

STRIKE INDUSTRIES

Issue: Vertical accessibility to second floor offices.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a mezzanine containing five offices in a warehouse. The project will cost \$70,000 to convert the mezzanine storage to offices and to add a toilet room. Toilet room dimensions were not provided, and it is unclear if the room is in compliance. According to the applicant, the public is not invited to the second floor work areas. Estimates of \$9,518 and \$10,084 for a stair lift (**not** a platform lift or LULA) were submitted.

Project Progress:

The project is under construction.

Items to be Waived:

Vertical accessibility to the second floor, 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: Strike Industries

Address: 3446 SW 15th, Deerfield Beach, FL

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: Pat & Linda Sellati

Applicant's Address: 2711 East Atlantic Blvd., Pompano Beach, Florida 33062

Applicant's Telephone: (954) 788-8851 **FAX:** (954) 788-8852

Applicant's E-mail Address: psellati@strikeind.com

Relationship to Owner: _____

Owner's Name: _____

Owner's Address: _____

Owner's Telephone: _____

FAX _____

Owner's E-mail Address: _____

Signature of Owner: _____

Contact Person: Pat or Linda Sellati

Contact Person's Telephone: _____

E-mail Address: _____

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.)
The existing single story 3,150 S.F. Warehouse is being remodeled to Warehouse / Office. There will be an 858 S.F. Mezzanine interior addition which will hold 5 Offices and a Toilet Room.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$70,000

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.

The City of Deerfield Beach Building Department would not permit the project without the use of an elevator or wheelchair lift to the mezzanine which contains 5 offices not open to the public. The wheelchair lift was added to plans to allow for construction to begin, but the owner would like to receive a waiver from requiring the wheelchair lift to be installed.

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

Issue

1: The requirement of an Elevator or wheelchair lift to access an 858 S.F. mezzanine which contains 5 offices, not open to the public, per FBC section 11-4.1.3 (5)(3) & Exception 1.

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 mezzanine was specifically designed for 4 offices and 1 storage room (Listed as 5 offices for future possibilities) to prevent the requirement of an elevator or chair lift, per FBC section 11-4.1.3 (5)(3) & Exception 1. There is accessible office area, not open to the public, on the 1st floor with a new ADA Toilet Room.

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.

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. Acorn Superglide 120 complete installation: JPH of Broward, Inc. = \$9,518, Brockmeier Construction Co. = \$10,084. Proposals are attached on following pages.

b. _____

c. _____

JPM of Broward, Inc.
State Certified Electrical Contractor
License # EX13003482
952 NW 66th Ave
Margate, FL 33063
Phone: 954-968-3750 Fax: 954-968-3746

Date: 10/28/08

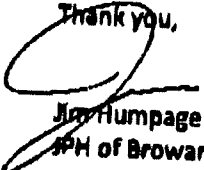
To: Strike Industries, Inc.

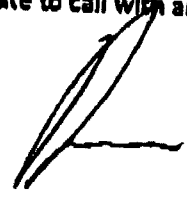
Attn: Pat Sekati

The following quotation includes labor, material and electrical to install an Acorn Superglide 120 Stairlift per your request. The proposed lift will be installed on an existing stair case with twelve flights of stairs to a landing located approximately 7'6" above the finished floor.

Acorn Superglide 120	\$5,808.00
Installation	\$3,500.00
Shipping	\$ 210.00
Project total	\$9,518.00

Please don't hesitate to call with any questions you may have!

Thank you,

Jim Humpage
JPM of Broward



Brockmeier Construction Co.

4613 University Drive Suite 253

Coral Springs, FL. 33067

954-234-0436

Date: 10/26/08

Patrick Sellati

Strike Industries, Inc.

2711 E. Atlantic Blvd.

Pompano Beach, FL 33062

RE: Mezzanine stair lift

Mr. Sellati

BCC is pleased to provide Strike Industries, the following proposal to install the Super Glide 120 stair lift in your facility. This proposal is based on your architectural specifications provided to us on 10/18/08.

Superglide 120	\$6,130.00
Installation	\$3,954.00
Total	\$10,084.00

Please feel free to contact me with any questions or concerns you may have!

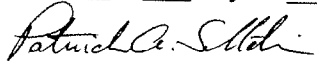
Regards,


Joe Brockmeier

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 22 day of October, 2008



Signature

Patrick Sellati

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.

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.

The mezzanine was specifically designed for 4 offices and 1 storage room (Listed as 5 offices for future possibilities) not open to the public alleviating the requirement for an elevator or chair lift to be provided by the owners, per FBC section 11-4.1.3 (5)(3) & Exception 1. There is a new accessible office area, not open to the public, on the 1st floor with a new ADA Toilet Room which allows any employee with disabilities to access the 1st floor office and warehouse environment.

Rick Brautigan Architecture, Inc.
Paul Richard Brautigan, Architect
1025 S. Dixie Highway
Delray Beach, FL 33483

OCT 29 2008

Signature

Printed Name

Phone number

(561) 272-9086

(SEAL)

FIELD COPY

3446 SW 15 ST

Permit # 08-2668

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. Owner change his mind after obtaining permit
- b. to get away with Code requirement for vertical Accessibility.
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

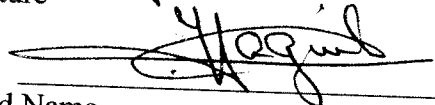
Yes No Cost of Construction 106,000. - \$

Comments/Recommendation Need vertical accessibility

Jurisdiction City of Deerfield Beach

Building Official or Designee Wagvik Z. Messiha

Signature



Printed Name

RU 1323

Certification Number

(954) 480-4247 Fax (954) 422-5812

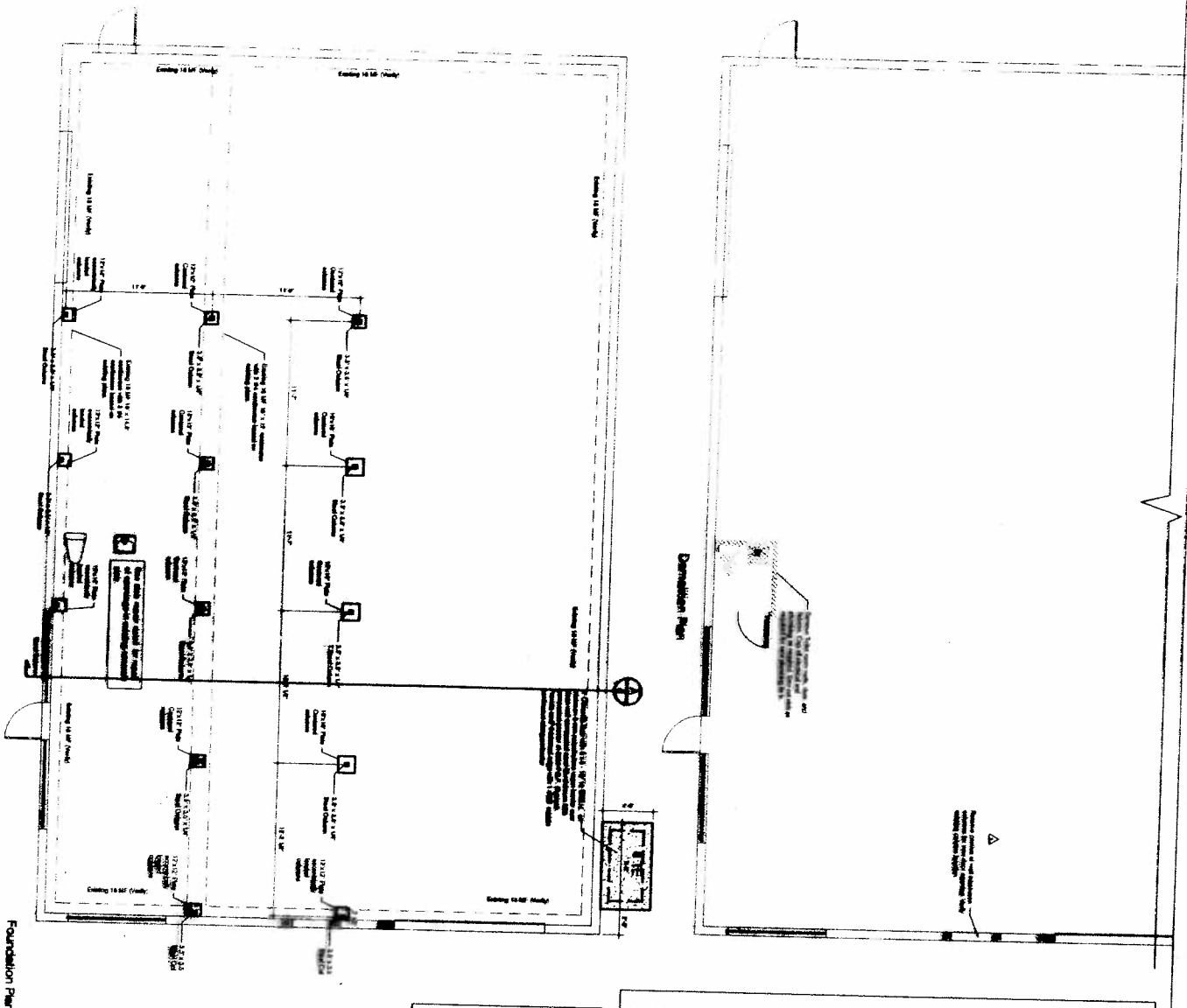
Telephone/FAX

Address: 150 NE 2 Ave

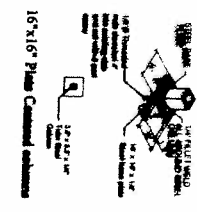
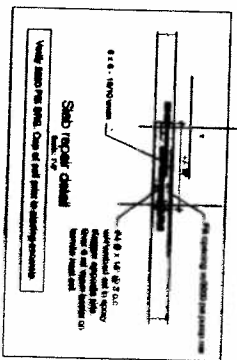
Deerfield Beach FL 33441

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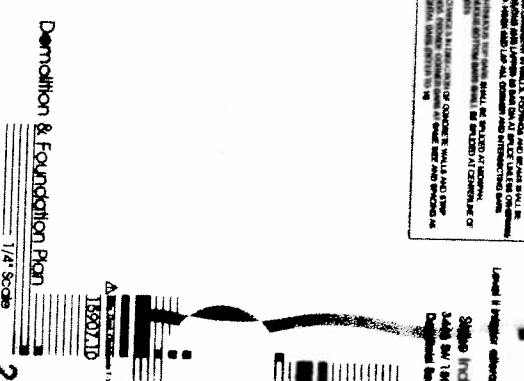
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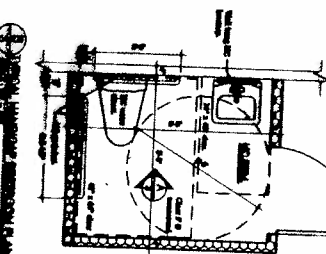
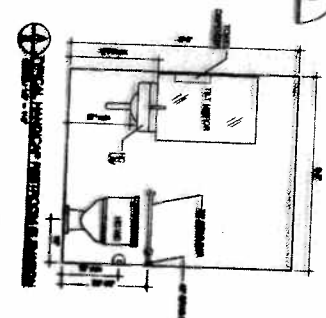
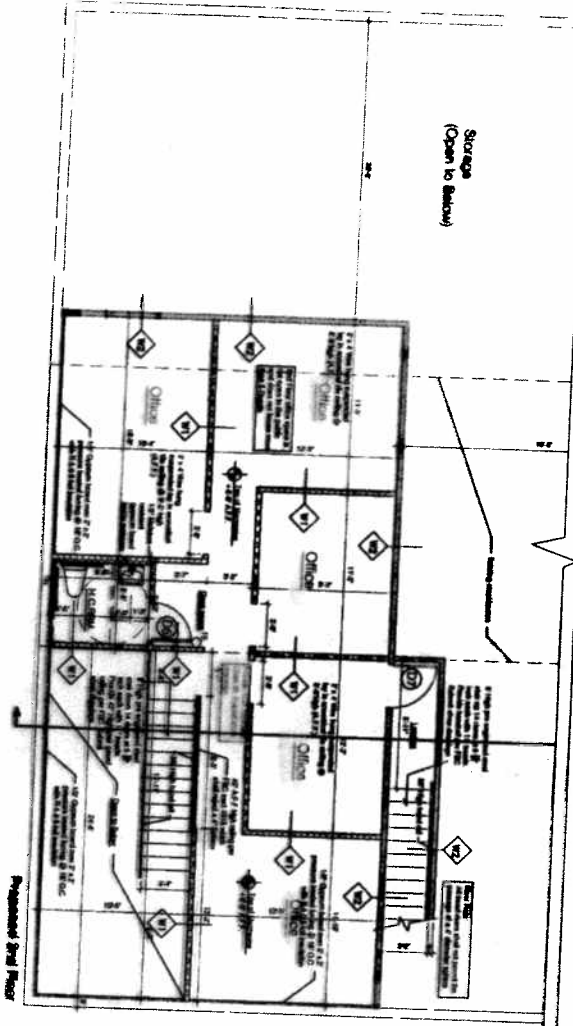
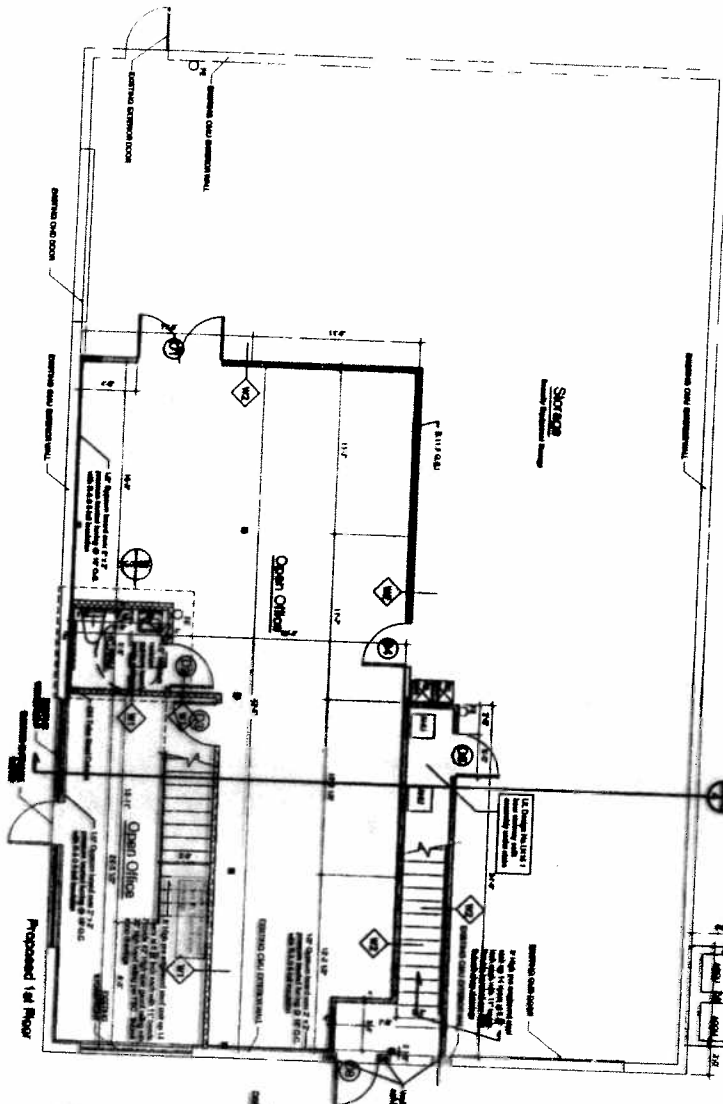
- General Demolition Notes:**
1. Contractor to verify location of any obstructions. Remove from drawings and indicate on plan.
 2. All work to be done in accordance with the approved drawings and specifications. No work shall be done until the drawings and specifications have been approved by the owner.
 3. The owner shall be responsible for the removal of any obstructions from the site prior to the start of work.
 4. The contractor shall be responsible for the removal of any obstructions from the site prior to the start of work.
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 14. The contractor shall be responsible for the removal of any obstructions from the site prior to the start of work.
 15. The contractor shall be responsible for the removal of any obstructions from the site prior to the start of work.



- GENERAL DEMOLITION NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL OBSTRUCTIONS. REMOVE FROM DRAWINGS AND INDICATE ON PLAN.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS. NO WORK SHALL BE DONE UNTIL THE DRAWINGS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE OWNER.
 3. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OBSTRUCTIONS FROM THE SITE PRIOR TO THE START OF WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OBSTRUCTIONS FROM THE SITE PRIOR TO THE START OF WORK.
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 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OBSTRUCTIONS FROM THE SITE PRIOR TO THE START OF WORK.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OBSTRUCTIONS FROM THE SITE PRIOR TO THE START OF WORK.



RICK BRAUTIGAN ARCHITECTURE INC.
 10025 South Dixie Highway, Delray Beach, Florida 33463
 561-272-9086
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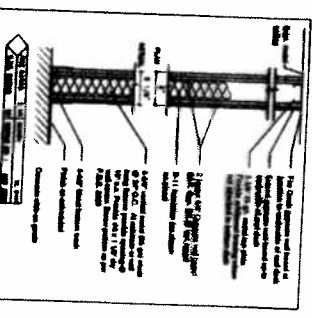
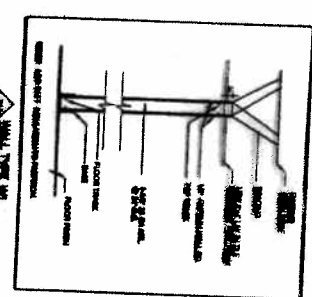
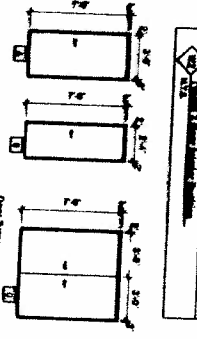


PROPOSED DOOR SCHEDULE

DOOR	SIZE	THK.	TYPE	FINISH	FRAME	RELAYS	GLASS
DO 2000	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2001	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2002	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2003	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2004	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2005	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2006	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2007	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2008	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2009	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2010	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2011	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2012	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2013	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2014	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2015	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2016	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2017	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2018	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2019	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2020	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2021	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2022	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2023	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2024	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2025	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2026	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2027	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2028	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2029	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2030	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2031	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2032	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2033	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2034	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2035	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2036	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2037	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2038	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2039	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2040	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2041	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2042	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2043	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2044	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2045	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2046	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2047	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2048	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2049	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD
DO 2050	1-3/4"	1-3/4"	WOOD	PAINT	WOOD	WOOD	WOOD

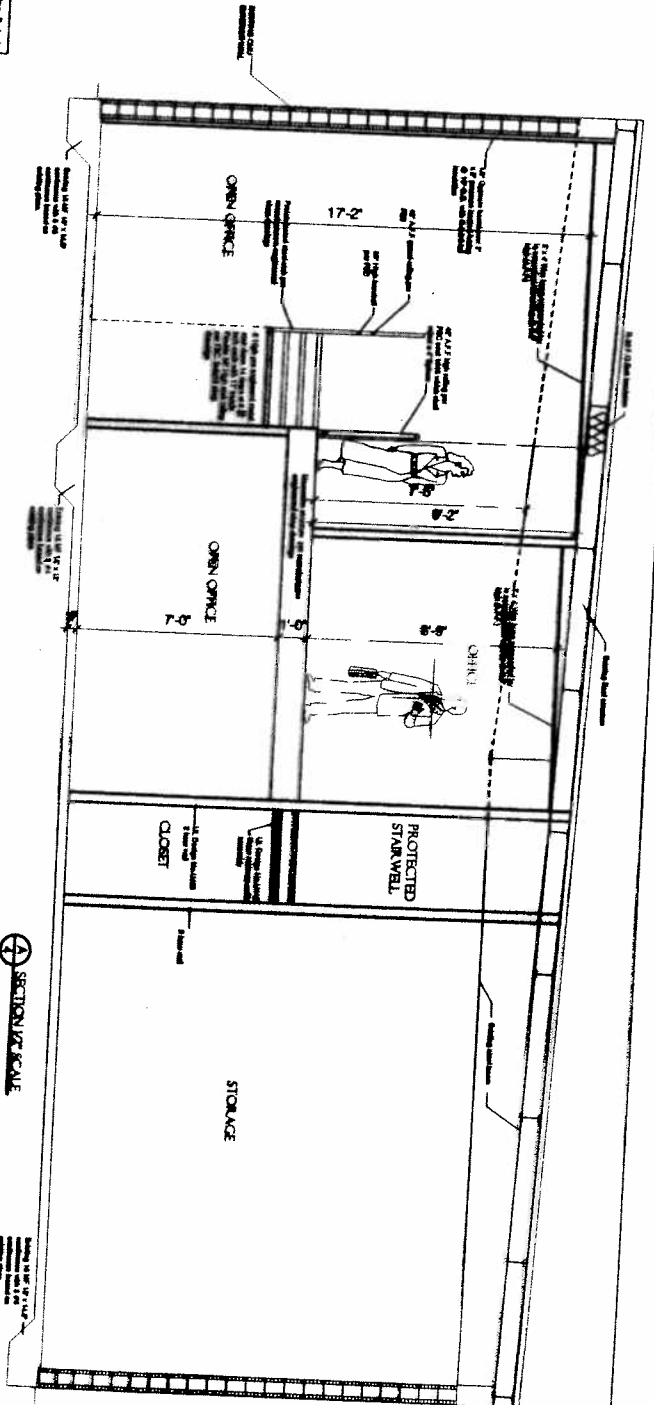
NOTES:
 1. ALL GLASS TO BE TRANSPARENT GLASS WITH TINTED COATING TO BE USED.
 2. ALL GLASS TO BE SET IN AN ALUMINUM FRAME WITH AN ANTI-CRACKING SYSTEM.
 3. ALL GLASS TO BE SET IN AN ALUMINUM FRAME WITH AN ANTI-CRACKING SYSTEM.
 4. ALL GLASS TO BE SET IN AN ALUMINUM FRAME WITH AN ANTI-CRACKING SYSTEM.
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 9. ALL GLASS TO BE SET IN AN ALUMINUM FRAME WITH AN ANTI-CRACKING SYSTEM.
 10. ALL GLASS TO BE SET IN AN ALUMINUM FRAME WITH AN ANTI-CRACKING SYSTEM.

QUALITY TO MEET ARCHITECT'S REQUIREMENTS. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

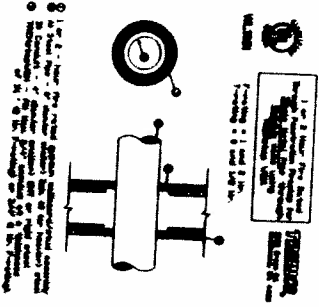


Floor Plans
1/4" = 1'-0"

RICK BRAUTIGAN ARCHITECTURE INC
 1025 South Dixie Highway, Delray Beach, Florida 33463
 561-272-2055
 AAC002029

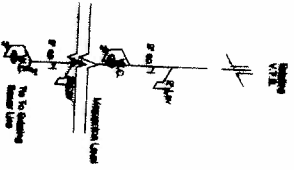


WALL PENETRATION

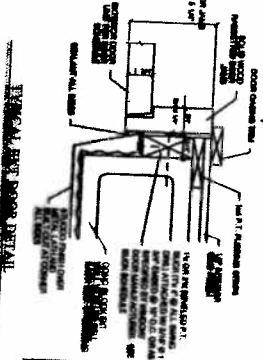


Plumbing Calculations
 See the following calculations for the required pipe sizes for the plumbing system. The calculations are based on the following assumptions:
 1. Maximum number of fixtures: 100
 2. Maximum number of fixture units: 100
 3. Maximum number of fixture units per floor: 100
 4. Maximum number of fixture units per building: 100
 5. Maximum number of fixture units per building: 100
 6. Maximum number of fixture units per building: 100
 7. Maximum number of fixture units per building: 100
 8. Maximum number of fixture units per building: 100
 9. Maximum number of fixture units per building: 100
 10. Maximum number of fixture units per building: 100

SANITARY RISER DIAGRAM



PLUMBING NOTES:
 1. All waterpiping and gaspiping shall be in strict accordance with the Florida plumbing code.
 2. Contractor shall verify the size and design of foundation beneath site of existing conditions.
 3. All materials shall be new.
 4. All work shall be performed by a licensed plumbing contractor in a clear workable manner. The contractor shall be responsible for the safety of the work.
 5. Required materials shall be provided by the contractor for installation against public safety and property damage for the duration of the work.
 6. Contractor shall obtain and pay for all permits, fees, inspections and tests.
 7. Schedule any equipment. Do not schedule for the same building activities, delays, equipment, etc.
 8. All work shall be coordinated with other trades to avoid interference with the progress of construction.

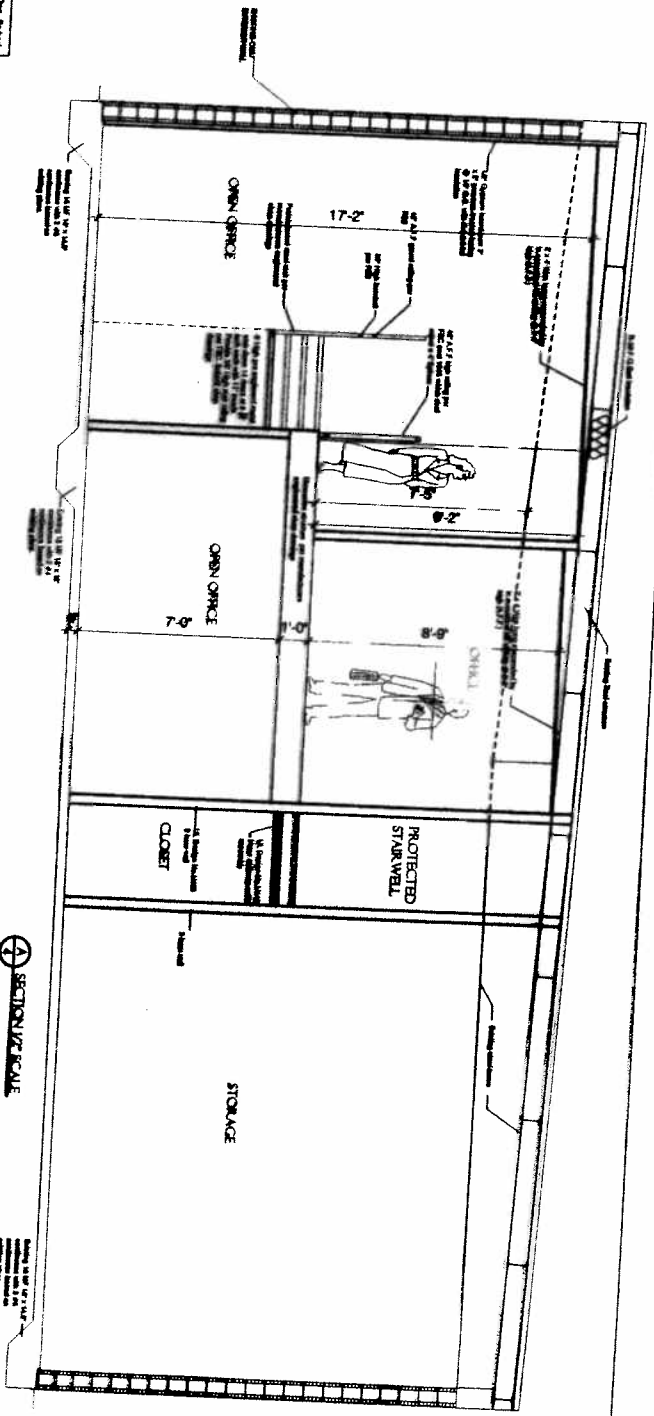


TYPICAL DOOR DETAIL
 1/8" = 1'-0"

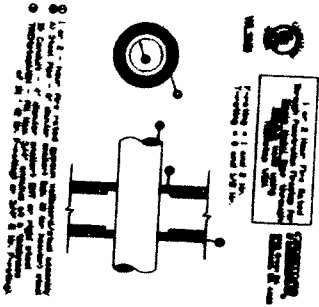
RICK BRAUTIGAN ARCHITECTURE INC.
 105 South Dixie Highway, Delray Beach, Florida 33483
 Phone: 561-272-9086
 Fax: 561-272-9086
 A/C 002020

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WALL PENETRATION

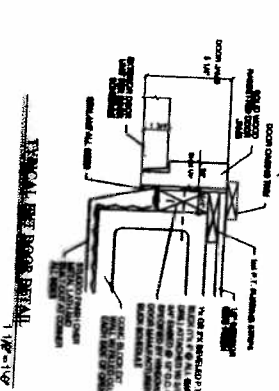
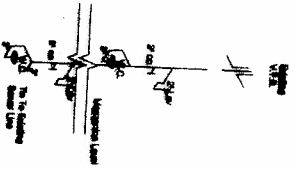


Plumbing Calculations

Based on Uniform Codebook Plumbing regulations in 2003.01.1. All calculations are based on the following assumptions:

- 1. All fixtures are standard fixtures.
- 2. All fixtures are standard fixtures.
- 3. All fixtures are standard fixtures.
- 4. All fixtures are standard fixtures.
- 5. All fixtures are standard fixtures.
- 6. All fixtures are standard fixtures.
- 7. All fixtures are standard fixtures.
- 8. All fixtures are standard fixtures.

SANITARY RISER DIAGRAM



PLUMBING NOTES:

- All work shall be performed by a licensed plumber.
- Contractor shall verify the location of all existing plumbing fixtures.
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RICK BRAUTIGAN ARCHITECTURE INC.
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