

# ACCESSIBILITY ADVISORY COUNCIL

## GROUNDS FOR APPROVAL

- **Economic Hardship**

- Does the cost of providing vertical accessibility meet or exceed 20% of the cost of the alteration to the primary function area?
- If the 20% threshold is met, the waiver SHALL be granted.
- Does not apply to new construction.
  - Fit-outs/Build-outs are considered new construction

- **Historic Nature**

- Has the applicant provided documentation of the historic significance of the building?
- Would the historic significance of the structure be negatively impacted by the alterations applicant would have to make to provide accessibility?
- Can be combined with Technical Infeasibility or Economic Hardship

- **Technical Infeasibility**

- Is the structure built in a way that would otherwise place unnecessary, unreasonable, or extreme hardship on the applicant, if they were required to provide accessibility?
  - Has the applicant provided comments from a licensed design professional?
  - Would have to rebuild, demolish, encroach on property lines, etc.

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### **63 E. Pine Street 2<sup>nd</sup> Floor Project - WAV # 271**

**Issue:** Vertical accessibility to the second floor of the building.

**Project Type:** Alteration to an existing building or facility.

**Project Progress:** Under Design

**Compliance estimate + Amount spent on accessible features:** 160,000

**Project Construction Cost + Construction Cost Over Past 3 Years** \$87,400

**Economic Hardship Threshold:** 183%

**Applicant alleges the hardship is caused by the historic building on which compliance with the requirements for accessibility are not technically feasible, a condition or set of conditions affecting the owner which does not affect owners in general, and substantial financial costs.**

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility from the lobby to the second floor of the building. The project consists of an alteration to an existing two story 7,458 sf building in which there is a change of use to the second floor from office space to retail space. According to the applicant, the building was built in the first decade of the 20th century, and is a contributing structure in the City of Orlando's Downtown Historic District. The applicant has also provided historical documentation from the City of Orlando confirming that the property is a Contributing Property to the Downtown Historic District. The applicant stated that there is no exterior space on the site to incorporate an elevator and the addition of an elevator to the interior would significantly alter the existing structure of the building, encroaching significantly into the center of its footprint and altering the flow and features of the interior spaces. Furthermore, the applicant submitted an estimate of \$160,000 the projected cost for compliance with the code is approximately 183% of the projected project construction cost. The applicant is requesting a waiver based on the historic building on which compliance with the requirements for accessibility are not technically feasible, a condition or set of conditions affecting the owner which does not affect owners in general, and substantial economic hardship.

#### **Uploaded Documents:**

1. Proposed Plans with Elevator
2. Evidence of Historical Significance
3. Project Construction Cost Estimate
4. 2 Compliance Cost Estimates

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### STAFF RECOMMENDATION:

The applicant has provided proof of the historical significance of the building and the compliance estimate amounts to 186% of the total cost of construction. Staff recommends granting the request for waiver on the grounds of historic nature of the building, economic hardship, and technical infeasibility.

### Items to be waived:

Vertical accessibility to the structure, as required by section 553.509, Florida Statutes.

553.509 Vertical accessibility. This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the standards require an elevator to be installed in such building, structure, or facility, except for:

- (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
  - (b) 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
  - (c) 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.
  - (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
  - (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
  - (f) All employee areas as exempted in s. 203.9 of the standards.
  - (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

402.2 Components Accessible routes shall consist of one or more of the following components: Walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

**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.

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### MOTIONS

- I move to recommend that the Florida Building Commission approve this request for waiver on the grounds of \_\_\_\_\_.
  - Economic Hardship
  - Historic Nature
  - Technical Infeasibility
  
- I move to recommend that the Florida Building Commission deny this application.
  - No rationale necessary.
  
- I move to recommend that the Florida Building Commission defer this request for waiver to the next meetings of the Council and the Commission for the purpose of allowing the applicant to \_\_\_\_\_:
  - Submit requested information
  - Contact building official or building department
  - Etc.