

For vertical accessibility, the Florida Building Code (FBC 201.1.1.1) and Florida Statute (F.S. 553.501-553.513) are more stringent than ADA Standards. FBC and F.S. require vertical accessibility for all levels of altered areas in existing buildings. Meanwhile, ADA Section 206.2.3 Exception 1 exempts the project from vertical accessibility due to its size and function (less than 3,000 square feet and not a shopping center, shopping mall, health care provider office, terminal, depot, public transportation facility, or airport).

Therefore, the owner has applied for an Accessibility Waiver with the State of Florida, so that the Florida specific vertical accessibility requirement may be waived down to the ADA Standards.

In addition, while vertical accessibility provisions (ramp, elevator, wheel lift, or stairlift) are physically possible to construct in the space, they would create spatial constraints and are not economically feasible. The vertical accessibility provisions would reduce valuable usable area on Level 1 (1,262 sf) and Level 2 (875 sf), negatively impacting business operations. Additionally, reconfiguring existing load-bearing structural members to accommodate vertical accessibility provisions would be cost prohibitive to the owner.

Note, the office will not be accessible to the public, and Chang Robotics employees primarily work remotely. The office primarily provides temporary workspace for visiting and remote employees.

Considering the break room and restroom are both on Level 1, the owner can offer reasonable accommodation for any employee with accessibility challenges, such as hosting team meetings and setting up an office workstation on Level 1, as required.