



Gries Engineering Inc.

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Project: Florida Food Products :2nd Floor Remodel

Project Description:

The project being submitted is an interior remodel of the 2nd floor of an existing 2 story building. The current occupancy is "B" business. The occupancy does not change. The footprint of both floors does not change. The scope of work includes reconfiguration of wall placement to allow 4 new offices, a new accessible restroom and new secondary exterior stair for egress.

Permitting Process & Due Diligence:

Prior to drawing our plans, the contractor met with the local building official to discuss the requirements for this interior remodel. They remained in contact through the permitting process. The building official explained that since the 2nd floor had been in use as business occupancy and no change in footprint or building occupancy would occur, that the vertical accessibility would not be required as the business has been using this space without an elevator for 10 years. After submitting the plans & responding to the building official's plan review comments, the building official was no longer employed for the City. Without a building official, the City sent the plans to the county for approval. The county does not have record of the previous permit for construction of the second floor. The county stance is that we will need an elevator or an approved waiver to complete the remodel.

Technical Infeasibility:

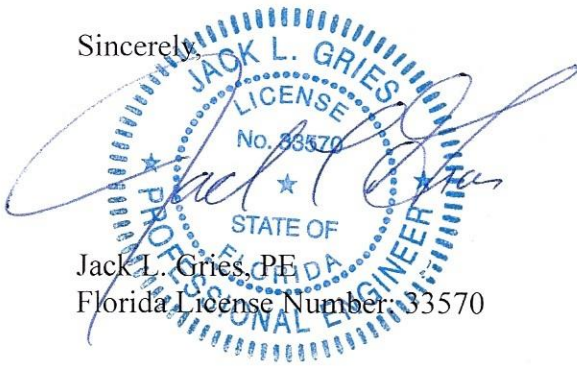
The scope of work for this project is simple in nature and a project of this size could be completed in 4-6 weeks. If an elevator system was included in this design, there would have to be loss of office space on both floor plans. The 2nd floor structural system would need to be dismantled and engineered to allow new openings. The 1st floor would require removal of walls and demolition of existing foundation so new footings could be tied into the existing system. New load bearing walls/columns and beams would need to be installed. The electrical system would have to be removed and upgraded to larger equipment and conductors.

None of the above-mentioned systems would be disturbed during the original scope of work.

Summary:

The intent of this design is to allow the owner to better use his existing space for his business needs. We have provided an additional means of egress, an accessible restroom and accessible drinking fountain. The design gives the space more accessible elements than what is existing. We established communication with building official and provided what he asked for in the design. When our project was turned over to another jurisdiction, we found that they will require a waiver for us to proceed with our design. We are respectfully requesting that the Florida Commission grant this project a waiver to allow us to proceed with a design that is consistent with the current ADA design standards.

Sincerely,



A circular blue ink seal for Jack L. Gries, a Professional Engineer in the State of Florida. The seal contains the text: "JACK L. GRIES", "LICENSE", "No. 33570", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER". A handwritten signature in blue ink is written over the seal.

Jack L. Gries, PE
Florida License Number: 33570

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