

21 August 2019

Project:
Bali Hai Beach Resort
6900 Gulf Dr
Holmes Beach, FL
LA Project No.: 19-021

RE: ACCESSIBILITY REVIEW

To whom it may concern:

Luttrell Architecture evaluated the existing project and proposed changes for potential new accessibility requirements. We utilized the following codes for our analysis, which were in effect at the time of permitting:

- 2017 - Florida Building Code – Existing Building, Sixth Edition
- 2017 - Florida Building Code - Accessibility, Sixth Edition
- 2010 ADA Standards for Accessible Design

PROJECT SUMMARY

The project consists of level 2 alteration "upgrades" to an existing 2-story hotel with 2 units being upgraded to accessible rooms.

Project scope "Courtyard Guest Rooms Building" :

1. Replacement of interior finishes.
2. Replacement of the kitchen appliances and cabinetry.
3. Retiling of showers.
4. Replacement of existing plumbing fixtures in place.
5. Replacement of existing lighting fixtures.
6. Replacement of existing power receptacles & switches in place.
7. Replacement of unit entry doors & sidelites to impact resistant.
8. Replacement of balcony/porch sliding glass doors to impact resistant.
9. Replacement of windows to impact resistant.
10. Reconfiguration of 2 units for ADA/accessibility purposes.
11. Communication upgrades to 2 units for hearing impaired guests.

Project scope "Site Work" :

1. Slight modification to existing parking to accommodate 1 Additional handicap parking spot. (2 spots total)
2. Wood deck over pool deck w/ infiltration trench.

 +1 813.494.3567

 www.luttrellarchitecture.com

 shaun@luttrellarchitecture.com

 601 n ashley drive, ste 700
tampa, fl 33602

2017 FBC, ACCESSIBILITY, SIXTH EDITION

**CHAPTER 2
SCOPING REQUIREMENTS**

SECTION 201 - APPLICATION

Advisory 201.1 Scope. *These requirements are to be applied to all areas of a facility unless exempted, or where scoping limits the number of multiple elements required to be accessible. For example, not all medical care patient rooms are required to be accessible; those that are not required to be accessible are not required to comply with these requirements. However, common use and public use spaces such as recovery rooms, examination rooms, and cafeterias are not exempt from these requirements and must be accessible.*

SECTION 224 - TRANSIENT LODGING GUEST ROOMS

224.2 Guest Rooms with Mobility Features.

In transient lodging facilities, guest rooms with mobility features complying with 806.2 shall be provided in accordance with Table 224.2.

TABLE 224.2 GUEST ROOMS WITH MOBILITY FEATURES

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	<i>Minimum Number of Required Rooms Without Roll-in Showers</i>	<i>Minimum Number of Required Rooms With Roll-in Showers</i>	<i>Total Number of Required Rooms</i>	<i>Florida 5%</i>
1 to 25	1	0	1	See Section 224.6.3
26 to 50	2	0	2	
51 to 75	3	1	4	
76 to 100	4	1	5	
101 to 150	5	2	7	
151 to 200	6	2	8	
201 to 300	7	3	10	
301 to 400	8	4	12	
401 to 500	9	4	13	
501 to 1000	2 percent of total	1 percent of total	3 percent of total	
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000	

PROFESSIONAL SUMMARY OF FINDINGS

Since the 2nd level of this building only provides guest room accommodations, the proposed project already exceeds the requirements of Table 224.2 Guest Rooms with Mobility Features by providing 2 accessible units at the ground floor level, adjacent to the office and handicap parking spots within a building that at 24 guest rooms only requires 1 accessible unit. (2 units are required for the entire complex of 44 guest rooms.)

Per Advisory 201.1 and Table 224.2, the scoping limits would be 1 unit, which we have already exceeded. Thereby, the exception for vertical accessibility requirements applies to this scenario.

In recognition of the scoping exception under Section 201.1, the proposed upgrades of 2 guest rooms of a 24-unit hotel building to ADA standards, and the site access improvements, the requirement for vertical accessibility to the 2nd floor of this guest room building is not necessary in my professional opinion and should be waived under both local and state governing bodies.

If you have any questions, please don't hesitate to contact me.

Best regards,



Shaun M. Luttrell, AIA, LEED AP
President, Luttrell Architecture
FL Licensed Architect #AR95921