

ACCESSIBILITY ADVISORY COUNCIL

GROUNDS FOR APPROVAL

- **Economic Hardship**
 - Does the cost of providing vertical accessibility meet or exceed 20% of the cost of the alteration to the primary function area?
 - If the 20% threshold is met, the waiver SHALL be granted.
 - Does not apply to new construction.

- **Historic Nature**
 - Has the applicant provided documentation of the historic significance of the building?
 - Would the historic significance of the structure be negatively impacted by the alterations applicant would have to make to provide accessibility?
 - Can be combined with Technical Infeasibility or Economic Hardship

- **Technical Infeasibility**
 - Is the structure built in a way that would otherwise place unnecessary, unreasonable, or extreme hardship on the applicant, if they were required to provide accessibility?
 - Has the applicant provided comments from a licensed design professional?
 - Would have to rebuild, demolish, encroach on property lines, etc.

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Monsieur Touton Distribution Center- WAV # 335

Issue: Vertical accessibility to the second floor.

Project Type: Alteration to an existing building or facility

Project Progress: In Plan Review

Compliance estimate + Amount spent on accessible features: \$288,925.23

Cost of Alteration to Primary Function Areas + Construction Cost Over Past 3 Years \$
333,937.00

Economic Hardship Threshold: $288,925/\$ 333,937= 86.5\%$

Applicant alleges the hardship is caused by substantial economic hardship and a condition or set of conditions affecting the owner which does not affect owners in general

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the second floor of an existing two-story 29,460 sf refrigerated warehouse building. The project consists of a renovation of the existing two story office area which will be altered to become a wholesale distribution facility for wine. The project also includes the upgrading of mechanical and electrical equipment in the warehouse facility. The applicant has provided a cost of \$333,937.00 for alterations to primary function areas for this project. Furthermore, the applicant has stated that the second floor is intended to house no more than 5 persons and it is not open to the public. Additionally, the applicant has also provided cost estimates of \$198,800.00 and \$244,500.00 for compliance with vertical accessibility requirements for this project. These bids amount to 86.5% and 93.8% of the total costs of alterations to primary function areas including amounts spent on accessible features respectively. The applicant alleges the hardship is caused by substantial economic hardship and a condition or set of conditions affecting the owner that does not affect owners in general.

Uploaded Documents:

1. Project Plans
2. Cost Estimates for Compliance
3. Owner Authorization
4. Construction Cost Estimate and Analysis Document
5. Architect's Letter
6. Construction Cost Estimates

STAFF RECOMMENDATION:

The compliance estimate and the amount spent on accessible features amount to 86.5% of the total costs of alterations to primary function areas including amounts spent on accessible features. Staff recommends granting the request for waiver on the grounds of substantial economic hardship, a condition or set of conditions affecting the owner which does not affect owners in general, and exception (c) of 553.309 F.S. which does not require vertical accessibility for the 2nd floor in question.

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Items to be waived:

Vertical accessibility to the structure, as required by section 553.509, Florida Statutes.

553.509 Vertical accessibility. This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the standards require an elevator to be installed in such building, structure, or facility, except for:

- (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
 - (b) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
 - (c) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.
 - (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
 - (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
 - (f) All employee areas as exempted in s. 203.9 of the standards.
 - (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

402.2 Components Accessible routes shall consist of one or more of the following components: Walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

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Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the Applicant if the specific requirements were imposed.

MOTIONS

- I move to recommend that the Florida Building Commission approve this request for waiver on the grounds of _____.
 - Economic Hardship
 - Historic Nature
 - Technical Infeasibility

- I move to recommend that the Florida Building Commission deny this application.
 - No rationale necessary.

- I move to recommend that the Florida Building Commission defer this request for waiver to the next meetings of the Council and the Commission for the purpose of allowing the applicant to _____:
 - Submit requested information
 - Contact building official or building department
 - Etc.