

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. 2010 FBC, Accessibility Code, 202 Requirements for Existing Buildings and Facilities.

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

[] Yes [x] No Cost of Construction _____

Comments/Recommendation: The City of Miami Beach Building Department recommends that the waiver be granted to the Clay Hotel Located at 1438 Washington Ave Miami Beach, FL based on the Florida Accessibility Code (FAC) section 202.3 Exception 1. It is technically infeasible to comply with the applicable requirements due to the existing historic constrains of four (4), two-story courtyard buildings and the narrow hallways and room access to the courtyard buildings. Nevertheless, the design includes the following accessible areas, elements and spaces: accessible route from the main entrance lobby; accessible elevator and access to rooms located in the main building fronting Española Way and Drexel Avenue; accessible access to the roof top pool and related amenities above the courtyard buildings; and accessible units in compliance with all other requirements of the FAC.

Jurisdiction: City of Miami Beach

Building Official or Designee: _____


Signature

Ana M. Salgueiro, P.E., Director, Building Official

Printed Name

BU1930

Certification Number

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