



H. THAYER HERSON, ARCHITECT
Florida Architectural Registration No. 0010528

15 June, 2017

**CITY OF JACKSONVILLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION DIVISION**

6-13-2017

PROJECT: POINTE PARK AT ST. JOHNS

PERMIT: B-17-851869.000

ATTN:

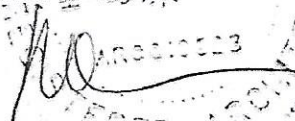
MICHAEL HILL & JAMES TIDWELL

PLEASE CONSIDER THIS LETTER REGARDING THE ABOVE PERMIT.

WE ARE ASKING FOR AN EXEMPTION FOR THE FBC 2014 ACCESSIBILITY CODE REQUIRING VERTICAL ACCESS TO AN EXISTING CLUBHOUSE 2ND FLOOR FOR THE FOLLOWING REASONS.

1. THE INITIAL CONTRACT FOR THIS PROJECT WAS \$168,700.00. OUR COST BREAKDOWN FOR ADA IMPROVEMNTS (SEE ATTACHED) PER THE CONTRACTORS ESTIMATE TOTALED \$37,897.03 OR 22.4% OF THE TOTAL BUDGET.
2. WE RECEIVED AN ESTIMATE FOR AN INTERIOR CHAIR LIFT FROM CUSTOM LIFTS OF \$32,000. ADDING THIS TO THE ORIGINAL BUDGET WOULD BRING US TO A TOTAL OF \$200,700. THE ADJUSTED TOTAL ADA IMPROVEMENTS WOULD RISE TO \$69,897.03 WHICH WOULD MAKE THE ADA IMPROVEMENTS 34.8% OF THE GROSS BUDGET. PER THE 2014 FBC ACCESSIBILITY CODE ADVISORY 202.4 "ALTERATIONS MADE TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL TO THE ALTERED AREA WILL BE DEEMED DISAPROPORTIONATE TO THE OVERALL ALTERATION WHEN THE COST EXCEEDS 20% OF THE COST OF THE ALTERATION TO THE PRIMARY AREA.
3. AN ALTERNATIVE TO THE INTERIOR LIFT WOULD BE AN EXTERIOR OPEN LIFT AT THE REAR OF THE BUILDING IN THE POOL AREA. THIS WAS PRICED AT \$16,000.00. THIS WOULD PUT US WELL OVER THE 20% AS WELL AND WE HAVE GRAVE CONCERNS ABOUT THE LIABILITY OF THIS TYPE INSTALLATION. AND THAT IT WOULD BE AN "ATTRACTIVE NUISANCE".
4. FINALLY, THIS COMPLEX WAS BUILT IN THE EARLY 1980'S AND HAS NO ACCESSIBLE UNITS. THE CLUBHOUSE IS NOT OPEN TO THE PUBLIC AND IS SOLELY FOR THE USE OF THE TENANTS. THE ONLY DISTINCT AMENITY ON THE SECOND FLOOR IS THE COMPUTER ROOM, AND WE WILL INSTAL A SINGLE COMPUTER STATION ON THE FIRST FLOOR.

Sincerely,


H. Thayer Hersom
Architect

Digitally signed
by Howard T
Hersom

Date:

2017.06.15

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