



1 May 2014

Department of Business and Professional Regulation
Florida Building Commission
1940 North Monroe Street
Tallahassee, Florida 32399-0772

Dear Sirs:

Please find enclosed a Request for Waiver from Accessibility Requirements of Chapter 553, Part II, Florida Statutes regarding the building at 904 Margaret Street, Jacksonville, Florida.

The building, constructed circa 1916 is currently a residence and is to be renovated for office use on both floors. The owners request approval to not provide accessibility to the second floor. For the site and first floor, the path of travel to the altered area, including the rest rooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities. The public entering the building will have access to a conference room on the first floor.

Construction of a new elevator tower would be disproportionate to the overall cost of the renovation and would severely impact the historic character of the building.

I believe the attached request will provide adequate documentation to our concerns but I will always be available for questions and further information. Please call if I can help in any way.

Sincerely,

Jeffrey M. Lane, AIA
president

c: Mary-Kathryn Smith w/ enclosure via email

encl: Request for Waiver from Accessibility Requirements of Chapter 553, Part II, Florida Statutes
Review and Recommendation by Duval County Building Official
Letter from Community Planning Division, Supervisor of Historic Preservation
Cost estimate for elevator tower by Atkinson Enterprises, Inc.
Cost estimate for elevator tower by CMS Group, LLC
Construction Drawings, incl. Cover, A-1 through A-7
Drawings of proposed site plan for elevator tower
Drawing of proposed elevation for elevator tower
Photographs of building (2)

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART II, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name:___Renovations to 904 Margaret Street

Address:___904 Margaret Street, Jacksonville, Florida 32204

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name:___Jeff M. Lane, AIA

Applicant's Address:___1022 Park Street, Suite 205, Jacksonville, Florida 32204

Applicant's Telephone:___904 355 9020 **FAX:**___904 355 9008

Applicant's E-mail Address:___jlane@lanearch.com

Relationship to Owner:_____Riverside Partnership owns the primary mortgage on the property and is in the process of foreclosing on the property. The foreclosure is expected to be completed mid-June 2014.

Owner's Name:_____Choi Young Sook Et Al

Owner's Address:_____7440 Secret Woods Trail, Jacksonville, Florida 32216

Owner's Telephone:___Unknown (see above) **FAX**___Unknown (see above)

Owner's E-mail Address:___Unknown (see above)

Signature of Applicant:_____

3. Please check one of the following:

☐ New construction.

☒ Addition to a building or facility.

☐ Alteration to an existing building or facility.

☐ Historical preservation (addition).

☐ Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Two story, historic (c. 1916) residence is being converted into offices. The first floor has 1,443 sf and the second floor has 1,390 sf. Offices will be on both floors and a common reception with conference room, break area, will be on the first floor. The site and first floor of the building will be fully accessible, including an accessible entrance, accessible route to all altered spaces on the first floor, a unisex accessible bathroom on the first floor and an accessible drinking fountain. The site will be fully accessible as well, providing accessible parking space, striped access aisle, signage and ramp.

5. Project Construction Cost (Provide cost for new construction, the addition, or the alteration): \$350,000

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

☒ Under Design ☐ Under Construction*

☐ In Plan Review ☐ Completed*

* Briefly explain why the request has now been referred to the Commission.

During preliminary plan review with the building department of the City of Jacksonville, a waiver was recommended based on disproportionate cost of the elevator tower and the historic nature of the building. Also, the attached drawing showing the proposed elevator tower was prepared for review by the Historic Preservation Supervisor, Mr. Joel McEachin. His letter supporting this waiver request is also attached.

7. Requirements requested to be waived. Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: __ Section 206.2.3, Accessible Routes to Multi-Story Buildings and Facilities. We are requesting the second floor not be accessible.

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

☐ The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

☐ Substantial financial costs will be incurred by the owner if the waiver is denied.

☒ The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

Cost estimate from CMS Group and Atkinson Enterprises. Estimates are attached.

ADDITIONALLY, this request for waiver is based on the historic significance of the c.1916 building as documented in attached letter by Joel McEachin, the Historic Preservation Supervisor for the City of Jacksonville.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. Please refer to attached cost estimates.

b. _____

c. _____

10. Licensed Design Professional: Where a licensed design has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

Installation of a new elevator tower will be well in excess of the 20% limit referenced in Section 202.4.1. The site and first floor of the building will be fully accessible, including an accessible entrance, accessible route to all altered spaces on the first floor, a unisex accessible bathroom on the first floor and an accessible

The historic character of the building will be significantly compromised as per the attached letter from the Supervisor of Historic Preservation for the City of Jacksonville, *"Since the building is located on a prominent corner, the new elevator tower would have significant visibility from the public street. Further, construction of an elevator tower would add a very visible addition that is incompatible with the size, scale and design of the historic residence...."*

We had considered a chair lift at the center stair but the center stair is located at the front door and is a central design feature to the building. A chair lift would greatly diminish the historic character of the space.

Signature JEFF M. LANE
Printed Name

Phone number 904 355 9020

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby declare 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 1 day of May, 20 14

Signature

J. Lane JEFF M. LANE

Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. ACCOMMODATIONS TO PUBLIC ARE PROVIDED ON 1ST FLOOR
- b. BLDG. IS IN HISTORIC DISTRICT, ELEVATOR WOULD DISTURB APPEARANCE
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

[] Yes [X] No Cost of Construction N.A.

Comments/Recommendation RECOMMEND APPROVAL

Jurisdiction CITY OF JACKSONVILLE

Building Official or Designee _____
Signature

T. H. GOLDSBURY
Printed Name

BU1043
Certification Number

904 255 8799
Telephone/FAX

TOM.G@COTJ.NET
Email Address

Address: 214 N. HOGAN ST. JACKSONVILLE FL
32202

COMMUNITY PLANNING DIVISION

Historic Preservation Section



May 1, 2014

Department of Business and Professional Regulation
Florida Building Commission
1940 North Monroe Street
Tallahassee, Florida, 32399-0772

Re: 904 Margaret Street, Jacksonville, Florida

Dear Sir or Madam:

Please accept this letter in support of the application being submitted by Lane Architecture, P.A., seeking to waive the requirement for an internal elevator to serve the second floor of the historic residential structure at 904 Margaret Street. Built in c. 1916, the subject property is listed as a contributing property in the locally designated Riverside-Avondale Historic District, as well as in the Riverside Historic District as listed on the National Register of Historic Places. Since the building is located on a prominent corner, the new elevator tower would have significant visibility from the public street. Further, construction of an elevator tower would add a very visible addition that is incompatible with the size, scale and design of the historic residence while covering original window openings. Being used to house an office, the first floor will be accessible by an appropriately designed ramp. Your kind consideration of this request to waive the installation of an elevator is greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Joel McEachin".

Joel McEachin
City Planner Supervisor – Historic Preservation

cc: Jeff Lane
Lane Architecture, P.A.
1022 Park Street, Suite 205
Jacksonville, Florida 32204

PLANNING AND DEVELOPMENT DEPARTMENT

Atkinson Enterprises, Inc.

d/b/a East Coast Construction Srvs
5561 Autumnbrook Court
Jacksonville, FL. 32258
Phone (904) 502-6899

PROPOSAL

Date	Proposal #
4/24/2014	2852

Name / Address
Jeff Lane 904 Margaret St. Jacksonville Fla. 32259

			Project
Qty	Description	Amount	Total
1	Labor and material to excavate dirt form and pour new elevator pitwalls, waterproof, blockwork, pour tie beams mid way and top, pour roof deck solid. Install new elevator equipment room. install new Otis Hydrofit 2110 passenger elevator	91,500.00	91,500.00
The above scope of work has been reviewed and Agreed to By _____ Date _____		Total	\$91,500.00



