

CLUB BOCA

Issue: Vertical accessibility to a mezzanine, as required by Section 553.509, Florida Statutes.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a mezzanine to be occupied by dancers in cages. The elevated performing area is in addition to the main stage located on the accessible ground level. According to the applicant, the elevated area will have a maximum occupant load of 49. The application states there is not sufficient room to construct a ramp and estimates of \$32,585 and \$42,006 will be submitted for the cost of a lift to the area.

Project Progress:

The project is complete.

Items to be Waived:

Vertical accessibility to a stage area, as required by Section 553.509, Florida Statutes.

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.

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

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the 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: CLUB BOCA
Address: 7000W Palmetto PK RD #102
Boca Raton FL 33433

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

Applicant's Name: CLUB BOCA / UPSCALE CATERING INC
Applicant's Address: 7000W Palmetto PK RD #102 Boca Raton FL 33433
Applicant's Telephone: 561-542-3654 FAX 561-392-5443
Applicant's E-mail Address: RICH^{Cell}@CLUBBOCA-NET
Relationship to Owner: SAME
Owner's Name RICHARD ROSSI
Owner's Address: SAME AS ABOVE
Owner's Telephone: _____ FAX _____
Owner's E-mail Address: _____
Signature of Owner: [Signature]
Contact Person: SAME AS ABOVE
Contact Person's Telephone: SAME E-mail Address: SAME

This application is available in alternate formats upon request.
Form No. 2001-01

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.)

OFFICE BUILDING, 5 STORIES
CLUB BOCA IS LOCATED AT GROUND FLOOR
OCCUPYING APPROX. 12,434 SF.

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

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.

PALM BEACH BLDG. DEPARTMENT DENIED PERMIT BECAUSE IT DOES NOT AGREE WITH ENGINEER'S OPINION (REFLECTED ON ATTACHED COPY OF THE ENGINEER'S LETTER (DATED 12/1/2006) THAT THE MEZZANINE IS A "PERFORMING AREA", ALTHOUGH IT WAS INTENDED FOR THAT PURPOSE, AND ALSO DOES NOT AGREE THAT IT IS "TECHNICALLY INFESIBLE" TO COMPLY SINCE THERE ARE SITE CONSTRAINTS. THE BLDG. DEPARTMENT RECOMMENDED OBTAINING A "WAIVER".

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

Issue

1: FLORIDA ACCESS CODE Sec 11-4-33.5
(Copy of this section is Attached)

Issue

2: FLORIDA ACCESS CODE Sec 11.4.1.6(3)(f)(ii)
and section 11-4-1.6(3)(g)

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.

To make the mezzanine accessible requires the installation of a custom wheelchair lift cost is (\$32,000 - \$42,000) (Copy of estimates attached)

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.

Compliance involves the installation of a wheelchair lift which is very expensive & Bulky

I believe adding a custom lift is unreasonable and unnecessary since the mezzanine was intended as a second stage and performing area for dancers (in cages) and famous performers that require privacy yet be visibly accessible.

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.

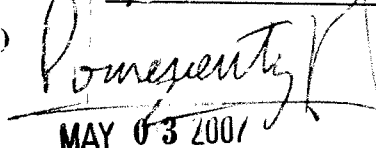
- a. Residential Elevator \$32,585 for Custom Lift
(See Attached)
- b. Liberty Elevator \$42,006
(See Attached)
- c.

10. Licensed Design Professional: Where a 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.

MEZZANINE FLOOR WAS BUILT OVER THE BANQUETE LOCATION FOR USE MAINLY AS A "PERFORMANCE STAGE", THOUGH IT CAN ACCOMMODATE A SITTING AREA LIMITED TO 49 PEOPLE. ACCESS TO MEZZANINE IS

Signature _____ Printed Name **JORGE A. POMERANTZ, P.E.**

Phone Number **954-394-8521** FL LICENSE # **55320**

(SEAL)  **ING CONSULTANTS, INC.**
C.O.A.# 27242

By STAIRS AND THEREFORE "NOT ACCESSIBLE" AS DEFINED BY FLORIDA ACCESSIBILITY CODE. I SUBMITTED A LETTER TO PALM BEACH BUILDING DEPARTMENT EXPLAINING THAT 2 AREAS WILL BE USED AS "PERFORMANCE STAGE", ONE ON GROUND FLOOR AND ACCESSIBLE FOR HANDICAPPED PEOPLE, AND ANOTHER ONE NOT ACCESSIBLE WHICH IS THE MEZZANINE. MY LETTER (COPY ATTACHED) REQUESTED AN EXCEPTION REGARDING "VERTICAL ACCESSIBILITY" BASED ON FLORIDA ACCESS. CODE SECTION 11-4.1.6(3)(f)(ii) WHICH REQUIRES ONLY ONE OF THE TWO AREAS TO BE ACCESSIBLE. I ALSO INDICATED THAT HANDICAPPED PEOPLE AT GROUND FLOOR CAN HAVE A COMPLETE CLEAR VIEW OF ANY ENTERTAINMENT PERFORMANCE ON THE MEZZANINE AND THAT IT WAS NOT NECESSARY FOR THEM TO BE ON THE MEZZANINE TO VIEW THE SHOW. DUE TO SITE CONSTRAINTS IT IS NOT POSSIBLE TO BUILD A RAMP SO A WHEELCHAIR LIFT IS THE ONLY ONE POSSIBILITY, HOWEVER I AM OF THE OPINION THAT IS UNREASONABLE AND UNNECESSARY EXPENSE FOR THE OWNER. BESIDES, ABOVE MENTIONED SECTION 11.112 OF THE FL. ACCESS. CODE ALLOWS THAT ELEVATION

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 be the best of my knowledge true and correct.

Dated this 8 day of May, 20 07

Richard Rossi
Signature

Richard Rossi
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.

JORGE A. POMERANTZ, P.E.
CONSULTING ENGINEER

428 NW 70TH AVENUE, #135
PLANTATION, FLORIDA 33317
PH. (954) 394-8521 FAX (954) 583-8385

Job File No. 1106-138

December 1, 2006

Palm Beach County
Planning, Zoning & Building
Building Division
100 Australian Avenue
West Palm Beach, FL 33406

Regarding: Platform Structure at Club Boca
7000 W. Palmetto Parkway, Boca Raton, FL 33433

Attention: Daniel Lacerda, Jr. – Plan Examiner

This office has addressed plan review comments indicated on attached plan review comment sheet. To help with your review, we have addressed each comment referencing the same item number indicated in your letter, as follows:

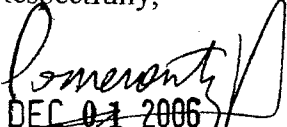
1. Enclosed please find floor plan showing location of the platform within the building.
2. Enclosed please find revised drawing showing location of the stairways in relation to the platform.
3. Guardrails are provided around the entire platform. Please refer to revised drawing showing guardrails.
4. As reported by Club Boca's owner, Rich Rossi, there are two areas that will be used as stage or performing areas, one is a designated space on the ground floor, which is already accessible for handicapped occupants, and the other one is the platform structure, which is not provided with vertical handicapped accessibility. Based on the Florida Building Code 2004, Florida Accessibility Code, Chapter 11 Accessibility, Section 11-4.33.5, performing areas are required to have accessibility for handicapped occupants however, when it is technical infeasible to alter all performing areas for that purpose, Section 11-4.1.6(3)(f)(ii) allows an exception for the platform structure as long as one of the two performing areas is accessible. In this case the ground floor performing area is readily accessible. Additionally, please note that handicapped occupants being at the ground floor will also have a complete clear view of any entertainment performance taking place on the platform stage and therefore there is no physical need for them to be on the platform itself for that purpose.

Job File No. 1106-138
Palm Beach County
Planning, Zoning & Building
Building Division
12/1/2006

5. Club Boca has been permitted for an occupant load of 860. Please note that the occupant load on the platform is limited to 49 as indicated on the drawings, and that the 49 occupants are not additional but included in the 860 occupant load. In accordance with Florida Building Code 2004, Section 1005.1 Table 1005.1, the egress width required per occupant served is 0.2 inches per occupant. Club Boca is provided with four means of egress: the front door (82.5" wide), the Martini door (41" wide), the VIP door (71" wide) and the Door (63" wide), as indicated on enclosed building drawings. Based on this, the total means of egress width is 257.5 inches, which divided by 0.2 inches per occupant equals to 1287.5 occupant load, which exceeds the current permitted 860 occupant load, therefore it is acceptable.
6. The type of construction for the building is Type I and Type II, per Florida Building Code 2004, Chapter 6, Section 602.2.
7. The platform structure is a mezzanine. Florida Building Code 2004, Chapter 5, Section 505 requires 7ft clear height above and below the mezzanine floor. The platform is in compliance with this section of the code since the clear height from the finished ground floor to the bottom of the bar joists supporting the platform is 7ft and the clear height from the platform floor to the ceiling is 7feet 6inches (or 7 feet 3 inches to the bottom of the ceiling sprinklers). This is shown on enclosed revised drawing. With respect to Chapter 10 Means of Egress sections of the code, as a general concept means of egress shall have a ceiling height of 7 feet 6 inches however, it allows for some exceptions for headroom of doors, stairs and protruding objects extending from the ceiling heights. In these cases 6 feet 8 inches (80 inches) is required. The 80 inches clear height is mentioned in Chapter 10 in Sections 1003.3.1, 1003.3.2, 1008.1.1 and Section 1008.1.1.1. Likewise, the minimum clear headroom for circulation spaces specified in Chapter 11 in Section 11-4.4.2 is 80 inches. Therefore, 7 feet or 84 inches clear height under the mezzanine exceeding 80 inches is an acceptable clearance.
8. Electrical items will be addressed by others, as reported by the owner.

Should you have any question please do not hesitate to call our office. Thank you for your prompt consideration to this matter.

Respectfully,


DEC 01 2006
Jorge A. Pomerantz, P.E.
FL PE# 55326

Jorge A. Pomerantz, P.E. – Consulting Engineer
428 NW 70th Avenue #135, Plantation, FL 33317- ph. 954.394.8521 fax 954.583.8385

11-4.31.4 Protruding objects. Telephones shall comply with Section 11-4.4.

11-4.31.5 Hearing aid compatible and volume control telephones required by Section 11-4.1.

- (1) Telephones shall be hearing aid compatible.
- (2) Volume controls, capable of a minimum of 12 dbA and a maximum of 18 dbA above normal, shall be provided in accordance with Section 11-4.1.3. If an automatic reset is provided then 18 dbA may be exceeded.

11-4.31.6 Controls. Telephones shall have pushbutton controls where service for such equipment is available.

11-4.31.7 Telephone books. Telephone books, if provided, shall be located in a position that complies with the reach ranges specified in Sections 11-4.2.5 and 11-4.2.6.

11-4.31.8 Cord length. The cord from the telephone to the handset shall be at least 29 inches (735 mm) long.

11-4.31.9 Text telephones required by Section 11-4.1.

- (1) Text telephones used with a pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. If an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the text telephone and the telephone receiver.
- (2) Pay telephones designed to accommodate a portable text telephone shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a text telephone and shall have 6 inches (152 mm) minimum vertical clearance in the area where the text telephone is to be placed.
- (3) Equivalent facilitation may be provided. For example, a portable text telephone may be made available in a hotel at the registration desk if it is available on a 24-hour basis for use with nearby public pay telephones. In this instance, at least one pay telephone shall comply with Paragraph (2) of this section. In addition, if an acoustic coupler is used, the telephone handset cord shall be sufficiently long so as to allow connection of the text telephone and the telephone receiver. Directional signage shall be provided and shall comply with Section 11-4.30.7.

11-4.32 Fixed or built-in seating and tables.

11-4.32.1 Minimum number. Fixed or built-in seating or tables required to be accessible by Section 11-4.1 shall comply with Section 11-4.32.

11-4.32.2 Seating. If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 11-4.2.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19 inches (485 mm) (see Figure 11-45).

All fixed seating in public food service establishments, in establishments licensed under the Beverage Law, for consumption of alcoholic beverages shall comply with Section 11-4.32.



11-4.32.3 Knee clearances. If seating for people in wheelchairs is provided at tables or counters, knee spaces at least 27 inches (685 mm) high, 30 inches (760 mm) wide, and 19 inches (485 mm) deep shall be provided (see Figure 11-45).

11-4.32.4 Height of tables or counters. The tops of accessible tables and counters shall be from 28 inches to 34 inches (710 mm to 865 mm) above the finish floor or ground.

11-4.33 Assembly areas.



11-4.33.2 Size of wheelchair locations. Each wheelchair location shall provide minimum clear ground or floor spaces as shown in Figure 11-46.

11-4.33.3 Placement of wheelchair locations. Wheelchair areas shall be an integral part of any fixed seating plan and shall be provided so as to provide people with physical disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. They shall adjoin an accessible route that also serves as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to each wheelchair seating area. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users.

Exception: Accessible viewing positions may be clustered for bleachers, balconies, and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.

11-4.33.4 Surfaces. The ground or floor at wheelchair locations shall be level and shall comply with Section 11-4.5.

11-4.33.5 Access to performing areas. An accessible route shall connect wheelchair seating locations with performing areas, including stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers.

11-4.33.6 Placement of listening systems. If the listening system provided serves individual fixed seats, then such seats shall be located within a 50 feet (15 m) viewing distance of the stage or playing area and shall have a complete view of the stage or playing area.

11-4.33.7 Types of listening systems. Assistive listening systems (ALS) are intended to augment standard public address and audio systems by providing signals which can be received directly by persons with special receivers or their

(3) Special technical provisions for alterations to existing buildings and facilities:

(a) Ramps. Curb ramps and interior or exterior ramps to be constructed on sites or in existing buildings or facilities where space limitations prohibit the use of a 1:12 slope or less may have slopes and rises as follows:

(i) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches (152 mm).

(ii) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches (76 mm). A slope steeper than 1:8 is not allowed.

(b) Stairs. Full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.

(c) Elevators.

(i) If safety door edges are provided in existing automatic elevators, automatic door reopening devices may be omitted (see Section 11-4.10.6).

(ii) Where existing shaft configuration or technicality prohibits strict compliance with Section 11-4.10.9, the minimum car plan dimensions may be reduced by the minimum amount necessary, but in no case shall the inside car area be smaller than 48 inches by 48 inches (1219 mm by 1219 mm).

(iii) Equivalent facilitation may be provided with an elevator car of different dimensions when usability can be demonstrated and when all other elements required to be accessible comply with the applicable provisions of Section 11-4.10. For example, an elevator of 47 inches by 69 inches (1195 mm by 1755 mm) with a door opening on the narrow dimension, could accommodate the standard wheelchair clearances shown in Figure 11-4.

(d) Doors.

(i) Where it is technically infeasible to comply with clear opening width requirements of Section 11-4.13.5, a projection of $\frac{3}{8}$ inch (16 mm) maximum will be permitted for the latch side stop.

(ii) If existing thresholds are $\frac{3}{4}$ inch (19 mm) high or less, and have (or are modified to have) a beveled edge on each side, they may remain.

(e) Toilet rooms.

(i) Where it is technically infeasible to comply with Section 11-4.22 or 11-4.23, the installation of at least one unisex toilet/bathroom per floor, located in the same area as existing toilet facilities, will be permitted in lieu of modifying existing toilet facilities to be accessible. Each unisex toilet room shall contain one water closet complying with Section 11-4.16 and one lavatory

complying with Section 11-4.19, and the door shall have a privacy latch.

(ii) Where it is technically infeasible to install a required standard stall [see Figure 11-30(a)], or where other codes prohibit reduction of the fixture count (i.e., removal of a water closet in order to create a double-wide stall), either alternate stall [see Figure 11-30(b)] may be provided in lieu of the standard stall.

(iii) When existing toilet or bathing facilities are being altered and are not made accessible, signage complying with Sections 11-4.30.1, 11-4.30.2, 11-4.30.3, 11-4.30.5 and 11-4.30.7 shall be provided indicating the location of the nearest accessible toilet or bathing facility within the facility.

(f) Assembly areas.

(i) Where it is technically infeasible to disperse accessible seating throughout an altered assembly area, accessible seating areas may be clustered. Each accessible seating area shall have provisions for companion seating and shall be located on an accessible route that also serves as a means of emergency egress.

(ii) Where it is technically infeasible to alter all performing areas to be on an accessible route, at least one of each type of performing area shall be made accessible.

(g) Platform lifts (wheelchair lifts). In alterations, platform lifts (wheelchair lifts) complying with Section 11-4.11 and applicable to this code shall be used as part of an accessible route. The use of lifts is not limited to the four conditions in Exception 4 of Section 11-4.1.3(5).

(h) Dressing rooms. In alterations where technical infeasibility can be demonstrated, one dressing room for each sex on each level shall be made accessible. Where only unisex dressing rooms are provided, accessible unisex dressing rooms may be used to fulfill this requirement.

11-4.1.7 Accessible buildings: Historic preservation.

(1) Applicability.

(a) General rule. Alterations to a qualified historic building or facility shall comply with Section 11-4.1.6, the applicable technical specifications of Section 11-4.2 through Section 11-4.35 and the applicable special application Section 11-5 through Section 11-10 unless it is determined in accordance with the procedures in Section 11-4.1.7(2) that compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility in which case the alternative requirements in Section 11-4.1.7(3) may be used for the feature.

Exceptions: Reserved.

(b) Definition. A qualified historic building or facility is a building or facility that is:

Residential Elevators, Inc.

Elevating Your Standard of Living

(800) 832-2004

April, 3rd, 2007

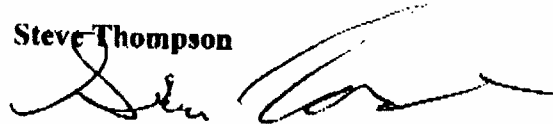
RE: CLUB BOCA
7000 WEST PALMETTO PARK RD.
BOCA RATON FL, 33433

Attn: MANAGEMENT

Per our site survey of your facilities, You gonna have a few issues that need to be dealt with prior to Residential Elevators installing an accessibility lift, You have overhead clearance issues, as well as space restrictions that will require us to custom build a lift to fit your location, below you will find a general price for a custom accessibility lift including labor costs, You will need to contact me asap so we can discuss your options and the steps that need to be taken for us to able to assist you with your needs,

Sincerely,

Steve Thompson



Residential Elevators INC.
Sales Department

Total unit cost:	\$ 32.585.00	Total Estimated Job
Total shipping costs:	\$ 1.065.00	Costs: \$ 45.810.00
Estimated install time:	80 hours	
Installers rate time:	\$ 76.00 per hour	
Total installer costs		
For two installers:	\$ 12.160.00	



LIBERTY ELEVATOR COMPANY

4201 West Gate Ave.
Suite B-13
West Palm Beach, FL 33409

Office 561-687-2568
Fax 561-687-2569
Toll Free 877-433-0404

4/5/2007

ATTN: Richard Rossi

**RE: Club Boca
Handicap Lift Installation**

Mr. Rossi,

As per our conversation, we will be unable to install your lift on the front side of your raised platform due to height restrictions, We recommend moving the proposed site to the right side of your platform, between your stairs and your bar area, however there are still a few issues, in order for us to mount the unit to your support wall, you will have to have 5 inches of your steps chopped out and removed, also to allow for proper placement, we will have to custom manufacture a unit to fit this area, which will be considerably more costly than originally quoted, below are some prices for you, and if needed we can provide a list of contractors to assist you with removing your steps. The price below includes the cost of the unit, materials, shipping and labor costs, any questions please feel free to contact me at any time.

Respectfully:

James E Murphy

James E Murphy
**Operations Manager
Liberty Elevator**

Total Job Cost: \$ 42,006.75

Total due upfront: \$ 21,033.00



**PALM BEACH COUNTY
PLANNING, ZONING & BUILDING
BUILDING DIVISION**

**PLAN REVIEW COMMENTS
Second Review**

Daniel Lacerda, Jr.
Plans Examiner
561-233-5047 - Phone
561-233-5286 - Fax
- Email

PR#: 05-58944

REVIEW DATE: 12-18-06

OWNER'S NAME:

PHONE #:

Tenant: Club Boca

CONTRACTOR: Boca Contracting

PHONE #: 561-371-3690

DESIGNER: Jorge A. Pomerantz

PHONE #: 954-394-8521

ITEM	DESCRIPTION
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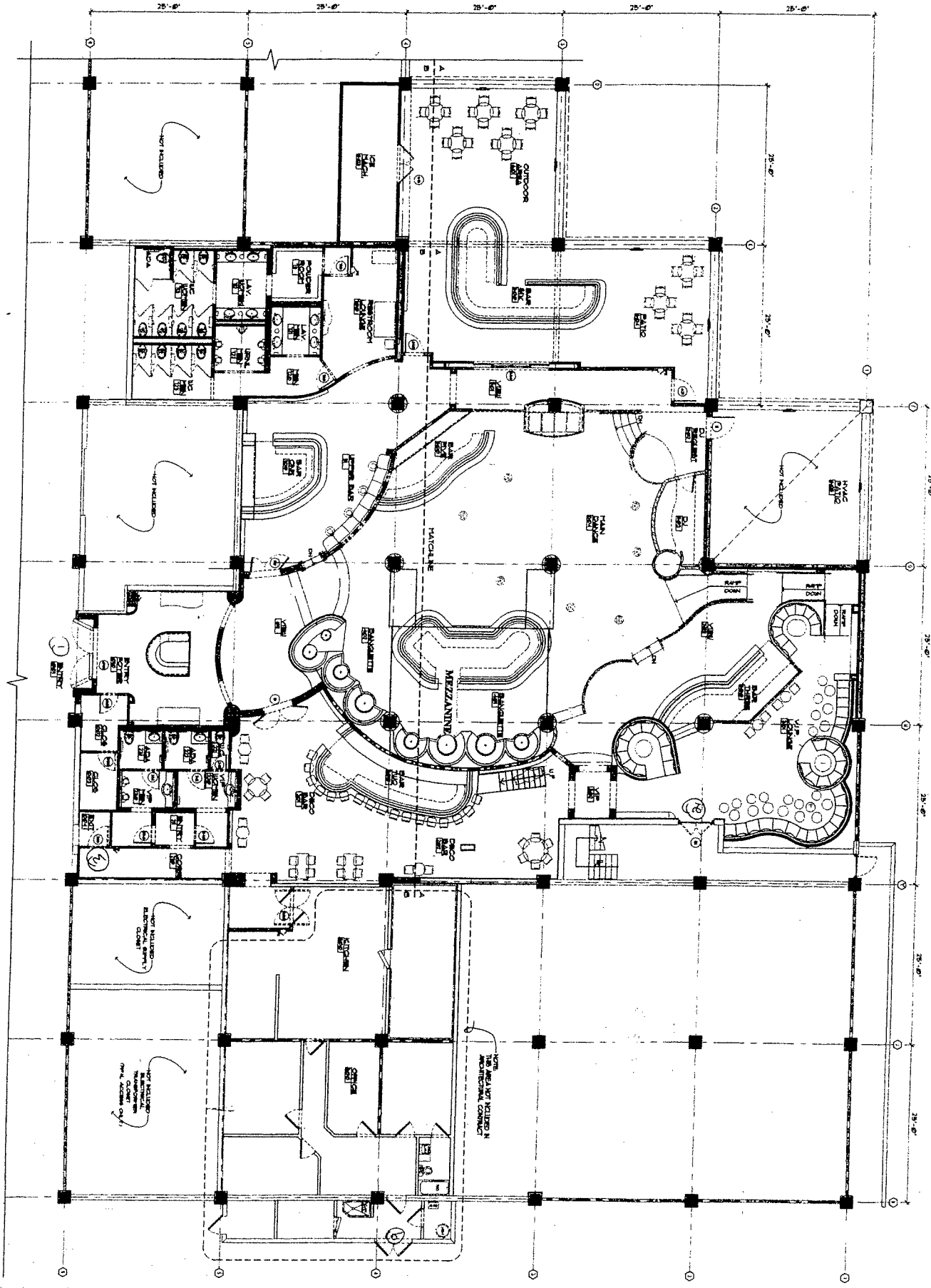
- Mr. Nevins, please be advised that the Building Dept. did not agree with your engineer's argument with respect to the exemption to the vertical accessibility requirement to the "mezzanine." The exception he sites apply to "performing area". We do not consider the mezzanine a performing area, nor do we agree that it is "technically infeasible" to comply. We recommend that you obtain a "waiver" from the Dpt. of Community Affairs. The required paperwork may be found in the back of Chap. 11. Note that the request for waiver needs to be reviewed by the Building Official before submitting to DCA.
- The engineer states that the type of construction is "Type I and Type II." It can't be both. Select one.

Post-It® Fax Note	7671	Date	12/19/06	# of pages	1
To	<i>John Nevins</i>	From	<i>Daniel Lacerda</i>		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	<i>561-997-7388</i>	Fax #			

LONGITUDINAL SECTION

GROUND FLOOR AREA:

MEZZANINE



PI AN VIEW