



September 3, 2015

Chip Sellers
Department of Business and Professional Regulation
FLORIDA BUILDING COMMISSION
1940 North Monroe Street
Tallahassee, Florida 32399

DESIGN PROFESSIONAL'S COMMENTS:

Tavern at Tennessee

Dear Mr. Sellers,

The existing two-story building was previously classified as Assembly/Mercantile occupancy: the upper floor level was subdivided and used for retail alcohol sales and a bar, and the lower floor level used for a beer brewing kitchen and a bar. Both the upper and lower floors have fully compliant accessible parking at each level. This building was granted an accessibility waiver in 2009. The new use for the building will consist of a bar and restaurant at the upper floor level, and the lower floor level will be a food kitchen and bar. According to the City of Tallahassee Building Department, the building permit will be issued as a change of use without a change of use classification. The scope of the alteration will only include minor demolition to open up the upper level, and the lower level will only consist of equipment changing and no reconfiguration. In addition, the owner will be modifying the restrooms to be fully accessible on the upper level and the lower level currently has accessible restrooms.

The hard construction costs are not anticipated to exceed approximately \$38,000. 20% of this \$7,600. We had previously requested quotes for a chair lift and an elevator for a similar project in the same area. For equipment alone, the cost came out to \$42,600 for a chair lift and \$43,000 for an elevator. It is our professional opinion that the restroom upgrades, along with the estimated cost of \$43,000 to install a passenger elevator will greatly exceed the 20% threshold as stated in the 5th Edition FAC Section 202.4, thereby representing a disproportionate cost to the overall alteration.

If you have any questions please don't hesitate to contact me at (850) 878-8784. Thank you again for this opportunity to provide professional services.

Sincerely,

Michael A. Conn, AIA, NCARB
Architect
Project #15-234
Design Prof Comments.docx



