

ACCESSIBILITY ADVISORY COUNCIL

GROUND'S FOR APPROVAL

- **Economic Hardship**

- Does the cost of providing vertical accessibility meet or exceed 20% of the cost of the alteration to the primary function area?
- If the 20% threshold is met, the waiver SHALL be granted.
- Does not apply to new construction.
 - Fit-outs/Build-outs are considered new construction

- **Historic Nature**

- Has the applicant provided documentation of the historic significance of the building?
- Would the historic significance of the structure be negatively impacted by the alterations applicant would have to make to provide accessibility?
- Can be combined with Technical Infeasibility or Economic Hardship

- **Technical Infeasibility**

- Is the structure built in a way that would otherwise place unnecessary, unreasonable, or extreme hardship on the applicant, if they were required to provide accessibility?
 - Has the applicant provided comments from a licensed design professional?
 - Would have to rebuild, demolish, encroach on property lines, etc.

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1849 J LLC - WAV # 772

Issue: Vertical accessibility to the second floor.

Project Type: Historical preservation (alteration)

Project Progress: In Plan Review

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of a historic two-story residential building constructed in 1950, containing a total building area of 28,908 square feet. The project involves a change of occupancy from apartment use to hotel use.

The applicant asserts that providing vertical accessibility is technically infeasible due to the building's original 1950s design, narrow building dimensions, pod-style configuration, and limited courtyard area. According to the applicant, achieving full vertical accessibility would require the installation of eight elevators and eight ramps, resulting in extensive structural modifications that would compromise required life-safety egress, significantly reduce usable courtyard and hotel space, and adversely affect the building's historic layout and character. The proposed renovation incorporates numerous accessibility improvements, including accessible routes, ramps, and two fully accessible guest rooms located on the ground floor. Based on these conditions, the applicant contends that additional elevators and ramps cannot be reasonably accommodated without fundamentally altering the historic building. The estimated construction cost for the proposed alteration is \$235,000.

Documentation submitted by the applicant includes correspondence from the Miami Historic Preservation & Architecture Officer confirming that the property is listed in the National Register of Historic Places as a contributing resource within the Miami Beach Architectural District. The Historic Preservation & Architecture Officer further states that full compliance with the vertical accessibility requirements would threaten or destroy the historic significance of the building. The applicant has provided supporting documentation verifying the property's historic designation.

Uploaded Documents:

1. Owner Authorization
2. Construction Cost
3. Historic Significance Documentation
4. Licensed Design Professional Comments
5. Plans/Pictures

STAFF RECOMMENDATION:

Staff recommends granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility.

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Items to be waived:

Vertical accessibility to the structure, as required by section 553.509, Florida Statutes.

553.509 Vertical accessibility. This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the standards require an elevator to be installed in such building, structure, or facility, except for:

- (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (b) 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
- (c) 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.
- (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
- (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
- (f) All employee areas as exempted in s. 203.9 of the standards.
- (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3
Exceptions 1 through 7.

402.2 Components Accessible routes shall consist of one or more of the following components: Walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

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.

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MOTIONS

- I move to recommend that the Florida Building Commission approve this request for waiver on the grounds of _____.
 - Economic Hardship
 - Historic Nature
 - Technical Infeasibility
- I move to recommend that the Florida Building Commission deny this application.
 - No rationale necessary.
- I move to recommend that the Florida Building Commission defer this request for waiver to the next meetings of the Council and the Commission for the purpose of allowing the applicant to _____:
 - Submit requested information
 - Contact building official or building department
 - Etc.