



June 20,2017

Mr. Chip Sellers

Honorable Members of the Florida Accessibility Council
The Florida Building Commission – Accessibility Council
Department of Business and Professional Regulation
Division of Codes and Standards
2601 Blainstone Road
Tallahassee, Florid 32399

RE: Vertical Accessibility Wavier from the Florida accessibility Council
Delta Zeta Sorority, Alpha Sigma Chapter House at Florida State University

Dear Mr. Sellers and Members of the Florida Accessibility Council,

Please accept this application for waiver of Vertical Accessibility for the above referenced project, the Alpha Sigma Chapter House of Delta Zeta Sorority at Florida State University.

My name is Mark A. Tarmey, A.I.A. | NCARB, and I am the Managing Principal Architect of 4M DesignGroup, Architects, located in Tallahassee. I serve as the Architect of Record for the renovation of the FSU Chapter House of the Delta Zeta Sorority located at 749 West Jefferson Street on the Florida State University campus. We have been engaged in what began as an interior renovation and addition of a “visitors” restroom in the foyer of the Chapter House and due to current permitting requirements enforced by the City of Tallahassee Building Inspection Department, has grown into a significant Accessibility retrofit of the existing Chapter house, originally built in 1961. The house was expanded in 1980. Few modifications with the exception of repainting and minor kitchen equipment changes have been accomplished since 1988.

This application requests your strongest consideration of a WAIVER of vertical accessibility for the house. The house is a three-story wood frame traditional colonial structure consisting of approximately 14,800 square feet. The building is sprinklered and fire alarmed. The first floor serves all the social and fraternal functions including the “formal” living room, study room, dance/exercise/chapter meeting room, lounge, commercial kitchen space, a large dining room and accommodations for the House Director (formerly known as the “House Mother”).

In the course of obtaining permitting for this project we have regraded the parking lot, driveway and repoured sidewalks to accessibility standards, created an accessible parking stall compliant with the Florida Accessibility Code, and created a dedicated accessible route to the raised front porch. Additionally, the National offices of the Sorority have been very forthcoming in making reasonable accommodations for accessibility at a significant cost increase to the project.

In addition to the improvements noted above, we are currently designing an accessible bedroom and bathroom suite in a portion of the house formerly used for a television lounge and located nearest the accessible parking space on the first floor immediately adjacent to the Directors Suite. All other sleeping and bathing facilities are located in dormitory type bedrooms and gang baths located on the second and third floors. We are respectfully requesting a waiver from Vertical Accessibility so as not to have to retrofit this frame structure with a lift, or a Limited Use, Limited Access (“LULA”) Elevator due to the disproportionate cost necessary to provide an adequate foundation, penetration and reframing of the second and third floors and roof framing. Inclusion of an elevator in a building not designed for such equipment also will result in additional costs for remotely located elevator equipment machine room, Fire proofing of the proposed shaft way and the unintentional penetration of the roof frame which would require a redesign of the building façade. The cost of this project was originally projected to cost of less than \$300,000 and has ballooned to over \$450,000. The required addition of additional vertical accessibility equipment will add over \$177,000 dollars of additional cost to the project. Please see the attached Cost Estimate prepared in compliance of your cost reporting criteria prepared by the Contractor, Oliver-Sperry Renovations of Tallahassee. We believe that these excessive costs meet the standards of disproportionate cost and achieves no practical benefit for a sister of the sorority with a disability, as with the proposed design enhancements provide for all of the social and fraternal functions and services to be accommodated on the first-floor level.

Your consideration and a favorable conclusion with regard to this request for a waiver would be appreciated. Should you have any questions regarding this submittal and request for waiver, please feel free to contact our office. We will be available during your deliberations either in person or via telephone to answer any questions that your council may have.

Sincerely,



Mark A. Tarmey, A.I.A. | NCARB
Managing Principal Architect | 4M DesignGroup, PA
Architecture | Urban Design + Planning | Historic Preservation | Interiors

