

TARGET STORE T-816

Issue: Vertical accessibility to an existing mezzanine.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to an existing mezzanine. of 3,372 square feet. The overall project involves an addition of 21,877 square feet to the ground floor, for a total of 134,150 square feet total. The construction cost is \$5,735,427 of which \$1,563,864 has been designated to upgrade accessible features including sidewalks and curbs, accessible parking spaces, automatic entry doors, public restrooms, customer service desk, drinking fountains, fitting rooms, pharmacy area and interior doors and hardware. According to the applicant, this represents 27% of the construction cost, making vertical accessibility to the mezzanine disproportionate. The mezzanine is intended for employee use, not the general public.

Project Progress:

The project is completed.

Items to be Waived:

Vertical accessibility to the mezzanine, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, 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: *Target Store T-816 Stuart, FL*

Address: *2650 NW Federal Hwy, Stuart, FL 34994*

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: *Darren Schroeder, MulvannyG2 Architecture*

Applicant's Address: *610 SW 2nd Ave, Portland OR 97204*

Applicant's Telephone: *503.419.4720* **FAX:** *503.223.8381*

Applicant's E-mail Address: *Darren.Schroeder@mulvannyg2.com*

Relationship to Owner: *Architect*

Owner's Name: *Target Corporation*

Owner's Address: *1000 Nicollet Mall, Minneapolis, MN 55403*

Owner's Telephone: _____ **FAX** _____

Owner's E-mail Address: _____

Signature of Owner: *See attached letter*

Contact Person: *Jim Tucker, Design Project Manager, Target Corporation*

Contact Person's Telephone: *612.761.7266* **E-mail Address:** *James.Tucker@target.com*

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

- ☐ New construction.
- ☒ 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 Target Store built in 1992, Occupancy Use Group 'M'. 112,273 sf.
Recent Remodel/ Expansion added 21,877sf to the ground level to bring total area to 134,150 total sf. Facility includes 3,372 sf of existing mezzanine which is used by employees only.*

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): *Total construction cost: \$5,735,427.00*

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.

This waiver request has been initiated as a response to a field request by the building inspector that vertical accessibility be provided to the existing mezzanine. This mezzanine was not altered during the remodel/expansion and a building permit was issued based on drawings that showed no alteration to the existing mezzanine space. The Target store is currently open for business and operating under a Temporary Certificate of Occupancy.

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

Issue

1: *Requirement to provide vertical accessibility to the existing mezzanine per FBC Ch 11-4.1.6 Sec (1)(k)(iii).*

Issue

2: _____

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.

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

☐ 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.

Other: Per FBC Ch 11-4.1.6 Sec (2), the alterations which have been made on made on this project to provide an accessible path of travel to altered areas exceeds 20% of the total cost of alteration, and thereby deemed disproportionate. Please find attached an itemized list from the General Contractor, SIKON Construction which identifies the cost associated with each of the accessibility related upgrades and modifications to this facility during this store remodel. This work has been inspected by the Martin County Building Dept, and deemed code-compliant. These upgrades included:

- Replace all sidewalk and curbs, new crosswalk access from parking lot.
- Parking lot modifications, including new accessible parking stalls.
- New bi-parting automatic doors in a new entry storefront

- Remove and replace public restrooms to code
- Replace Customer Service Area (Guest Services)
- Remove and replace drinking fountains
- Remove and replace fitting rooms
- Remove and replace Pharmacy area
- Remove and replace all interior doors and hardware

These alterations total \$1,563,864.00 which represent approximately. 27% of the total project cost.

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. Please find attached an itemized list from the General Contractor, SIKON Construction which identifies the cost associated with each of the accessibility related upgrades and modifications to this facility during this store remodel.

b. _____

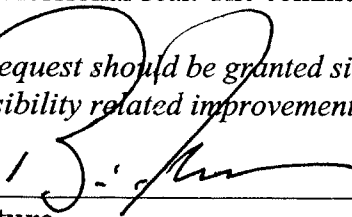
c. _____

10. Licensed Design Professional: Where a licensed design professional 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.

This request should be granted since greater than 20% of the construction cost has been spent on accessibility related improvements.

Signature

Printed Name



BRIAN R. FLEENER

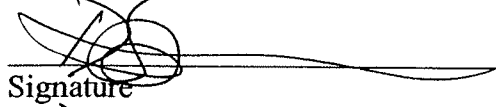
Phone number 503.223.8030

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm 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 8th day of November, 20 07


Signature

Darren Schroeder
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

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. 2004 FBC w/ 2006 supplements – Section 11-4.1.6(1)(k)(iii)

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?

[x] Yes [] No Cost of Construction \$5,200,00.00

Comments/Recommendation _____

Jurisdiction Martin County Building Department

Building Official or Designee 

Signature

Marc B. Daves

Printed Name

PX 1128

Certification Number

(772)288-5741

Telephone/FAX

Address: 900 S.E. Ruhnke Street

Stuart, Florida 34994

Form No.: 2001-02, Page 1 of 2

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

SIKON

CONSTRUCTION CORPORATION

November 6, 2007

MulvannyG2 Architecture
601 SW Second Ave
Suite 1200
Portland, Or 97204
Darren Schroeder, AIA

Dear Darren,

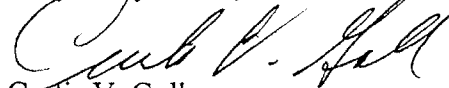
Here is the list of item and prices for the compliance work at Stuart. We have a total construction cost of \$5,735,427.00. The breakdown of the accessibility work is as follows:

1.	Replace Storefront & Automatic doors	\$265,360.00
2.	Concrete work and structural steel for the above	\$173,523.00
3.	Replace all sidewalks and curb along front of building	\$133,690.00
4.	Replace Public restroom to code	\$ 84,355.00
5.	Replace guest service area.	\$ 78,982.00
6.	Replace food ave.	\$269,456.00
7.	Remove and replace fitting rooms	\$ 81,094.00
8.	Remove and replace Pharmacy	\$136,252.00
9.	Remove and replace all doors and hardware.	\$ 91,587.00
10.	Parking area modifications for HC accessibility	\$249,565.00

Total \$1,563,864.00

I have not included the removal and replacement of the sidewalks along Britt Road. This work was required to meet the slope requirements for \$18,485.00. If I can be of any further assistance please call.

Very Truly Yours,



Curtis V. Goll
Sr. Project Manager

SIKON

CONSTRUCTION CORPORATION

November 6, 2007

MulvannyG2 Architecture
601 SW Second Ave
Suite 1200
Portland, Or 97204
Darren Schroeder, AIA

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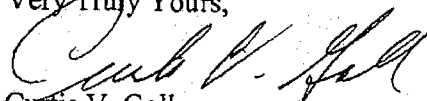
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Very Truly Yours,



Curtis V. Goll
Sr. Project Manager

Darren Schroeder

From: Darren Schroeder
Sent: Friday, November 09, 2007 8:08 AM
To: 'Mdaves@martin.fl.us'
Subject: FW: Target T-816 Waiver Request

Attachments: Bld Dept Reco.pdf; Target T816 Waiver Request 11 8 07.pdf

Marc:

As discussed we have submitted our waiver request to DCA (bottom of this email) I have attached the sheet that is to be filled out by the Building Official. The sections of the code and the construction cost are identified in the application.. If you concur with those figures, and code sections, they can be used on your form.

Hardcopies of the site plan, floor plan and sidewalk plan are being sent to you to compare against the permitted drawings - per the instructions on the form..(These sheets are scans of the original documents submitted to Martin County for permit) In the package we are sending, we will include an postage paid enveloper addressed to DCA to expedite the process for you. Package is going out today and should be in your hands Monday.

Please feel free to contact me with any questions or concerns.

Thank you for your assistance w/ this matter.



Bld Dept Reco.pdf
(14 KB)

Darren Schroeder, AIA | Senior Associate

MulvannyG2 Architecture

601 SW Second Avenue | Suite 1200 Portland, OR 97204

D: 503.419.4720

F: 503.223.8381

E: Darren.Schroeder@MulvannyG2.com

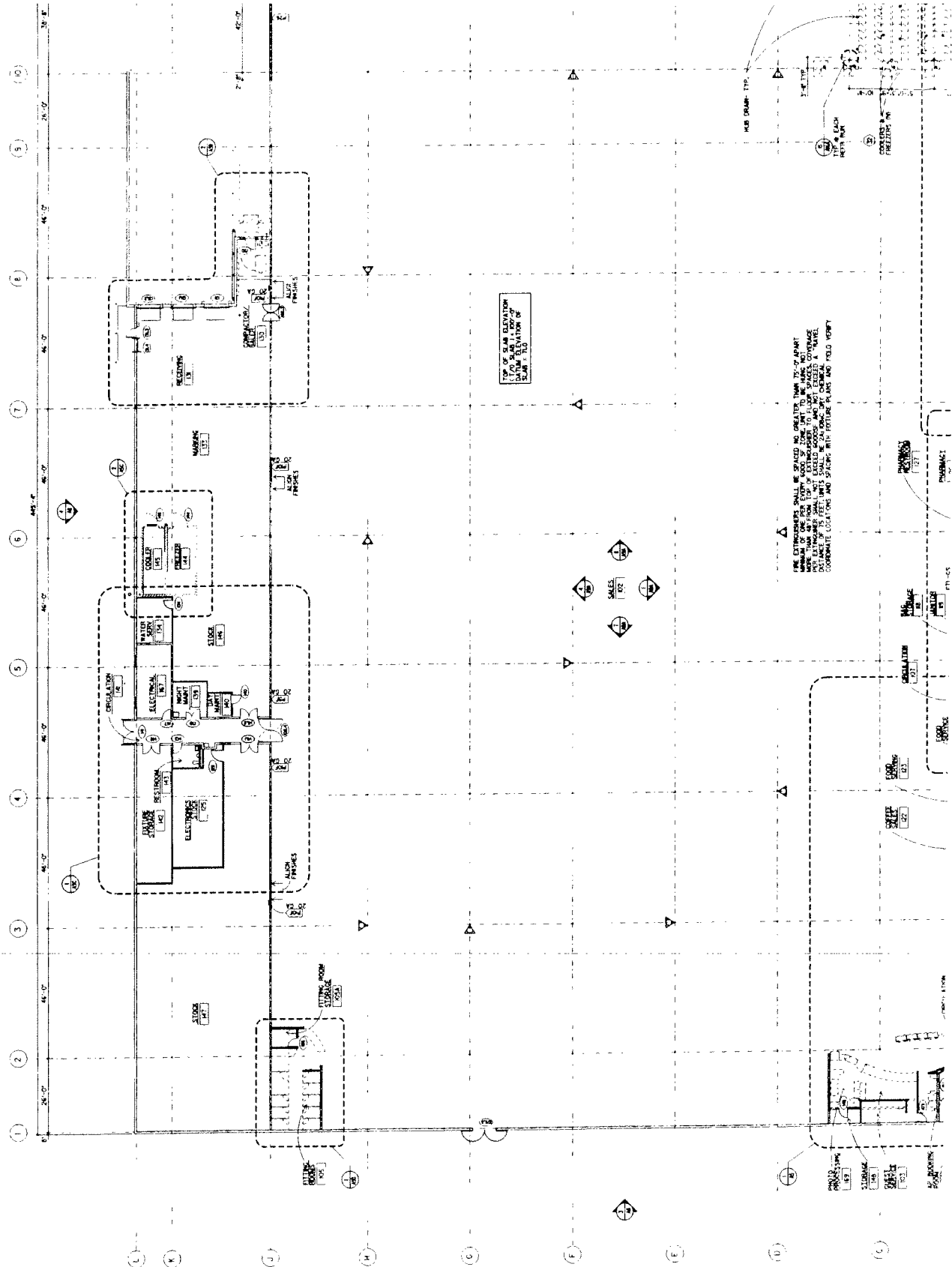
From: Darren Schroeder
Sent: Thursday, November 08, 2007 4:40 PM
To: 'mary-kathryn.smith@dca.state.fl.us'
Subject: Target T-816 Waiver Request

Mary-Kathryn:

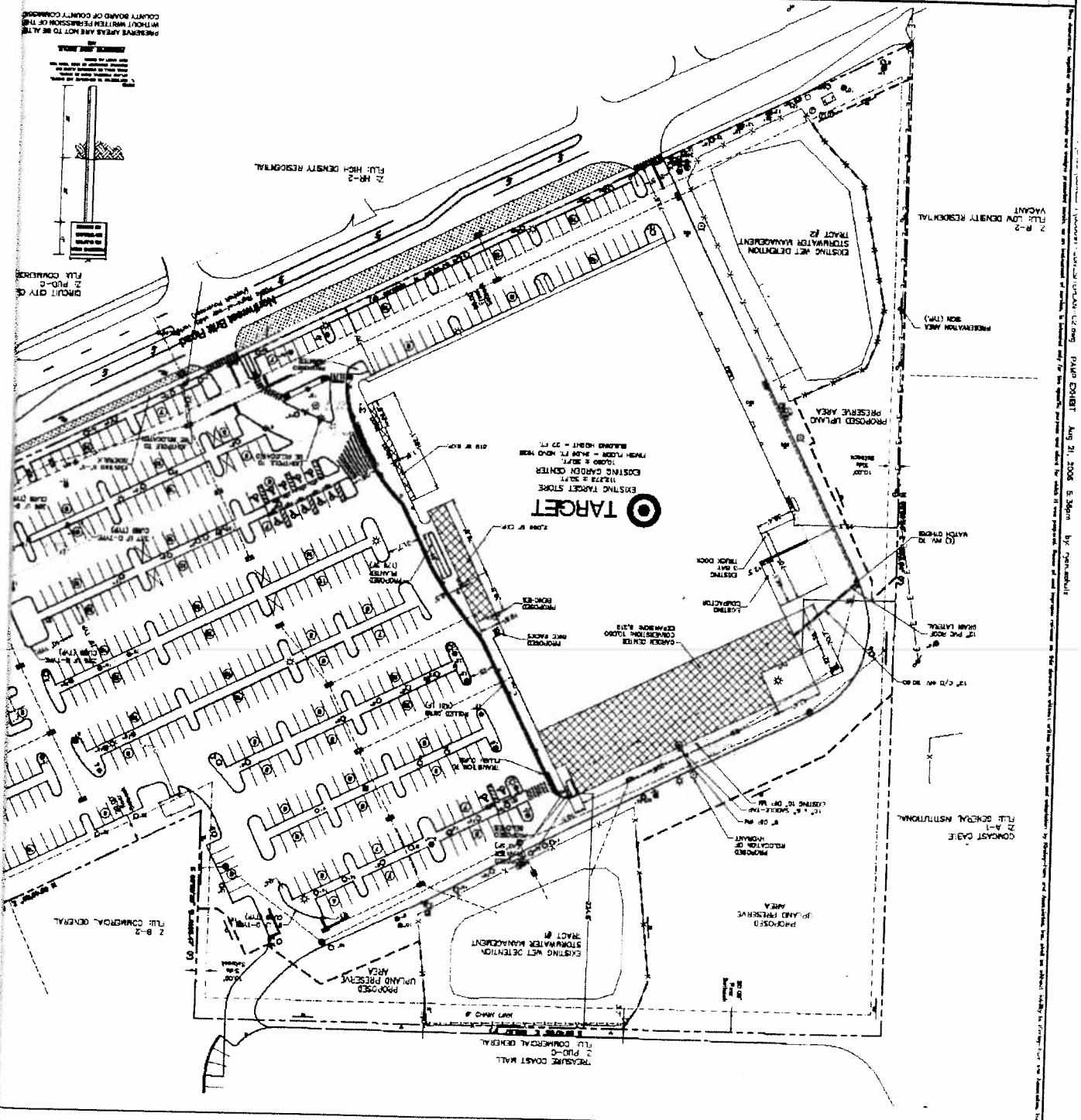
As we have discussed, please find attached the electronic version of the waiver request for the above referenced project. Hardcopy originals of same have been overnighted to your office.

Please feel free to contact me should you have any questions or require further information.

I trust that we will hear from you on the details of the December hearing.



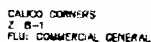
THE EXTINGUISHERS SHALL BE SPACED NO GREATER THAN 75-FOOT PARTIAL
UNIFORM OF ONE PER EVERY 5000 SQ YD OF AREA TO BE PROTECTED
MORE THAN 10 FEET FROM TOP OF EXTINGUISHERS TO FLOOR SPACES COVERAGE
AREA. EXTINGUISHERS SHALL NOT EXCEED 5000 SQ YD AND NOT EXCEED A "WALK"
DISTANCE OF 75 FEET. UNITS SHALL BE 240000 BTU PER HOUR
COORDINATE LOCATION AND SPACING WITH FUTURE PLANS AND FIELD WORK.



3800 NW Federal Highway
Fort Lauderdale, Florida 33304

Folio No. 10-SF-41-633-000-0000-1

Folio 10 Land Use Commission Consent



PARCEL 1: That part of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter and that part of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, lying North and West of Brk Road, in Section 16, Township 37 South, Range 41 East, Martin County, Florida.

PAROGL 2: Beginning at a point in the East one-fourth of the Southeast Quarter of Section 18, Township 37' South, Range 41' East, Martin County, Florida, where the North right-of-way line of about 4 acres of said land intersects the West right-of-way line of the U.S. Highway No. 1, thence North 10° 00' 00" East, 1/4 mile, to the East right-of-way line of U.S. Highway No. 1, a distance of 400 feet, thence an Northwesterly parallel to the North right-of-way line of said land West to the West line of the East one-fourth of the Southeast Quarter of said Section 18, thence an South on the West line of the East one-fourth of the Southeast Quarter of said Section 18 to the North right-of-way line of said land West thence an Northwesterly along the North right-of-way line of said land West to the Point of Beginning.

TARGET (EXISTING METAL)	113,373 SF
EXISTING GARAGE CENTER	16,680 SF
TOTAL TARGET AREA (EXISTING)	129,953 SF
TARGET (EXISTING METAL)	113,373 SF
CONVERTED GARAGE CENTER	16,680 SF
PROPOSED EXPANSION	8,710 SF
TOTAL PROPOSED TARGET AREA	138,763 SF
NET GROWTH	-8,810 SF

SEETING THAMES TRACT	0.0121 AC
	14.09 AC
SEETING BUILDING AREA (161,795)	132,000 SF
PROPOSED BUILDING AREA (20,164)	174,000 SF
SEETING PAVING & CONCRETE (24,595)	214,000 SF
PROPOSED PAVING & CONCRETE (24,595)	214,000 SF
NET CHANGE	-2,000 SF
EXISTING GREEN SPACE (3,412)	294,104 SF
PROPOSED GREEN SPACE (14,214)	123,700 SF
NET CHANGE	-1,706 SF
EXISTING STORM WATER WASTW (3,412)	29,226 SF

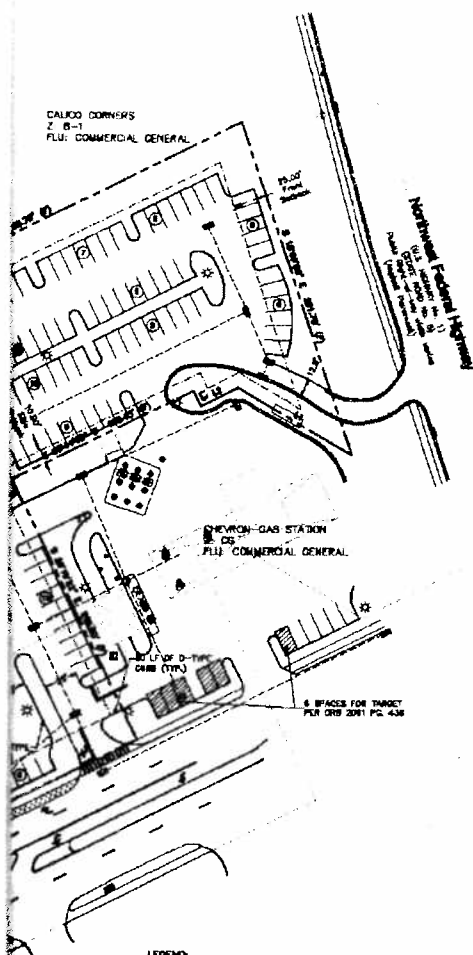
CROSS PARKING AGREEMENT	0
EXISTING ACCESSIBLE-TARGET	21
EXISTING SPACES-TARGET	843
TOTAL	870
CROSS PARKING AGREEMENT	0
PROPOSED ACCESSIBLE-TARGET	12
PROPOSED SPACES-TARGET	525
TOTAL	842

TOTAL ACCESSIBLE SPACES REQUIRED = 11 (2% OF TOTAL)

[illegible]

TARGET		Non-Graded 0%		
Workshop Manager (M)	Review and Recommend	Not Reviewed	Approved and Rated	Approved
Project Architect (PA)	Review and Recommend	Not Reviewed	Approved and Rated	Approved
Project Architect/Engineer (AE)	Review and Recommend	Not Reviewed	Approved and Rated	Approved
Project Structural Engineer (SE)	Review and Recommend	Not Reviewed	Approved and Rated	Approved
Project Structural Engineer (SE)	Review and Recommend	Not Reviewed	Approved and Rated	Approved
Project Structural Engineer (SE)	Review and Recommend	Not Reviewed	Approved and Rated	Approved
Construction	Review and Recommend	Not Reviewed	Approved and Rated	Approved

Approved only for use as a means of the Site Construction in "Legal Developer-Subcontractor" and the Underwriting Agreement. Constructed in any, regardless of construction, activity and operations on the Site Construction Agreement.


ENCLOSURE

DEVELOP PARKING AGREEMENT

DATA_S00

WELAND PREVENTIVE BOUNDARY



LOCATION MAP

DESIGN ENGINEER
Leo J. Rapetti, P.E.
FLORIDA REGISTRATION NUMBER
57573

FLORIDA

SEA

SITE PLAN

SHEET NUMBER

FIGURE 4

STUART, FL

US HIGHWAY 1 & BRITT ROAD
STUART, FL.

T-0816 P04

PROJECT CODE	COMPLETION
250816	LR

SITE PLAN
(FOR REFERENCE ONLY)

AOA

T-006 STUART, MI