

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART II, 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: South Beach 18 LLC.

Address: 235 18 st. 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: Ziva Winder / Shay Segel

Applicant's Address: 1005 Park Center Blvd. Miami FL 33169.

Applicant's Telephone: 954-673-8728 FAX: 305-627-9372

Applicant's E-mail Address: Ziva@remmanagement@comcast.net

Relationship to Owner: Project Manager.

Owner's/Tenant's Name: Shay Sabag Segel.

Owner's Address: 1005 Park Center Blvd. Miami FL 33169

Owner's Telephone: 305-627-9370 FAX 305-627-9372.

Owner's E-mail Address: shay@DeelSeacosmetics.com.

Signature of Owner: 

3. Please check one of the following:

New construction.

FBC 2012-01
Request for Waiver

Rule 61G20-4.001
effective 4/25/2013

- 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.)

Existing Use: Apartment Building
Proposed Use: Hotel
Building has two stories. First Floor 2,239 SQF + Second Floor 2,060 SQF

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

As of this time, the total estimated cost of construction for the remodel being performed is

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.

Cost an prohibit as compared to the overall cost of the renovation.

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

Issue

1: Florida Statutes 553.509 Vertical Accessibility to all levels requirements (2010 11-4.1.7 (2))

Issue

2: Accessible entrances FBC 11-4.1.3 (8) (iii)

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.

The provision vertical accessibility would go over and beyond the requirements for this type of structure (two story) as opposed to that which is required (only required when building has three or more stories).

Substantial financial costs will be incurred by the owner if the waiver is denied.

Costs to comply with Accessibility will represent over 20% of the cost of remodeling

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.

SEE ATTACHED LETTER.

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.

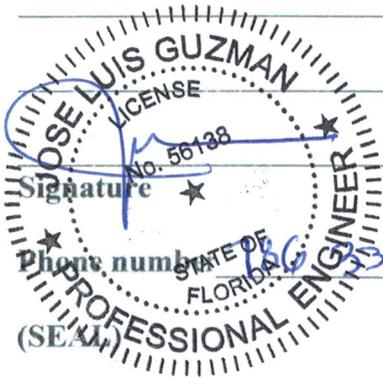
a. Paramount Elevator Service. Total cost: \$143,500.-
Please see attached estimate.

b. Miami International Elevator. Total cost: 52,000.-
Please see attached estimate.

c. _____

10. Licensed Design Professional: Where a licensed design 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.

SEE ATTACHED LETTER



JOSE L GUZMAN

Printed Name

381092

CERTIFICATION OF APPLICANT:

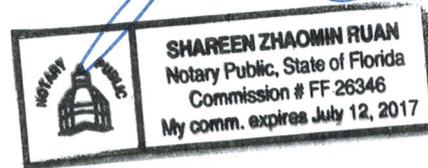
I hereby declare that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 11 day of Sept, 2013

Signature

Printed Name

[Handwritten signature]
SHAY SEGEV
Ziva Wunder



I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

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.

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?

Yes No Cost of Construction \$192,000 (B1201950-235 18th St, MB).

Comments/Recommendation: We recommend that the waiver be granted based in the Florida Building Code section 202.3 Exception 1. According with the documentation submitted by the applicant the cost of providing vertical accessibility will be disproportionate to the cost of construction. In addition, it will be technically infeasible to provide an elevator to the 2nd floor and a ramp to the front of the building due to existing constrains and zoning regulations. Nevertheless, the applicant is providing accessible units and ramp to the unit accessible for persons with mobility impairments.

Jurisdiction City of Miami Beach

Building Official or Designee



Signature _____

Mariano Fernandez, PE.

Printed Name

BU689

Certification Number

305-673-7610 ext. 6288/ 305-535-7513

Telephone/FAX

marianofernandez@miamibeachfl.gov

Email Address

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2ND Floor, Miami Beach, FL

Certification of Licensed Design Professional for Replicated Designs to be Placed on Consent Agenda

Note: Fill out pages _____ only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda.

I, _____, a licensed architect/engineer in the state of Florida, whose Florida license number is _____, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) _____, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) _____ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), _____, prepared the design documents for the project known as _____, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

Printed Name: _____ Affix certification seal below:

Address: _____

Telephone: _____

Fax: _____

E-Mail Address: _____



Engineering & Construction Corp.

Certificate of Authorization: No. 29200

C: (786) 312-6511
F: (786) 472-6874
E: yoel@jd-miami.com
W: www.jd-miami.com
A: 12742 SW 9th ST
Miami, FL 33184

To: Florida Building Commission.
1940 North Monroe St.
Tallahassee, FL 32399-0772

Date: September 09, 2013

Project: B1201950.

Located at:

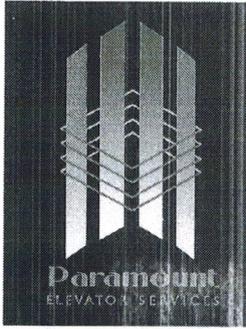
235 8 St
Miami Beach, FL 33139.

**BELOW COMMENTS ARE PART OF FORM FBC 2012-01
REQUEST FOR WAIVER.**

(8c) Owner has explored the possibility of constructing a ramp to provide accessible route to the lobby. Planning & Zoning Department has indicated that ramp as proposed will encroached into the city right of way. Also, it would not be consistent with the existing structure and would be, visibly, a very heavy structure in front of the building detracting from its look, character, and style.

(10) The cost to install the elevator and construct its infrastructure would be a substantial increase in overall cost of Hotel improvements. In addition, two accessible guest rooms will be provided on ground level, with an accessible ramp by the side. New intercom system will be installed to provide communication between the client and the service personal located at the front desk. Also, Hotel website will indicate how this facility will provided said service thru the reservation process.





Fort Lauderdale, Florida
Toll Free: 800.478.0524
Phone: 954.784.5560
Fax: 866.496.3054

Paramount Elevator Service

Standard Elevator Installation Agreement

Presented To: 235 18th Street Miami Beach, Florida 33139

One Dual Piston Holeless Hydraulic Passenger Elevator 2 stops In-Line

2500 lb Capacity 100 f.p.m.

Paramount Elevator Services (We), hereby agrees to furnish the necessary Labor and Materials to complete the following:

1) Provide The materials and labor necessary to construct (1) Elevator hoistway to the exterior of the building named above. Hoistway portion of the project will be performed by a subcontractor to Paramount Elevator Service to be named at a later date. All work under this item will include all of the necessary drawings, submittals, permits etc, related to this section.

2) Provide and install One dual piston holeless hydraulic passenger elevator, two stops In-Line with the following features

- 1) Twin piston holes design
- 2) Speed 100 f.p.m.
- 3) 2500lb. Capacity
- 4) 42' single speed car and hall doors
- 5) Stainless Steel Hoistway entrances
- 6) Stainless #4 finished hall call and car operating fixtures
- 7) Digital position indicator and main landing and in car.
- 8) Standard Cab with mica finished rear and side walls, with Stainless Return and Transom

(1)

Features (cont)

- 9) Standard ceiling with aluminum frame and luminite panels
- 10) Solid state – Micro processor based control – NON Proprietary
- 11) Submersible power unit.
- 12) Permits and inspections Included

Equipment Description and Features

Smartrise Hydraulic Elevator Controller (Non Proprietary)

Micro processor based control with serial link communication- This controller incorporates all of the necessary software and function necessary to comply with the latest codes. The compact design is perfect for modernization projects.

IP 8300 Tape selector- The tape guided selector is the device which identifies the exact location of the elevator in relation to your building's floors. The tape design provides for smooth, quiet and consistent floor stops every time. There are no longer any noisy mechanical switches.

Solid state motor starter- The "Soft Start" motor starter seamlessly brings the pump motor up to speed without the noisy CLUNK of a mechanical motor starter. In addition, This device monitors incoming power, motor current draw and line imbalances in order to protect your pump motor. This method of starting a motor is much easier on the equipment therefore potentially extending it's life.

Infra-Red Door detector. – This device takes the place of your existing safety edge boot on the door. The detector provides a "curtain" of protection throughout the entire height and width of the door. Physical contact with the door is no longer required for re-opening.

Car and Hall operating stations

We use Innovation Industries Car and Hall operating Stations. Innovation Industries is an industry leader providing elevator fixtures to all of the major companies throughout North America. These fixtures have a proven track record for reliability and dependability. Hall stations are surface mount. All are #4 Stainless.

Car Operating Station will include hands free telephone, digital position indicator, as well as all required fire service buttons. Car Station will be ANSI A:17.1 compliant

Pit Ladder

The codes now required that you provide "safe access" to the pit via a non-combustible pit ladder. We will provide and install.

Lead Times and Installation Time

Lead times for equipment is generally 6-8 weeks after approved drawings

Installation times for this type of install run 10-15 days. Sometimes less if everything goes smooth.

Permits and Inspections

All permits and inspections are included.

Conditions of Agreement

Paramount Elevator Service and its parent company Paramount Inspection and Consulting Inc. assumes no liability on account of accidents or injury to persons and or damage to equipment or property that has not directly resulting from actions of Paramount Elevator Services and or it's employees or agents.

It is agreed that this contract constitutes an agreement in full and that no other services and or materials other than described above are included in the agreement and that any prior representation of our services whether written or verbal have been incorporated into this agreement. It is further agreed that any changes to this agreement will be in writing and signed by both parties.

Terms of Agreement

One Third down upon acceptance of agreement, second Third upon delivery of equipment and commencement of work. Final third due upon acceptance of installation by customer. Use of equipment for it's intended purpose constitutes acceptance by customer. Any equipment installed under this agreement remains the Property of Paramount Elevator Services and or Paramount Inspection and Consulting Inc., it's Parent company, until such time as this contract is paid in full regardless as to the manner in which said equipment is attached to Real Property.

If any part of this agreement is deemed to be illegal or unenforceable, all other parts of the agreement will remain in effect.

Both parties hereby agree to waive a trial by jury. Jurisdiction for any such proceedings will be Broward County, Florida.

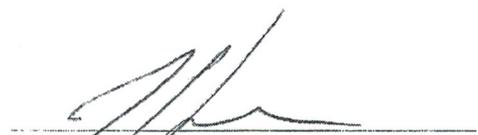
WE agree to provide the services as outlined herein for the sum of: \$143,500.00
One Hundred Forty – Three Thousand Five Hundred Dollars 00/100

Acceptance:

By:

Title

Date _____

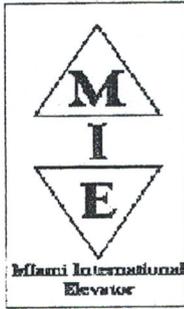


For Paramount Elevator

PRESIDENT

Title

Date 8/29/13



235 18 STREET
MIAMI BEACH, FL 33139

Number of units: 1
Elevator type: MIE
Capacity: 2000lbs
Landing: 3 Opening: 1 in line
Rated Speed: 100 FPM
Door opening type: Single Slide
Floor-to-Floor Travel: 11 ft. 0 in
Power Unit Type: Submersible
Dry Unit Motor Starts: Not applicable
Tank Heater: without
Low oil Switch: Without
Oil cooler: Without
Machine Room Location: adj. At lower
Seismic - Zone 2 or Greater: not specified

CONTROLLER

- Simplex
- STARTER OPTION
- Nudging
- Hall Lantems
- RPR
- Access Switches
- Hospital Emergency
- Mass EMT
- Anti Nuisance
- Viscosity Control
- Load weighing By Pass
- Provision for CRT Monitor (crt by others)
- Emerg Pwr Provision From Generator
- Final top & bottom Limits
- Battery Lowering Circuit provision: No Provision

Recommended Overhead: 11.92 ft
(Contact Factory for minimum)
Minimum Depth: 4 ft-0 in

ELEVATOR ADVANTAGE SERIES ELEVATOR INSTALLATION

Power Supply: 208 v 3 phase 60HZ
Jack Unit Type: 1 Piece Type PJ 3N
Cylinder Joint Type: Not Applicable
Cylinder Protection: Without
Scavenger System: Without

Quotation Note:

- not included in price
- included in Price

SLING/PLATFORM

Guide shoe Type: Slide Guides
 26 GA Firestop

GUIDE RAILS
Rail size: Standard
 Rollers & Leaches

SWITCHES & FIXTURES

- Car Position: multi-lite
Hall Position Indicator: Without
Keyes Switch in Halls: Without
Ada Phone: In Cover
- Voice Annunciation
 - Special Fire Service Key Switch
 - Vandal Proof Push Button
 - Push Pull Stop Sw in Lieu of Keyed
 - California Alarm & handicap
 - Door Hold Switch
 - "NO SMOKING" Text Braille on hall Station
 - Phone Jack in Cart
 - Phone Jack on Hall

OIL LINE

- Groove with ISO coupling
- Additional ISO Coupling
- Additional shut off valve
- Main line strainer
- Strainer with magnetic plug
- Pipe rupture valve

HATCH ENTRANCES

Entrance finish: Enamel
Hatch wall type: Up to 12' CMU

DOOR PROTECTION

- ICU Unit with Nudging

ELEVATOR CAB
CAB ENCLOSURE:
Plastic Laminated on wood shell
FRONT RETURN:
Plastic laminated on wood shell
CAR DOOR FINISH:
Enamel

LIGHTING/CEILING:
Plastic Eggcrate in Alum Frame with
Fluorescent Lights
HANDRAIL AT: Rear only
HANDRAIL: 3/8X2 #4Stainless
steel
CEILING FAN: Single Speed Fan
CAB PROTECTION: None

- Mirror
- Emergency Exit Contact
- Emergency Exit Lock

Total Price per Car \$52,000.00

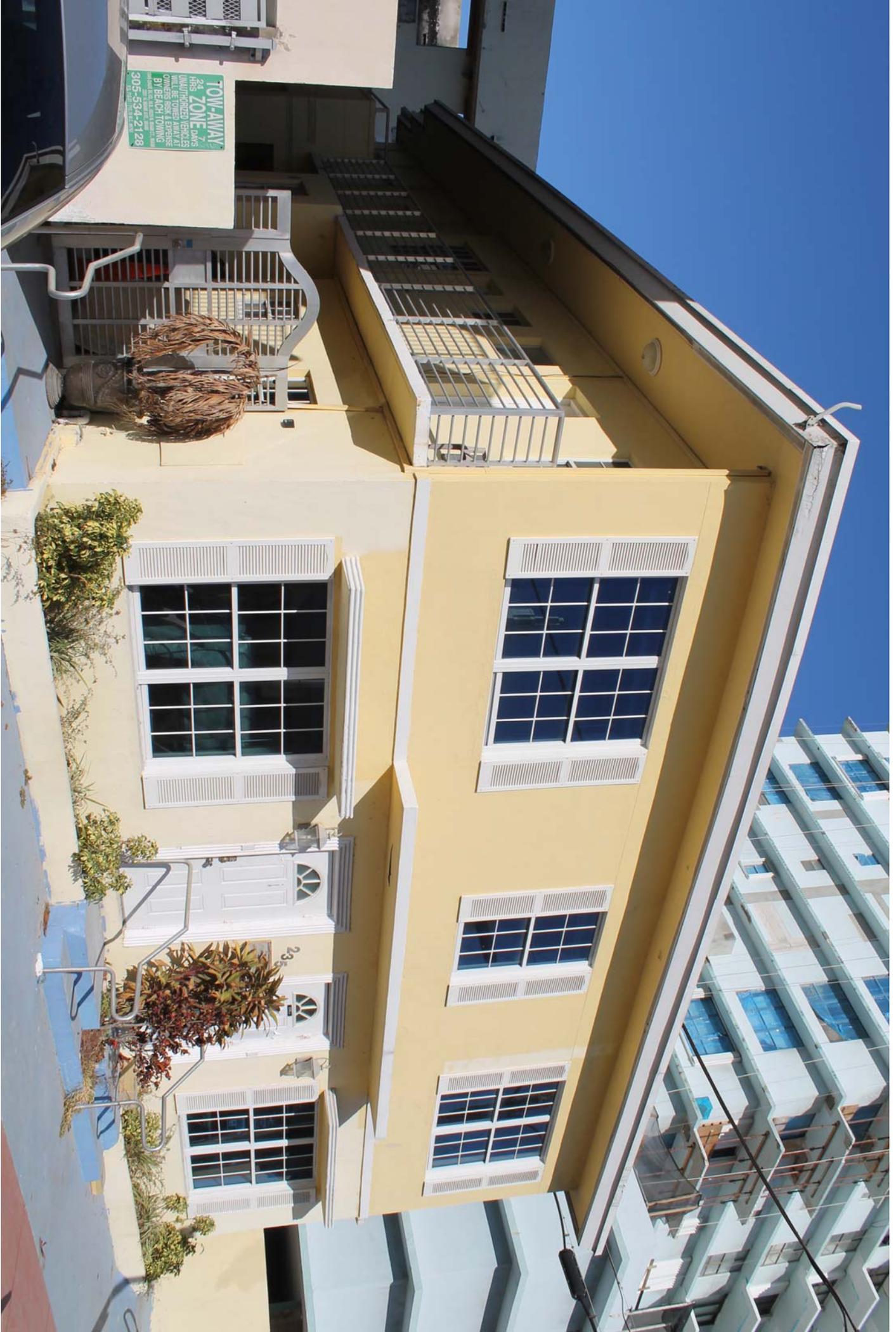
- THREE MONTHS
FREE
MAINTENANCE,
AND ONE YEAR
WARRANTY OF
THIS ELEVATOR
INSTALLATION.

**MIAMI
INTERNATIONAL**



NO
PARKING
THIS
BLOCK
←-AWAY-ZONE





TOW-AWAY
24 HOURS
ANY UNPERMITTED VEHICLES
WILL BE TOWED AWAY AT
OWNER'S RISK & EXPENSE
BY BEACH TOWING
305-534-2128

2355