



Dept. of Architecture, LLC
2720 N. Ridgewood Ave.
Tampa, FL 33602
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AR #91641

September 01, 2026

Florida Dept. of Business & Professional Regulations (DBPR)
Florida Building Commission
2601 N. Blair Stone Road
Tallahassee, FL 32399-0772

Re: **Waiver # 782-R0**

228 N. Ridgewood – Regus HQ Office Building, Sebring, FL

My firm was contracted only to review the feasibility of installing an ADA accessible elevator. The primary tenant improvement documents were created by another firm. (FBR Architecture, Inc.)
Under Section FBC – Accessibility Section 106.5 it is technically infeasible to modify the existing concrete elevator shaft.

In our professional opinion, the elevator modernization will only allow the same elevator to be re-installed into the existing shaft as the concrete shaft is integral to the cast in place structure of the existing building (see photos uploaded in application)

Per section 106.5 it is **technically infeasible** to modify the existing concrete shaft and elevator without removal of primary structural elements that would jeopardize the structural integrity of the building.

We appreciate the opportunity to submit this waiver request, and we look forward to your approval so we may complete and close-out this project. Please contact us if you have any questions.

Sincerely,

Dept. of Architecture, LLC

David J. Del Tosto, AIA, NCARB
President / Principal Architect

https://netorg2434477-my.sharepoint.com/personal/ddt_alfonsoarchitects_com/Documents/Desktop/Letter.docx