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Building Department, Administration Services Division
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July 1, 2016

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-2100

**RE: 825-835 Washington Avenue - Clinton Hotel - PERMIT # B1505508
ACCESSIBILITY WAIVER # 163-R0**

Dear Mr. Sellers and Members of the Commission and Council,

I am writing in reference to the above noted structure, and the request for an accessibility waiver. This project consists of a four story historic hotel, constructed in 1934, as indicated in the letter of support by our Planning Department Design and Preservation Manager, Ms. Debbie Tackett. The Clinton Hotel contains five (5) retail bays, a small restaurant, and eighty-seven (87) hotel rooms. The retail bays, lobby, and restaurant are located on the ground floor and are accessible.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5th Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. In order to accommodate vertical accessibility, substantial modifications and demolition to the layout of the historic structure would be required. The hotel was previously retrofitted to contain an elevator, however the elevator is smaller than current regulations require. It should be noted that there are seven (7) hotel units on the first level which may be accessed by a person on a wheelchair via a chair lift. Installation of a larger elevator would severely disrupt the integrity of the historic lobby area. An attempt to achieve ADA compliance would result in disproportionate financial costs. According to the contractor, the costs to replace the elevator amount to approximately 82% of the total renovation cost. Further, the necessary construction would adversely affect the historic and design integrity of the hotel.

Based on the reasons stated above we recommend that the request waiver be granted.

Respectfully,

Mariano V. Fernandez, P.E., BU 689
Building Department Director/Building Official