

September 3, 2015

AMY NOWACKI  
ARCHITECT | LLC

Judie A. Zimomra, City Manager  
Sanibel City Hall  
800 Dunlop Road  
Sanibel, FL 33957

Re: Shore Haven Welcome Center  
Sanibel Historical Village & Museum

Dear Ms. Zimomra,

We have reviewed the 2014 Florida Accessibility Code to determine if the proposed improvements to the second floor of the above referenced structure will require vertical accessibility. We offer the following:

- The first floor of the structure only is open to the public for visitor orientation, reception and admissions, and includes staff workspace for these functions. The first floor is compliant with Florida Building Code as a Business occupancy, and is fully accessible including the provision of an accessible toilet room.
- The second floor area of approx.575 sq.ft. is proposed for administrative use only. The proposed scope of work to remodel this space includes modifications to the stair baluster to meet building code, new lever style door hardware at each of the 3 rooms, general cleaning and painting. Approximately \$5,000 of the \$15,000 budget is dedicated towards improving accessibility to the maximum extent feasible.
- Preliminary cost estimates for the installation of a lift are attached, and range from \$56,128 - \$71,587.

In conclusion, we believe that there are 3 applicable sections in the Chapter 2 Scoping Requirements of the Florida Accessibility Code which provide for exemptions that may be considered as the basis for granting a vertical accessibility waiver:

Section 201.1.1 **Vertical Accessibility**, exception (3).

- The second floor will not be open to the public and the rooms will be used by less than 5 persons

Section 202.4.1 **Disproportionate Cost**.

-The cost of installing a lift or other possible means of vertical accessibility exceeds 20% of the cost of the proposed alterations to the primary function area [second floor]

Section 202.4.2 **Accessible Features in the Event of Disproportionality**.

-Two of the proposed alterations address building code compliance for the Business occupancy as well as accessibility: the installation of guardrails and handrails at the stair, and new lever style door hardware

Section 202.5 **Alterations to Qualified Historic Buildings and Facilities**.

-The building is designated on the City's Historic Register, and as such alterations shall comply with Sec.202.4 to the maximum extent feasible (as referenced above)

If there are any questions or concerns regarding this assessment, please do not hesitate to contact this office.

Sincerely,



Amy Nowacki, AIA

cc: Karl Rodman, Dorothy Donaldson

encl: Preliminary Cost Estimates: Benchmark General Contractors, Inc. & Landl Carpentry, Inc.  
Plans: SK1-Lift Plan, SK2- Floor 2 Remodel