

## **Hotel Atlantic Princess (Generator Miami ) -3120 Collins Avenue, Miami Beach**

This project is the conversion of the historic residential/condominium to a historic lodging which is considered an alteration to a historic building under the FBC.

### **Issue 1**

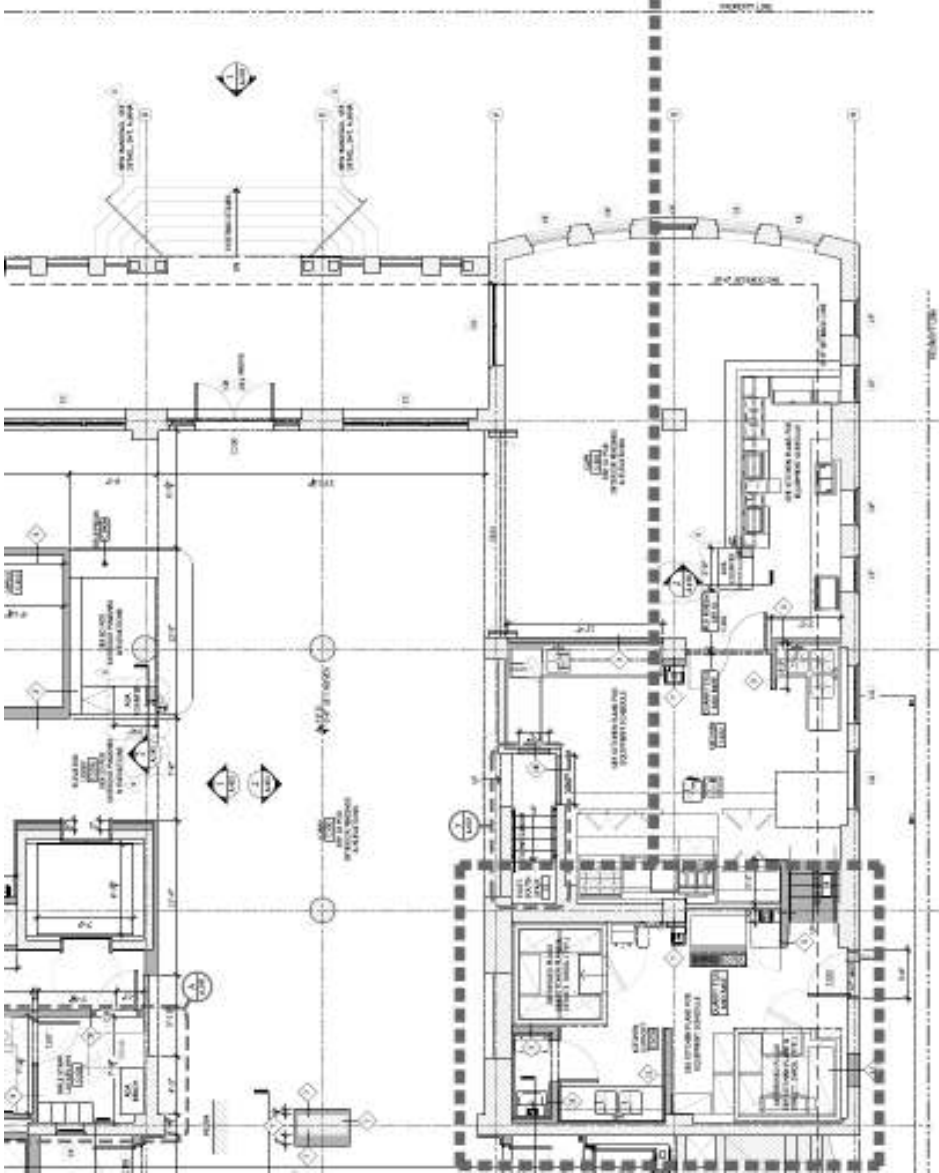
Request for vertical accessibility waiver on the grounds of Historical Exemption S. 553.509.

#### **Area: Building C – Mezzanine**

Building C is an 8 floor historic building currently used as residential/condominium to be converted into hotel use. The building has an elevator that connects all public area levels except the Mezzanine level that can only be reached via stairs from the Main Lobby (C100) located on the Ground Floor (please refer to Architectural Floor Plans A.103 and 021 below). The extent of the scope of work and proposed use for the Mezzanine is to paint is so it can serve as Office (C112) that has roughly 284 sf with an IT Closet (C112a) (78 sf). The Office is not open to the public but it is only for one hotel employee.

The alternative to provide access to the Mezzanine is by installing a vertical wheelchair lift or a curved indoor curved inclined chair lift. Installing a vertical lift in the Main Lobby requires structural modifications and threatens the historical value of the Lobby. The issue with installing an indoor curved inclined chair lift is that it reduces the clear width of the stairs (currently 40” wide), potentially creating a safety hazard, and threatening the historic value of the Main Lobby of the hotel.





BUILDING C  
GROUND FLOOR PLAN  
SHEET SP-107



BUILDING C  
MEZZANINE FLOOR PLAN  
SHEET SP-107

## Issue 2

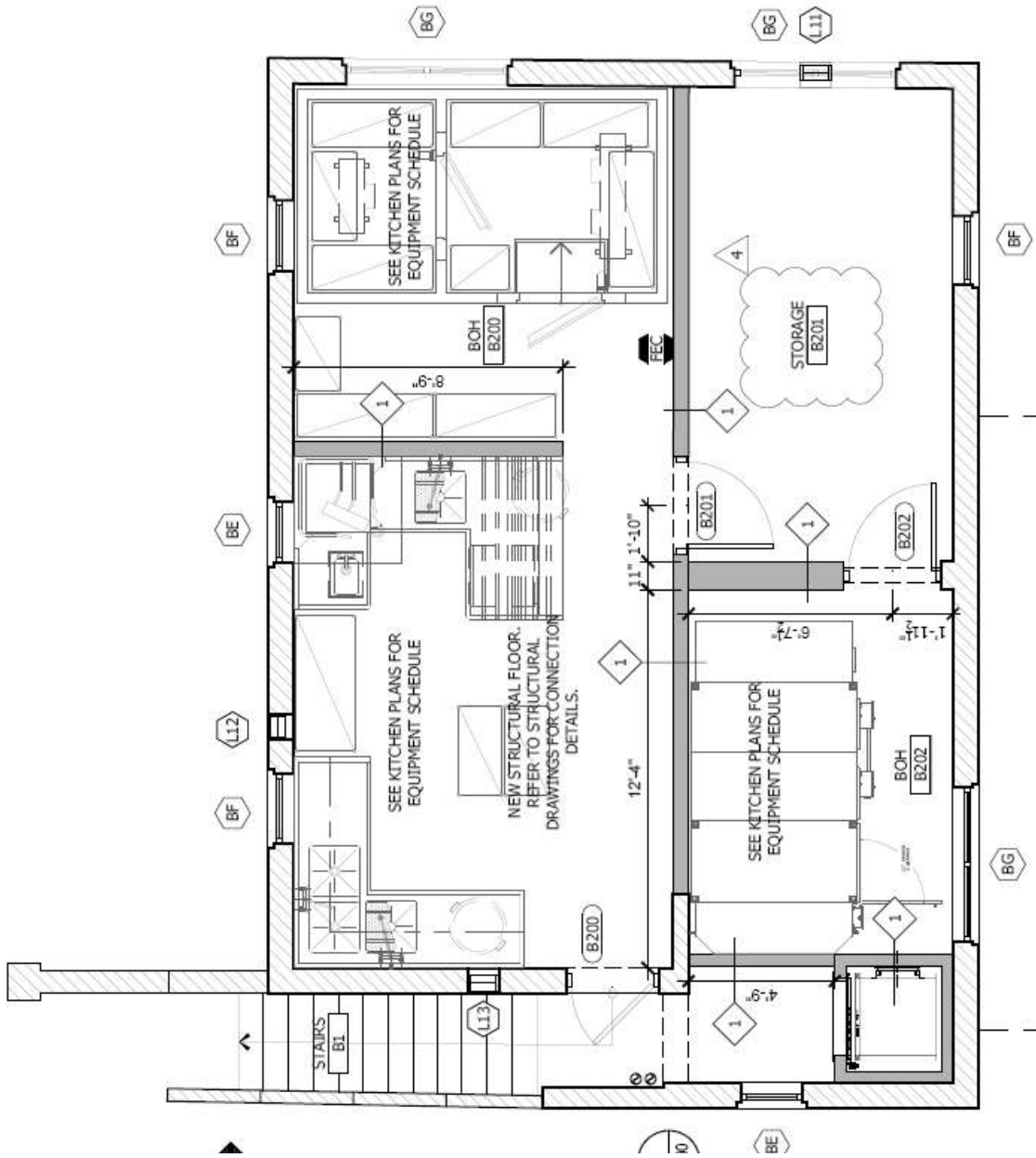
Request for vertical accessibility waiver on the grounds of Historical Exemption

### Area: **Building B –Second Floor**

Building B is a 2 story historic building currently used as residential to be converted into restaurant on the first floor and offices on the second floor. The first floor has 774 sf and the second floor has 284 sf. The building does not have an elevator and the second floor can only be reached via exterior stairs (B1) from the Ground Floor (please refer to Architectural Floor Plans A.100 and A.101). The extent of the scope of work and proposed use for the first floor of the building is a restaurant that will be open to the public, and the Second Floor implies converting residences into Kitchen and Storage that is exclusively for employees.

The only alternative to provide access to the Second Floor is by installing an exterior elevator or an outdoor inclined chair lift. The issue with installing an exterior elevator is that it requires creating an exterior structure to house the elevator and elevator equipment room attached to the existing historic structure that would totally change the historic look of the property. The issue with installing an outdoor inclined chair lift is that it would reduce the clear width of the stairs B1 (currently 38” wide) and threaten the historic value of the corridor of Building B.





### Issue 3

Request for vertical accessibility waiver on the grounds of Historical Exemption S. 553.509

#### Area: **Building A - Second Floor**

Building A is a 2 story historic building currently used as residential to be converted into hotel use. The first floor has 2,627 sf and the second floor has 2,481 sf. The building does not have an elevator and the second floor that can only be reached via interior stairs (A1) from the Ground Floor and exterior prefabricated emergency exit stairs (A2) (please refer to Architectural Floor Plans A.100 and A.101). The extent of the scope of work and use proposed for the first floor is conversion from condominium to 6 guest rooms, with the designated accessible guest room with mobility features (A106) on the First Floor of building A. The extent of the work and use proposed for the Second Floor is converting condominium to for 5 guests rooms (A201 –A205) and an exterior prefabricated emergency exit stair. All other features within the second floor guest rooms such as accessible doors will be provided.

The alternative to provide access to the Second Floor is by installing an exterior elevator or an indoor inclined curved chair lift. To reach the interior stairs (A1) that provide access to the second floor there are two additional set of steps to reach the level where the stairs are. These steps would also require an exterior inclined chair lift. The issue with installing an exterior elevator is that it requires creating an exterior structure to house the elevator and elevator equipment room attached to the existing historic structure that would totally change the historic look of the property. The other alternative is installing an indoor inclined curved chair lift, the issue with the lift is that it would reduce the clear width of the stairs A1 (currently 46” wide) and exit stairs A2 (currently 35-3/4” wide), potentially crating a safety hazard, and threaten the historic value of the corridor of Building A.







**FBC 201.1 Vertical Accessibility** Sections 553.501-553.513, F. S., and the ADA Standards for Accessible Design do not relieve the owner of any building, structure or facility governed by those sections 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:

(3) 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.

(6) All employee areas as exempted by 203.9

**FBC 203.9 Employee Work Areas.** Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1 and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the employee work area. Employee work areas, or portions of employee work areas, other than courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or be on an accessible route.

**Employee Work Area.** All or any portion of a space used only by employees and used only for work.

**FBC 202.3 Alterations.** Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of Chapter 2 and section 201.1.1. See Section 208.1 for existing parking.

EXCEPTIONS: 1. Unless required by 202.4, where elements or spaces are altered and the circulation path to the altered element or space is not altered, an accessible route shall not be required.

**202.5** Where the State Historic preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible route, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply.

**FBC Advisory 206.2.3 Multi Story Buildings and Facilities Exceptions** 206.2.3 (1-7) are preempted by Florida vertical accessibility requirements of s. 553.509, F. S. as incorporated in section 201.1.1. Florida requirements may be waived down to ADA standards requirements.

### **ADA 206.2.3**

**Exception 1.** In private buildings or facilities that are less than three stories or that have less than 3,000 square feet per story, an accessible route shall not be required to connect stories provided that the building or facility is not a shopping center, a shopping mall, the

professional office or a health care provided, a terminal, depot or other station used for specialized public transportation, an airport passenger terminal, or any other type of facility as determined by the Attorney General.

**Exception 2.** Where a two story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected to the story above.

**Exception 5.** Within multi-story transient lodging guest rooms with mobility features required to comply with 806.2, an accessible route shall not be required to connect stories provided that spaces complying with 806.2 are on an accessible route and sleeping accommodations for two persons minimum are provided on a story served by an accessible route.

**206.2.1 Exception 1.** Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be provided.