



Date: May 18, 2015

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

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 2010 for the above project.

The project includes the renovation of an existing two story building built in three parts, the earliest of which dates to 1920. 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 2,600 square feet at the front of the building is two feet, eight inches higher and accessed via two existing four riser stairways.

The building is being renovated into a micro-brewery and tasting room. The tasting room will comprise the public portion of the building and is located on the first floor street frontage. The remainder of the first floor will be dedicated to brewery equipment

and brewery storage. The current project scope does not include the use of or renovation of the second floor. In the future, the second floor will be renovated for use as additional storage space and office space.

The accessibility requirements of the FBC 2010 require the second floor spaces to be accessible by elevator. An elevator built into the existing building would essentially need to be a separate structure inserted into the building as the existing building cannot be relied upon for structural support. The elevator would require a 4' pit underneath the first floor stop, meaning the existing first floor structure would need to be shored up during construction and then restructured to frame into the new shaft walls. The soil underneath the existing first floor would need to be excavated to the appropriate depth and stem wall and slab constructed. At the second floor, the existing floor structure would likewise need to be shored up during construction and then restructured to frame into the new shaft walls. The existing roof structure does not allow for the required twelve foot, eight inch clearance above the second floor required of the elevator shaft, thus the existing structure there would also need to be shored up during construction and then restructured to frame into the new shaft walls. The new elevator shaft would come above the existing roof line, requiring a new area of roof. Lastly, because of the two foot, eight inch change in level between the front of the second floor and the remainder, a platform lift would still be needed for accessibility.

As you can see in the attached budget estimates, the total cost of adding the elevator to this building is approximately \$165,400. The estimate has been put together by the contractor of the project and includes the lower of the two estimated prices for the

elevator itself. Because of the existing conditions mentioned in the previous paragraph, the elevator is only a part of the cost associated with meeting the FBC 2010



accessibility's requirements. The estimate on the total project is \$581,984, making the cost of adding an elevator well above the 20% mark for substantial financial burden.

I 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. We thank you for your consideration.

Respectfully,

A circular seal with a decorative border. The text inside the seal is partially legible and includes "STATE OF FLORIDA", "BOARD OF ARCHITECTURE", and "LOIS TORVIK". Overlaid on the seal is a handwritten signature in black ink that reads "Lois Torvik".

Lois Torvik, LEED AP
FLAR#93905
Meld Studio Architecture