

General Waiver Information

Description of Building and Project

Waiver # 227-RO –Vertical Accessibility

Project Location: 945 E 11th Ave, Tampa, FL 33605

This building was originally constructed as a residence in 2010 at 918 E 12th Ave, Tampa, FL 33605. It was permitted as a residence but the floor loads, mechanical and electrical systems were built to commercial standards when it was originally constructed for future use as a duplex.

Because of the High Speed Rail program, the building was lost to the FDOT in 2012. The FDOT was going to demolish the building so we acquired it in an auction in 2013 and moved it one block south to 945 E 11th Ave. When we purchased the building in 2013, it was already devoid of any kitchen cabinetry or appliances (all were removed). However, all bathroom fixtures, cabinets and mirrors remained in place.

In its new location, the building is eligible to be occupied as an office. It is a 2-story building with 1,485 sf on the first floor and 1,644 sf on the second floor. It is a complete building with operating electric, HVAC, plumbing and sewer service.

The only changes to the building are its change of use from residential to office (nonresidential) and the installation of a ½ bath involving a toilet and pedestal sink in an existing closet under the stairwell.

The ADA alterations to the building include the building of an ADA compliant parking space that connects to the public sidewalk, the building of an ADA compliant ramp and landing to access a new door from the landing, replacing all of the required door knobs and the transformation of the existing downstairs bathroom to be ADA compliant.

The new ADA exterior entrance door will be placed where an existing window is located. The second window adjacent to the new door will be removed to comply with fire safety for the ramp. These changes do not require any structural changes because there is an existing header above both windows that was built during the original construction in 2010 to allow for a future door if the property was duplexed.

There has been no construction on the building in the last three years, and none required to conform to the new occupancy other than the ADA requirements. A half bath is being added at the request of the buyer's. See Powder Room Alterations bid.

The building is currently under contract to a small engineering company consisting of 5 employees and 2 principals (a husband and wife). The primary work area for the 5 employees is on the main floor. The upstairs will be occupied as a private owner office and storage/file room with no public access intended or necessary.

The Florida Building Code, Existing and Accessibility, require an ADA parking space connected to the public right of way, an ADA ramp to access the first floor and an ADA bathroom. We are proudly providing these items.

The Florida Building Code Accessibility also requires access to the second floor. The second floor is currently accessed by an existing stairwell. The existing stairwell is 39.5" wide. Placing an inclined platform lift on the stairwell would impede on the required space for egress.

An interior vertical platform lift (VPL) would only be able to be located in the main floor hall way and would block access from the front to the back of the building and require major structural changes between the first and second floors.

Both indoor options for vertical access would not be code compliant.

The only other option is an exterior Vertical Platform Lift. This would require the pouring of a new foundation pad (approximately 6'x6'), the removal of a first floor window and then the structuring and placement of a second floor exterior door for entry from the platform directly into the building.

While the building itself is not deemed historic, it is located within the Ybor City National Historic Landmark District. Many guidelines were required to be followed when the building was originally constructed to ensure that the building had the look of a historic building. Even the paint color had to be approved. In its new location and transformation to an office, we received guidance from the Historic preservation officer in the placement and style of the first floor ramp. Also, because of the historic landmark designation of the site, the Historic Preservation Barrio Latino Commission has required us to completely enclose the VPL to match the look of the building, in other words, we will have to add a matching two story structure around the VPL, which will include two doors and a

metal roof. The placement of the VPL entrance will negate the use of one entire second story office/storage space.

In summary, the only changes to the building are to its use (residential to nonresidential) and the placement of a pedestal sink and toilet under the existing stairwell closet. These construction changes are being done at a cost of approximately \$2,750 for the powder room.

The cost for all of the first floor ADA-Only alterations, *excluding* the VPL, are approximately \$19,205.

Considering the first floor ADA-Only compliance, its cost in comparison to the overall alterations (powder room) is over 85% disproportionate.

Providing second floor access with a VPL will cost at least an additional \$35,672, bringing the disproportionality to 95% and would cause economic hardship.

Because of the disproportionality in cost and the resulting economic hardship, we respectfully request a waiver for vertical accessibility in this building. If the waiver is denied, then the City is requiring us to provide a second ADA compliant bathroom upstairs. A second ADA bathroom upstairs would require alterations to the building including the removal of the bathtub, removing a wall, replacing the finished floors, relocating the toilet and adding an ADA sink, for which no estimates have been made.

Thank you for your consideration.

Sincerely,

Victoria Brittain