 Change 2'8" door to 3'0"

Level One with Elevator 1/8" 1:96

Hazen: TAD 08004 9 April 2008
Level Two with Elevator  1/8"  1:96

Hazen: TAD 08004  9 April 2008

2.0 Change 2’8” door to 3’0”
3.0 Wall moved

North Room
Bathroom

Closet
Elevator

Level Two Floor
10’-11 1/2” above
Level One Floor

West Room
Hall

SW Room
SE Room
Hazen, 224 NW 2nd Avenue, Gainesville, FL
### Taxpayer
HAZEN
BRUCE CHARLES
MICHELLE ALYNE

### Mailing
430 NE 9TH AVE
GAINESVILLE, FL 32601

### Location
224 NW 2ND AVE
Gainesville

### Sec-Twn-Rng
5-10-20

### Use
SINGLE FAMILY

### Tax Jurisdiction
Gainesville

### Area
PLEASANT ST AREA

### Subdivision
BAIRD E REPLAT OF BLK 18 BRUSH ADDN

### Assessment History

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2007 Certified Land Value: 16000

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Heated Area: 2220 Total Area: 2625

2007 Certified Building Value: 79100

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2007 Certified Miscellaneous Value: 1760

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Parcel: 14255-000-000
Florida Building Commission  
Tallahassee, Florida  

April 10, 2008  

Re: Elevator wavier at 224 NW 2nd Avenue  

Commissioners,  

After an extensive survey of options to install an elevator in the historic property at 224 NW 2nd Avenue, it has become evident that an elevator would not only destroy vital historic fabric during the installation but would result in the alternation of the historic floor plan on the second floor. To meet accessibility standards, the six historic doors and jams on the second floor would need to be replaced with new three foot doors and the jams would need to be enlarged. These changes will alter the original character of the structure.  

Over the years, each of Gainesville’s Historic Districts has developed a street on the edge of the district that has become more commercial with law and architectural offices, cafes and even a tea house. This fusion of mixed uses is necessary to the community and a revitalization tool that encourages a work-live environment and lessens dependency on the automobile. NW 2nd Avenue, which was originally a residential street in the Pleasant Street Historic District, has experienced this transformation. Being on two blocks from downtown, this street has become a mix of compatible retail and residential.  

It is my opinion that the elevator requirement would not only destroy Gainesville’s important historic fabric but create a financial burden on the owner that is above and beyond the cost of the rehabilitation of the structure that the owners has already incurred.  

If you have any questions, please do not hesitate to contact me at (352) 334-5022.  

Sincerely,  

D. Henrichs  
Historic Preservation Planner  

---  

Our Vision: The City of Gainesville will set the standard of excellence for a top ten mid-sized American city; recognized nationally as an innovative provider of high-quality, cost-effective services.
ACCESSIBILITY LIFTS, INC.

PROPOSAL & SALES AGREEMENT

Based on: Site Visit
Difference from above after site visit will require a revised quote.

Date: 4-11-08
Attn: Bruce Hazen
Re: Vertical Platform Lift for Office Building at 224 NW 2nd Avenue

Accessibility Lifts, Inc. respectfully submits the following proposal to furnish and install:

One, vertical platform lift, travel to 10’, hydraulic drive, compact enter/exit platform, call send controls, keyed operation, steel upper and lower landing doors. (Unit installed by ALI in a code compliant shaft created by the GC)

PRICE: $22,880

Note: All quotes are based on standard equipment. RAL color selection and PDO’s to address latch clearance are optional. Certain car configurations require larger cars.

WORK BY OTHERS: Electrical to unit and call-send controls, min. 3” concrete pad, emergency lighting back-up. If shaft application, doors supplied by ALI, installed by GC. Doors will be delivered to site via common carrier and unloaded by GC. Electrician to provide Minimum 10 ft candle lighting at each landing for emergency lighting back-up as required by code in order to pass inspection

NOTE: Pricing includes material, shipping, installation, Bureau of Elevator Safety permitting, and B.E.S inspection. All commercial accessibility lifts require installation by a registered elevator company, such as ALI, and an inspection by a representative of the Bureau of Elevator Safety.

AT THIS DATE, lead time 60 days for Bureau of Elevator Safety permitting process, concurrent with 6-8 weeks production/installation/inspection of product.

All materials are warranted to be as specified above. All work shall be completed in a workmanlike manner according to local industry standards and shall comply with all applicable building codes. Any alteration or deviation from the above specifications and/or “work by others” which requires or involves additional labor or materials must be requested in writing by the purchaser and will be performed by the Seller as an extra. The Purchaser agrees to pay the charges for such extras and such charges shall be in
addition to the above contract price. Storage charges that may be incurred by A.L.I. due to delay of site readiness, as scheduled by the G.C. will be subject to a back -charge. Additional installation time required by A.L.I. due to lack of site readiness may be back charged as well as site condition. A 7 day notice is required for installation.

QUOTES VALID FOR 60 DAYS: After acceptance, price remains valid only if goods are shipped within 180 days from acceptance. Any changes or manufacturers price increases will affect the original quoted price.

TERMS:
50% deposit before release for production of this custom equipment,
40% material delivery to site.
10% at completion of successful State Elevator Department inspection/turnover.
10% cancellation fee after signed proposal received, 75% after order released to production.
Note: Keys and owners manual will be turned over after inspection and unit paid to 90% of contract.

Material WILL NOT be released for production without deposit nor lift turned over without final payment.

WARRANTY:

One (1) year manufacturers warranty on parts only.
No labor is included 90 days after installation from installer or Seller. Warranty becomes effective the day of successful inspection by the Dept. of Elevator Safety.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Purchaser: ___________________________ Date: ___________________________

Submitted by: Accessibility Lifts, Inc. rep: Stasia Owczarzak

www.accessibilitylifts.com

Accessibility Lifts, Inc.
LIFT ASSOCIATES, INC./FIRST COAST LIFTS,INC.
200 EXECUTIVE WAY, SUITE 108
PONTE VEDRA BEACH, FLORIDA 32082
(904) 280-8070
FAX: 285-8995
MARCH 07,2008

SUMMARY AND PRICING

LOCATION: HAZEN PROJECT
224 N.W. 2ND AVENUE
GAINESVILLE, FLORIDA

_Lift Associates, Inc. agrees to install:_
MODEL#: Concord Vertical Wheelchair Lift
       Pal S-144 (12 FEET-APPROX.TOTAL LIFTING HEIGHT)

STANDARD FEATURES:
- Quiet Hydraulic Drive
- 24 Volt DC System with Transformer
- Anti-Creep Mechanism
- Re-leveling Device
- Manual Lowering Device
- Easy Detachable Sling Arms and Legs
- Key Operated Control on Platform
- Battery Operated Emergency Light
- Grab Rail
- Automatic Battery Recharging System
- 42 1/2" High Aluminum Barrier Cab Wall Frame
- Approximate Rated Speed of 15 feet per minute
- Baked Polyester Powder Coat Paint

OPTIONS INCLUDED:
- CALL/SEND (2)
- ELECTRO MECHANICAL INTERLOCKS (KWIKLOCKS)

INSTALLATION INCLUDES: LABOR, EQUIPMENT, FREIGHT

NOTE: 110 Volt, single phase, 60 hertz with lockable fuse disconnect provided BY OTHERS
Hoistway construction plus 3" pit (optional) plus Hoistway doors BY OTHERS

TOTAL COST: $18,244.00 + TAX (INCLUDES EQUIPMENT,FREIGHT & INSTALLATION)

Any alteration or deviation from the agreement for specifications attached and made a part of this contract involving extra cost of material or labor will only be executed upon written orders from same, and will become an extra charge over the sum stated above. PRICING WILL BE MAINTAINED FOR THIRTY DAYS.
We propose hereby to furnish material and labor - complete with specifications below - for the sum of: **$29,700.00** (Twenty nine Thousand Seven Hundred dollars and no cents)

Payment to be made as follows: *To be arranged.*

We hereby submit specifications and estimates for:

**Structural and building layout modifications and improvements for addition of accessible lift system.**

**Including:**

1) **6"x6"x3" approx** interior CMU foundation and pad for downstairs floor joist supports, balloon framing, and lift system.

2) Structural balloon framing and shaft wall system through the second floor and expansion of upstairs closet including supports for the existing second floor joist system.

3) Moving upstairs bathroom wall and entry to upstairs office to make room for lift system.

4) Electrical, HVAC, and plumbing modification and relocation as required.

5) All wood trim work, drywall, plaster (patch and new), painting, caulking and clean-up.

6) All miscellaneous fees: labor and labor tax, sales tax, overhead expenses, travel expenses, temporary restroom, dumpster fees, building permit, and protection of surfaces.

*Special Notes*

*We will coordinate scheduling and planning of lift system, but the actual cost of lift system and installation is not included in the above price.*

*There are seven doors that need to be changed in size for the lift system and upstairs handicapped accessibility requirements. Our price includes installation of these doors, but only an allowance of $800 each for custom millwork and trim to match existing doors.*
"Wood flooring is an existing heart pine, moving upstairs bathroom wall and office door as required "WILL" result in a visible interruption of unmatched wood flooring and may not be acceptable. We have not included any price for wood flooring.

*Plans, design and engineering are not included in above price.

*Our proposal is based upon onsite meetings, inspections, and discussion with you, the architect, and the elevator company. We have given a price based upon verbal requirements and visual inspection. If the design specifications change "significantly" from what we have discussed we may have to modify this proposal.

*Additional work will be done at time and materials + 15%

Thank you for the opportunity to work with you on this project. Please let us know if we can provide any further assistance.

Accepted of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as detailed above.

Acceptance Date: ________________________

Signature: _____________________________
**PROPOSAL**

**DOUG PORCH, INC.**
PO Box 357655
GAINESVILLE, FL 32635-7655
352-338-9227 (PH-FAX)
CGC 040160

**PROJECT/ADDRESS**
Bruce and Michelle Hazen
224 NW 2nd Ave
Gainesville, FL

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<td>2) Protect existing structure as needed.</td>
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<tr>
<td>3) Construct an elevator shaft as discussed to accommodate an owner provided elevator.</td>
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<td>This estimate includes anticipated structural aspects of this system such as foundation, framing, 2nd floor support alterations, and roof modifications. As you know, this is an estimate only but I believe that I have a pretty good understanding of the basic construction needs associated with the project. Existing foundation and framing conditions may affect the construction requirements but we won't know the specific details until the plans are finalized.</td>
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<tr>
<td>4) Modify the existing 2nd floor layout to accommodate the new construction.</td>
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<tr>
<td>5) Change existing doorways as discussed to meet ADA specifications and match the existing details.</td>
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<td>6) Modify existing systems (IE: HVAC, Plumbing, Electric, etc.) as required.</td>
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<td>7) Paint all new work.</td>
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<td>8) Remove all debris.</td>
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 Obviously, this is only an estimate. Changes in the final plans may result in a change in the estimated price.  

Thanks. Please call with any questions.

---

**DOUG PORCH**

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**ACCEPTED BY:**

**DATE:**