



Date: April 2, 2018

To: Department of Business and Professional Regulation
Florida Building Commission
1940 N. Monroe Street
Tallahassee, FL 32399-0772

Re: Form FBC 2014-01
Request for Waiver – Waiver #314-R0

Project Name: Hell ‘n Blazes Brewing Company
1002 E New Haven Ave Melbourne, FL 32901

We are requesting a waiver for the vertical accessibility requirements of the FBC 2017 for the above project.

The project includes the renovation of the second floor of an existing two-story building built in three parts, the earliest of which dates to 1898. The building is a combination of heavy timber framing and terra cotta block construction with a brick façade. Each floor is approximately 8,000 square feet in area. The second floor is accessed via two existing stairways. The current second floor is comprised of two separate floor levels: approximately 2,765 square feet at the front of the building is two feet, six inches higher and accessed via two existing four riser stairways.

The building was previously renovated into a micro-brewery and tasting room. This renovation was completed in May of 2016. The owner is now looking to renovate the second-floor space. Approximately 5,235 square feet of the lower level of the second-floor space would be used as combination of brewery storage, brewery office space and



brewery kitchen space. The 2,765 square feet of the upper level of the second floor space will be leasable office space.

The accessibility requirements of the FBC 2017 require the second-floor spaces to be completely accessible. The owner is providing an external platform lift to reach the upper level of the second floor. The owner had planned on providing a second platform lift, this one inclined, to navigate to the lower level of the second floor. The initial budget for this lift was \$5,000.00 but when the building department insisted on the commercial grade of the same lift, the estimate quadrupled to \$20,000.00. (See estimates in Additional Documentation.) Additionally, the structure of the 120 year old building between the two levels makes modifying to accommodate the commercial lift extremely expensive. Because the addition of the commercial grade lift is cost prohibitive, the design team has sought other solutions to accessibility of the lower level. We considered a ramp but have since come to discover that we don't have adequate head height. In order to achieve proper head height, the roof of the building would need to be restructured over the ramp. To complicate things further, there is a roof-top air condenser unit sitting directly above the ramp area that would need to be moved. The ramp solution, therefore, is also cost prohibitive.

At present, the owner feels that he has made all reasonable steps towards accessibility: the entire first floor of his building is accessible, and the upper level of the second floor will be accessible with the external platform lift. The cost of the commercial platform lift required to navigate to the lower level of the second floor is cost prohibitive. When the \$20,000.00 cost of the platform lift is combined with the \$43,725.00, the cost of making the building completely accessible is at minimum \$63,725.00, not including installation, added structure, and electrical work necessary for both lifts. The estimate on the total



project is \$383,944.88, making the cost of adding complete vertical accessibility a disproportionate amount of the budget.

We are asking for a waiver from making the lower level of the second floor accessible. This area of the building will house Brewery offices and kitchen facilities. If a physically challenged individual needs to meet with Brewery employees, that meeting can be accommodated on the first floor of the Brewery. We hope that the Board will consider our request for a waiver due to the high cost in adhering to the Code requirements in this case. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Lois Torvik". The signature is written in a cursive, flowing style.

Lois Torvik, LEED AP
FLAR#93905
Meld Studio Architecture