

MIAMIBEACH

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Building Department, Administration Services Division
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August 21, 2018

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399-2202

**RE: Waiver #347-RO
8143 Harding Avenue
Miami Beach, FL 33143**

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

I am writing in reference to the above referenced property and the request for an accessibility waiver. This project consists of a 6 unit condominium complex being converted into a suite hotel. The proposed changes include altering the interior layout of one unit to include an ADA accessible bathroom, an ADA accessible kitchen, alteration of doors within the first floor of the unit to meet the clearance requirements, provide vertical accessibility to the first floor of the unit through a lift and provide a greeting vestibule. In addition, communication features will be provided to two units per the requirements of FAC 6th Edition (2017), Table 224.4.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 6th Edition (2017), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. The Architect is stating that the addition of an elevator to provide access to all levels of the building will be disproportionate in cost and would require major design and construction renovations to the structure.

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

Respectfully,



Ana M. Salgueiro, P.E., BU1930
Building Department Director/Building Official