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ARCHITECT



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&
PLANNING
FL AR-7457

Department of Business and Professional Regulation
Florida Building Commission
1940 North Monroe Street
Tallahassee, FL 32399-0772

12 Feb 2022


RE: VERTICAL ACCESS WAIVER
Wags ANIMAL HOSPITAL
601 BRICKELL KEY DRIVE, SUITE 691,
MIAMI, FLORIDA 33131

To whom it may concern:

On behalf of my client, Wags Animal Hospital of Miami, I am requesting a waiver from the ADA compliance for the Mezzanine level of their existing single level suite. The approximate 600 sq ft Mezzanine level presently exists and has a dropped acoustical ceiling but no interior partitions. It presently provides no services to the clinic's business. The doctors want to expand their services by adding partitions on the Mezzanine level to form new exam rooms in which they can provide medical services for their client's pets. Following are the reasons for the request for the ADA Compliance waiver.

- 1 - After researching lifts and Limited Use/Limited Access (LULA) elevators I was unable to find any that did not affect the floor slab of the main level or that would fit in the existing space. The main level is located over a parking garage and has a post-tensioned concrete floor slab which cannot be cut without damaging the adjacent floor structure of that level of the building. A placement of a commercial chair lift would either block the corridor leading to the clinic's pharmacy/treatment area or require major demolition and reconfiguration of the existing floor plan and steel structures in that area.
- 2 - The existing main level of the Wags Animal Hospital suite was built out in 2018 in compliance to the 2017 Florida Building Code and already provides all the ADA features which are required for their handicapped clients. There will be no reason for a handicapped person to go up to the Mezzanine level for their services, the identical services are already provided on the main accessible level of their suite.
- 3 - The cost of providing the ADA vertical access will certainly exceed 20% of the cost of the new improvements as those only involve interior partitions, electrical lights & receptacles, HVAC drops (the A/C main trunk line is already there), and improved staircase. The improvements are limited in scope and the ADA lifts costly.

Sincerely,


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