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. Florida statutes 553.509 Vertical Accessibility to all levels requirement. / 2004 FBC 11-4.1.6(1)(f)

b. 

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

[x] Yes [] No Cost of Construction: $1,238,719.00 *The tenant space in the proposed application was not altered in this previous alteration. The cost of alteration for the project is $150,000.00.

Comments/Recommendation: The City of Miami Beach during the drawing review, we found that vertical accessibility to all levels was not provided for the “stadium type” seating and suggest the owner apply for a waiver from the Florida Building Commission. All other accessible elements were design in compliance with the Florida Building Code Chapter 11.

Jurisdiction City Of Miami Beach

Building Official or Designee Gladys N. Salas, PE (B.O. Designee)

Signature 

Gladys N. Salas, PE

Printed Name

PX0001401

Certification Number

305-673-7610 ext. 6888/ 786-394-4087

Telephone/FAX

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2ND Floor.
This application is available in alternate formats upon request.

REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, 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: Miami Beach Cinematheque
   Address: 1130 Washington Ave.
            Miami Beach, FL 33139

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: Dana Keith
   Applicant's Address: 723 14th Place, #16, Miami Beach, FL 33139
   Applicant's Telephone: 305-613-0636 FAX: 305-534-5196
   Applicant’s E-mail Address: info@mbcinema.com
   Relationship to Owner: tenant

   Owner's Name: City of Miami Beach
   Owner's Address: 1700 Convention Center Dr.
   Owner's Telephone: 305-673-7010 FAX: 305-673-7787
   Owner’s E-mail Address:
   Signature of Owner: [Signature]
   Contact Person:
   Contact Person’s Telephone: E-mail Address: 
CERTIFICATION OF 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 21st day of MAY, 2010

Signature

DANA KEITH

Printed Name  EXECUTIVE DIRECTOR
             FOR MIAMI BEACH FILM SOCIETY & CINEMATHEQUE.

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.
This application is available in alternate formats upon request.
Form No. 2001-01
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.)

Miami Beach Historic City Hall

office

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

Total Project Cost: $150,000

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

**Issue**

1: Waiver is for theater seating platform. We have a level surface for 4 wheelchairs.

**Issue**

2: ____________________________

3: ____________________________

**Issue**

3: ____________________________

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.

Stepped seating is a requirement for viewing the films. Many of the films have subtitles at the bottom.

[ ] 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.
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. 

b. 

c. 

10. Licensed Design Professional: Where a licensed design professional 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.

We are constructing a theater within an accessible space. We have provided the four required wheelchair spaces but need a waiver for the stepped platform seating above.

Signature [Signature] Printed Name Scott Weinkle

Phone number 786.546.5046

(SEAL)
4 COMPANION SPACES ON LEVEL FLOOR.

LEVEL FINISHED FLOOR.

CLEAR PATH (TYP.)

EACH STEP 6.5" STEPS REQUIRING WAIVER

Miami Beach Cinematheque

Miami Beach Historic City Hall
1130 Washington Avenue - Ground Floor South
Miami Beach, Florida, 33139

SCOTT WEINKLE ARCHITECT
11 ISLAND AVE. SUITE 2008 MIAMI BEACH, FL. 33139
305-531-6955          info@weinkle.com          AR92690

REVISION DATE

Miami Beach Cinematheque
PA-1.2

Enlarged Theater Plan

5-26-10 ACCESSIBILITY REVIEW
LOCATION PLAN

LOCATION PLAN

1130 Washington Avenue - Ground Floor South
Miami Beach, Florida, 33139

Miami Beach Historical City Hall

MIAMI BEACH CINEMATHEQUE

MIAMI BEACH, FLORIDA 33139

11 ISLAND AVE.   SUITE 2008    MIAMI BEACH, FL. 33139

305-531-6955           info@weinkle.com          AR92690

SCOTT  WEINKLE ARCHITECT

ACCESSIBILITY WAIVER
LIST OF DRAWINGS FOR
GENERAL INFORMATION
BUILDING INFORMATION

T-1

1. DEMOLISH EXISTING GYP. BD. PARTITIONS, ACOUSTIC TILE CEILING AND HANGING SYSTEM.
2. CONSTRUCT NEW M/F HANDICAPPED ACCESSIBLE BATHROOMS
3. CONSTRUCT NON-RATED GYP, BD PARTITIONS FOR THEATER ENCLOSURE AND PROSCENIUM.
4. CONSTRUCT MEZZANINE WITH RAILING OVER BATHROOMS AND INSTALL METAL ACCESS STAIR.
5. INSTALL DROPPED CEILING IN CENTER OF SPACE TO HOUSE HVAC DUCTWORK, ELECTRICAL, AND SPRINKLER PIPING.
6. INSTALL NEW HAND SINK, SLOP SINK AND WATER FOUNTAIN AND ASSOCIATED DRAIN LINE AND VENTS.
7. RELOCATE ELECTRICAL PANEL AND INSTALL NEW LIGHTING, OUTLETS, SWITCHES, DIMMERS.
8. PROVIDE NEW DUCTWORK OFF EXISTING MAIN TRUNK, INSTALL NEW DIFFUSER, 0.2 " OF DOOR WIDTH PER OCCUPANT WITH SPRINKLER SYSTEM
9. PROVIDE NEW SPRINKLER BRANCHES AND HEADS OFF SPRINKLER MAIN.
10. PROVIDE NEW CONCRETE FINISH ON FLOOR AND CONCRETE SKIM COAT ON WALLS

LEGAL DESCRIPTION

1130 Washington Avenue - Ground Floor South
Miami Beach Historic City Hall

H. VIDAL AND ASSOCIATES INC.
2234 NE 2nd AVENUE
MIAMI, FL 33137
305-571-1860
LIC. NO. PE 50624

TRAVEL DISTANCE

REMOTE POINT "A":
CHM STRUCTURAL ENGINEERS LLC. 9350 SOUTH DIXIE HIGHWAY
MIAMI, FL 33137
305-33156
LIC. NO. PE 38142
DISTANCE TO "EGRESS 1" = 98'-6" DISTANCE TO "EGRESS 2" = 67'-6"

REMOTE POINT "B":
DISTANCE TO EGRESS 1" = 95'-6" DISTANCE TO EGRESS 2" = 29'-6"

As a result of this work, the building is anticipated to be in compliance with the 2007 Florida Building Code, existing 2007 Florida Plumbing Code, existing 2007 Florida Mechanical Code, Florida Fire Prevention Code, Florida Building Code, Florida Mechanical Code, and Florida Plumbing Code. The space is fully sprinklered and based on the 2007 Florida Plumbing Code, Table 403.1, the plumbing fixtures are still in compliance with fixture requirements and exit width requirements.