

# 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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### Lexington Hotel - WAV # 600

**Issue:** Vertical accessibility to the lobby.

**Project Type:** Historical preservation (alteration)

**Project Progress:** Under Design

#### **Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to the lobby of a historic hotel built in 1950 with 86,981 square feet. The hotel has nine-stories with 143 rooms, of which six are accessible. Currently, the front entrance to the lobby is not ADA accessible and vertical accessibility to the hotel is provided via a north ramp which leads to an elevator in the basement that takes guest up to the main lobby. The proposed alteration will consist of adding a ramp necessary to make the front entrance of the hotel vertically accessible. However, according to the applicant, Ms. Debbie Tackett, Historic Preservation & Architecture Officer of City of Miami Beach Planning Department would not approve the installation of the proposed ramp due to the historical significance of the property and the fact that installation of such ramp would irreparably harm the very significant design, style and configuration of the subject structure. The Architect for the project stated that no other work is being done at the hotel and the intent of this application is to obtain a vertical accessibility waiver in order to comply with the Florida Accessibility Code. The applicant has provided documentation confirming the historic significance of the property.

#### **Uploaded Documents:**

1. Owner Authorization
2. Licensed Design Professional
3. Historical Documentation
4. Project Plans

**Note:** Since no work is being performed on the building in question, nothing has triggered any Florida specific requirements for the applicant to provide vertical accessibility to the said lobby.

#### **STAFF RECOMMENDATION:**

Staff recommends granting the request for waiver for vertical accessibility to the extent it has been made necessary.

#### **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

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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.

## MOTIONS

- I move to recommend that the Florida Building Commission approve this request for waiver on the grounds of \_\_\_\_\_.

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- 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.