

Wednesday, May 12, 2021
127 N Miami Ave, LLC
Filippo Incorvaia
253 NE 2nd Street, Apt 4107
Miami, FL 33132

Vertical Accessibility Waiver Letter

To the authority Having Jurisdiction,

Please accept this letter as a formal description of our, and our clients, for the petitioning of the vertical accessibility waiver. Our design company was hired to provide preliminary designs to revamp an existing two-story office building located at **127 North Miami Avenue, Miami, FL 33156**. Upon meeting with the City of Miami building reviewers, it was determined that the building will likely require vertical accessibility from the ground to the second floor.

We have incorporated several conditions that adhere to the latest ADA criteria outlined in the Florida Building Code. For example, all restrooms have been laid out using ADA complaint fixtures, grab bars, mirrors, soap dispensers, toilet paper dispensers, etc. The heights and dimensions for said items are all compliant with ADA requirements. An ADA compliant drinking fountain and a minimal level change at the entrance door are a couple of other examples of ADA compliance in the building. Furthermore, sufficient office space is available on the ground floor if an employee is permanently or temporarily disabled.

Upon communicating with elevator companies to get pricing on a two-stop elevator, it became very apparent that installing an elevator would not be feasible based on our client's overall budget. Based on the quotes received, installing a two-stop elevator would cost between \$80,000.00 and \$95,000.00. Given that the total construction cost for the project is about \$240,000.00, the price to install an elevator would be approximately 33%-39% of the total budget. As per Florida Building Code-Accessibility (202.4.1 - Disproportionate Cost), "Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area." Given that the costs to provide vertical accessibility far outweigh the overall budget of the project, our client seeks to gain a vertical accessibility waiver to avoid the installation, which would essentially give the property owner the ability to make the much-needed improvements to the building systems.

Please feel free to contact me if there any questions or concerns.

Sincerely,



Jose "Joey" Cardona
Lead Designer