

BOB WILSON DODGE STORAGE GARAGE ADDITION

Issue: Vertical accessibility to the upper two levels of a garage storage facility.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to the upper two levels of a new, \$5.5 million vehicle storage facility. The first floor is accessible and contains a service area, customer waiting area, toilet rooms, staff lounge and conference room. Each floor has 45,232 square foot for a total 135,296 square feet in the building. Approximately 75 percent of the ground floor will be used for storage of vehicles being serviced while the upper two floors will house vehicle inventory storage. The applicant stated it would cost an additional \$175,000 to provide an elevator, but no documentation for that cost was submitted.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to the upper two floors of a storage facility, as required by Section 553.509, F. S.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to 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 guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) 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
- (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.

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.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Bob Wilson Dodge Storage Garage Addition

Address: 11945 N. Florida Avenue
Tampa, Florida 33612

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Robert P. Angle, President, Angle & Schmid, Inc.

Applicant's Address: P.O. Box 40907, St. Petersburg, FL 33743

Applicant's Telephone: 727-530-1467 **FAX:** 727-531-4865

Applicant's E-mail Address: rpa@angle-schmid.com

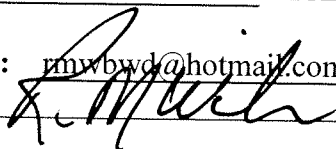
Relationship to Owner: General Contractor

Owner's Name: Robert P. Wilson

Owner's Address: 11945 N. Florida Avenue, Tampa, FL 33682

Owner's Telephone: 813-933-6343 **FAX:** 813-933-3523

Owner's E-mail Address: rmwbyd@hotmail.com

Signature of Owner: 

Contact Person: Robert P. Angle

Contact Person's Telephone: 727-530-1467 **E-mail Address:** rpa@angle-schmid.com
Cell: 727-423-6135

This application is available in alternate formats upon request.

Form No. 2001-01

3. Please check one of the following:

He/3 of 4

3. Please check one of the following:

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The building is a 3 level, (ground + 2 upper floors) vehicle storage facility. Each floor contains a total of 45,232 SF for a total of 135,296 SF. The ground floor will include a new service writer area, a new customer waiting area, restrooms, staff lounge and conference room, all fully ADA compliant. The balance of the ground floor (approximately 75%) will be for storage of vehicles being serviced. The upper two levels are for vehicle inventory storage. Two stairwells plus the vehicle ramps provide access to the upper levels. (No public will be permitted access to the service storage area on the ground floor or the upper levels.)

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$5,500,000.

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

- Under Design Under Construction*
- In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

This facility was planned and designed by Harvard Jolly Architects, without an elevator based on the fact that this is a storage facility, with no public access to upper levels and the Florida Building Code Chapter 11-4.1.3 (5) (2) stating the exception for storage facilities. The Hillsborough County Building Official, Mr. Jerry Sparks has opined that an elevator is required. He offered that not having an elevator might preclude employment of a handicapped person.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: The Contractor, Angle & Schmid, Inc. and Architect, Harvard Jolly feel that there is *no issue* and that the Hillsborough County Building Official has erred in his decision and request that the requirement to include an elevator for this project be waived.

Issue

2: _____

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The cost to add an elevator to this project will add approximately \$175,000.00 to the project cost plus potential delays to construction.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. The cost estimate is a reasonably accurate cost as estimated by the applicant.

b. _____

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

It is my professional opinion that FBC paragraph 11-4.1.3.(5)(2) clearly states that the vertical accessibility requirement is exempt as the garage is for storage of vehicle inventory. In as much as the Owner has stated there is no public access to the elevated levels, and employees who will retrieve stored vehicles must be capable of accessing and operating vehicles without any special controls or devices, the garage as it is intended to be used is an "unoccupiable storage space" that is not designed for human occupancy, for public accommodations, or for work areas; and is not open to the public. It is my opinion therefore, that an elevator is not required.



Signature

R. John Clees, AIA, NCARB
Printed Name

Phone number 813-286-8206

(SEAL)

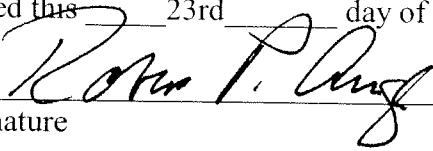
He/6 of 11

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 23rd day of March 2007

Signature



Robert P. Angle

Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

Handwritten initials

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

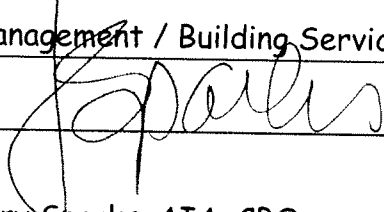
- a. Section 11-4.1.3 (5)(3) of the 2004 Florida Building Code
- b. _____
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction _____

Comments/Recommendation See Attachment dated March 28, 2007

Jurisdiction Planning & Growth Management / Building Services Division

Building Official or Designee 
Signature

Jerry Sparks, AIA, CBO
Printed Name

BU0000222
Certification Number

813.276.8334 / 813.307.4442
Telephone/FAX

Address: 5701 E. Hillsborough Avenue, Suite 1140

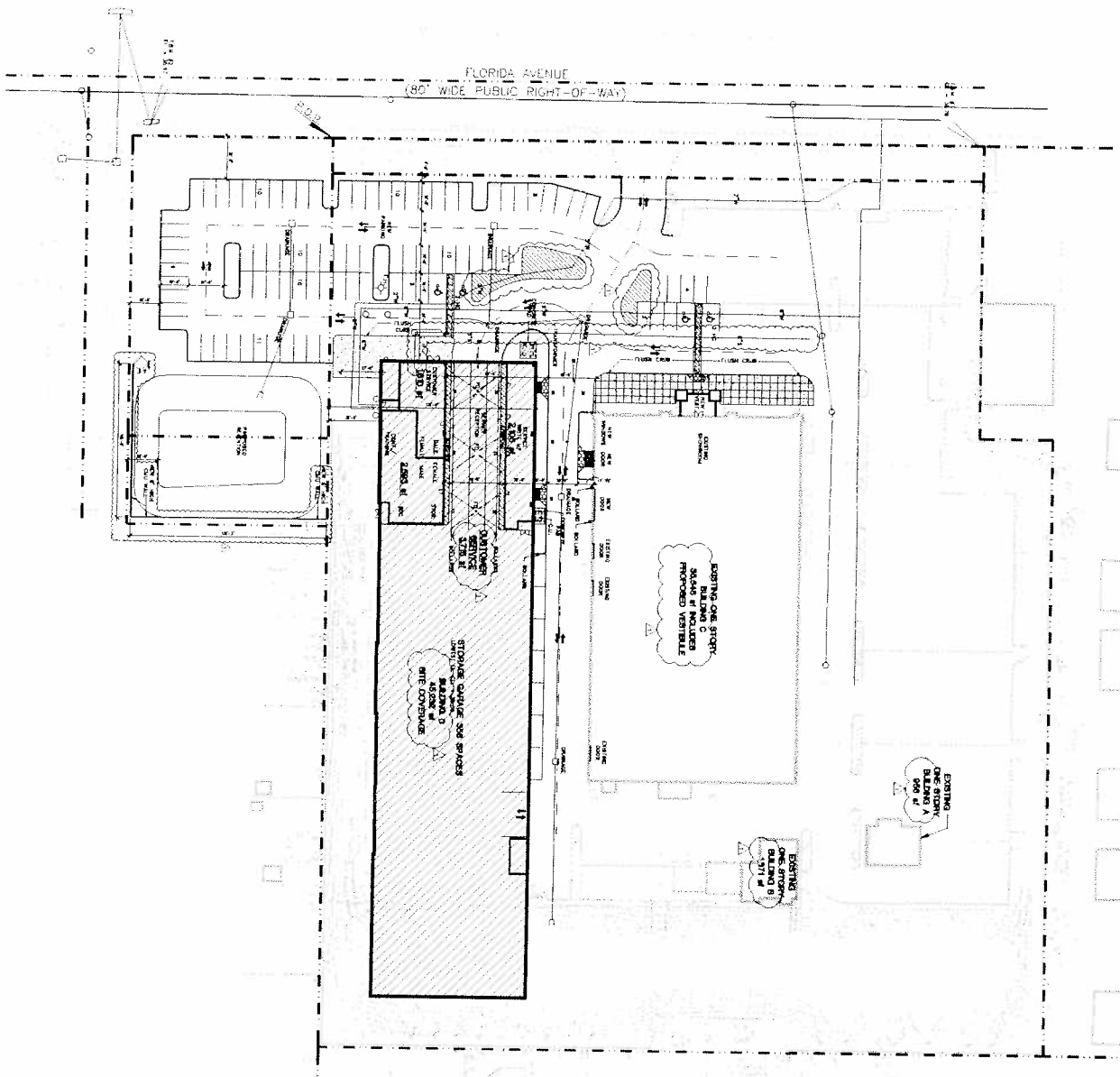
Tampa, FL 33610

March 28, 2007

It is my determination as the designated Building Official for Hillsborough County, that this new, three story, vehicle inventory storage facility is subject to the provisions of the Americans with Disabilities Act (ADA) and is required to provide vertical access to areas otherwise exempt under Section 11-4.1.3 (5)(3) of this code.

It is acknowledged that the upper two levels of this facility will be used for the storage of vehicle inventory and will not be open to the public. However, if a passenger elevator is not provided for vertical accessibility, persons with disabilities may be precluded from employment in violation of the Americans with Disabilities Act (ADA).

He/9 of 11



STEWORCK GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

SITE COVERAGE

Item	Area	Value
BUILDING A	946	0.201
BUILDING B	1,946	0.431
BUILDING C	3,716	0.811
CUSTOMER SERVICE	4,988	1.100
LANDSCAPE	48,231	10.740
ALLOWANCE	42,810	9.540
TOTAL	58,927	13.282
ALLOWANCE	107,610	23.922

ARCHITECTURAL SITE PLAN

1" = 50'

0' 10' 20' 50'

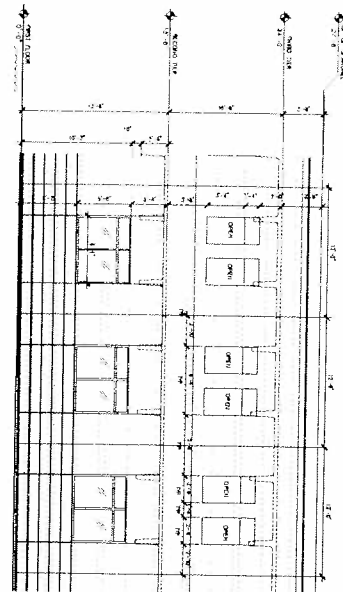
ASS:KG

HARVARD • JOLLY

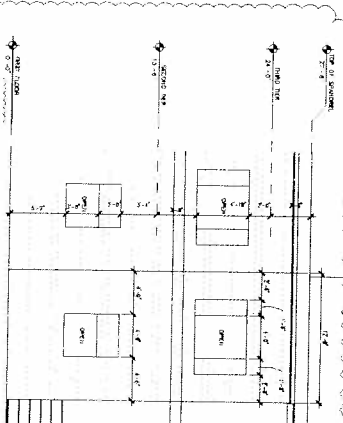
Architects • Interiors Design • Programming • Planning • Landscape Architecture • Project Management

BOB WILSON DODGE
STORAGE GARAGE
 TAMPA, FLORIDA
 CONSTRUCTION DOCUMENTS

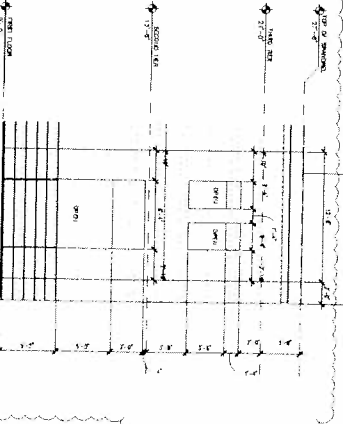
DATE: 10/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]



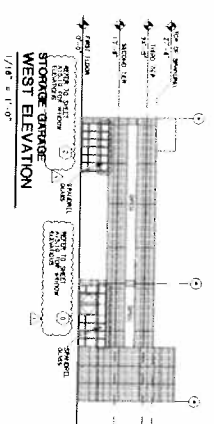
3 ENLARGED DAMAGED WINDOWS AND OPENINGS
SOUTH ELEVATION
1/4" = 1'-0"



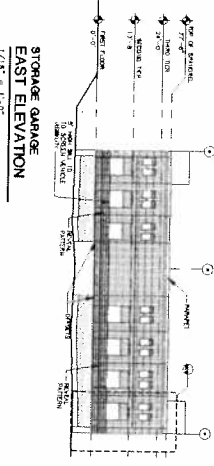
2 ENLARGED DAMAGED WINDOWS AND OPENINGS
SOUTH ELEVATION
1/4" = 1'-0"



1 ENLARGED DAMAGED WINDOWS AND OPENINGS
EAST ELEVATION
1/2" = 1'-0"

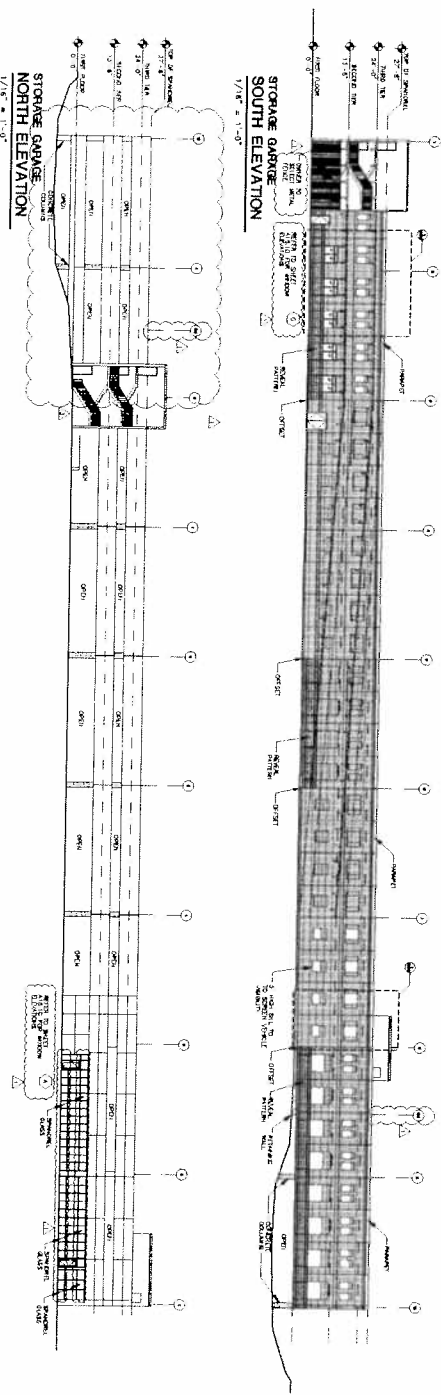


STORAGE GARAGE
WEST ELEVATION
1/8" = 1'-0"



STORAGE GARAGE
EAST ELEVATION
1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET 110-14 FOR GENERAL NOTES AND SPECIFICATIONS.
3. REFER TO SHEET 110-15 FOR FOUNDATION AND STRUCTURAL DETAILS.
4. REFER TO SHEET 110-16 FOR MECHANICAL AND ELECTRICAL DETAILS.
5. REFER TO SHEET 110-17 FOR INTERIORS AND FINISHES.
6. REFER TO SHEET 110-18 FOR EXTERIORS AND FINISHES.
7. REFER TO SHEET 110-19 FOR SPECIAL NOTES AND DETAILS.
8. REFER TO SHEET 110-20 FOR GENERAL NOTES AND SPECIFICATIONS.
9. REFER TO SHEET 110-21 FOR FOUNDATION AND STRUCTURAL DETAILS.
10. REFER TO SHEET 110-22 FOR MECHANICAL AND ELECTRICAL DETAILS.
11. REFER TO SHEET 110-23 FOR INTERIORS AND FINISHES.
12. REFER TO SHEET 110-24 FOR EXTERIORS AND FINISHES.
13. REFER TO SHEET 110-25 FOR SPECIAL NOTES AND DETAILS.



STORAGE GARAGE
NORTH ELEVATION
1/16" = 1'-0"

STORAGE GARAGE
SOUTH ELEVATION
1/16" = 1'-0"

<p>110-13</p>	<p>AND KG</p>	<p>BOB WILSON DODGE STORAGE GARAGE TAMPA, FLORIDA CONSTRUCTION DOCUMENTS</p>	<p>HARVARD·JOLLY</p> <p>Architectural, Mechanical, Electrical, Plumbing, Fire, Landscape, Program Management 1100 South Howard Avenue, Tampa, Florida 33606 Phone: (813) 288-1100</p>
		<p>DATE: 12/15/05 SCALE: AS SHOWN</p>	

ANGLE & SCHMID, INC.

GENERAL CONTRACTORS • CONSTRUCTION MANAGERS
STATE CERTIFICATION CGC007863

March 28, 2007

sent via Federal Express

Ms. Mary Kathryn Smith
Code Analyst
Department of Community Affairs
Florida Building Commission
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

**RE: Waiver Request
Bob Wilson Dodge
Storage Garage**

Dear Ms. Smith:

Enclosed is our eleven (11) page Waiver Application with original signatures, 3 pages of 8-1/2" X 11" copies of the site plan, floor plan and elevations and 3 pages of the full size drawings (30" X 42") of the same plans which comprise our complete Waiver Request.

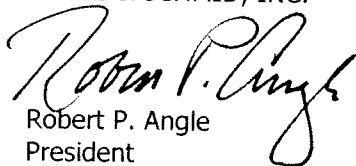
On Monday, 3-26-07, we E-mailed this same information to you with the exception of the full size drawings and the Building Official's (Mr. Sparks) documentation which are now included.

We are requesting that the requirement to add an elevator to the Bob Wilson Dodge Storage Garage, as deemed necessary by the Building Official, Mr. Sparks, be waived. It is ours and our Architect's opinion that the elevator is not a code requirement and would be a significant added initial expense in addition to the continuous maintenance expense.

This is our first experience with a Waiver Request, and your advice and assistance has been very helpful.

Very truly yours,

ANGLE & SCHMID, INC.


Robert P. Angle
President

RPA:tr

CC: Mr. Jerry Sparks (w/o large scale plans)
Mr. John Clees (w/o large scale plans)
Mr. Robert M. Wilson (w/o large scale plans)