

Superblue Miami, LLC
1101 NW 23 Street, Miami, Florida
Vertical Accessibility – ADA Waiver Application

Grounds for a Waiver

Technical Infeasibility. Pursuant to Section 201.1.1 of the Florida Building Code, where compliance is technically infeasible, alterations must conform to accessibility requirements to the maximum extent feasible. In this case, the existing physical, structural, and artistic conditions within the “Es Devlin” exhibit area render compliance with vertical access requirements to the second level technically infeasible.

The “Es Devlin” exhibit occupies a small portion of the building and consists of a mirrored installation featuring a combination of tunnels and open reflective spaces, concluding with an interactive experience near an architectural water feature. The layout is intentionally continuous and curvilinear, with a mirrored ceiling that showcases all openings from above. The design fosters an immersive and uninterrupted visitor experience. The mirrored panels, which define the visual and spatial character of the exhibit, are supported by a concealed but robust structural framework necessary to maintain both the integrity and safety of the installation. This framework, combined with the modular nature of the exhibit’s construction, severely limits the availability of any feasible location for the installation of a lift or other vertical access system within the exhibit itself. Further there are numerous life safety egress pathways—both from the second level to the first and within the first level itself—that would be interrupted. Due to size constraints, integration of any vertical lift within the exhibit would impede necessary path of travel on both floors. Notably, the effect of the mirrored walls and ceiling allow the viewer on the first level to experience the small upper portion without need to access.

The small footprint of the second level, combined with overall size constraints, greatly limits placement of a lift just outside the exhibit area. The few available locations would obstruct critical emergency egress corridors and interfere with the designated path of travel, as well as disrupt adjacent programming and programmatic flow of the experience. In particular, the potential exterior locations for a lift would disrupt access to the film room component of the “Es Devlin” exhibit, as well as affect circulation patterns related to other surrounding installations. This would compromise the curated sequencing of the guest experience and introduce operational and life-

safety concerns that cannot be resolved without significant disruption to the overall use of the facility and Superblue experience.

Additionally, the mezzanine level of the exhibit incorporates life-safety infrastructure required to meet state and federal codes, including VESDA smoke detection, fire suppression, and integrated lighting systems. These components are concealed within the exhibit's structure and tie into the base building precisely where a lift would otherwise need to be located. Retrofitting this area to accommodate vertical access would require significant structural modifications and interfere with the life-safety systems as well as the intended artistic experience.

The introduction of a lift—whether internal or external to this exhibit—would materially compromise the visual and spatial continuity of the exhibit. The open, flowing nature of the design would be disrupted by the presence of vertical access equipment, undermining the immersive quality that defines the visitor experience. Given the exhibit's scale, layout, and the critical role of uninterrupted spatial movement, any such intervention would fundamentally alter the nature and presentation of the work.

Accordingly, due to the physical constraints of the space, the integrated life-safety infrastructure, and the essential artistic characteristics of the installation, providing vertical access to the mezzanine level of the "Es Devlin" exhibit is technically infeasible.

