

ACCESSIBILITY ADVISORY COUNCIL

GROUNDS 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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Orchidea Hotel and restaurant - WAV # 640

Issue: Vertical accessibility to the second floors of buildings one and two, and all levels of building three

Project Type: Alteration to three existing buildings

Project Progress: Under Design

Compliance estimate + Amount spent on accessible features: \$329,125 + \$324,021 = \$653,146

Project Construction Cost + Construction Cost Over Past 3 Years: \$ 1,119,331

Economic Hardship Threshold:

$$\frac{\$653,146}{\$1,119,331} = 58\%$$

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of three existing two-story hotel buildings with 5,789 square feet. The project cost is \$1,119,331 for the alteration with \$329,125 towards accessibility. The proposed alteration will consist of renovating the existing guest rooms in building one and building two, adding a new bar and new ADA bathrooms to the ground floor of building one, removing the existing pool, adding a new kitchen on the ground floor of building three, raising up the walkway between building one and building two to allow for access via the front entry doors, providing a ramp on the north side of building one for access and renovating the guest rooms on the second floor of building three. In addition, an accessible guest room will be provided and all food service will occur on the first floor. The applicant has submitted two cost estimates of \$95,135 and \$47,070 for a lift per building. The associated cost to install a lift is \$60,937 per building. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Uploaded Documents:

1. Owner Authorization
2. Construction Cost
3. Cost for Compliance
4. Licensed Design Professional Comments
5. Plans/Pictures

STAFF RECOMMENDATION:

Staff recommends granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Items to be waived:

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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.