



MEMORANDUM

5.26.26

Regus

Re: Accessibility Considerations – 228 N. Ridgewood Drive (Regus HQ #8967)

All:

This purpose of this letter is to provide additional clarity for the accessibility requirements associated with the existing elevator serving Levels 2 and 3 of the building located at 228 N. Ridgewood Drive, Sebring, FL 33870. Based on previous discussions, the City of Sebring has identified three pathways to bring the project within alignment. The following analysis will focus on Pathway #2: "Provide a documented code-based justification demonstrating that vertical accessibility is not required under the applicable provisions".

Florida statute 553.509 requires 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. There are several exceptions to this requirement. Specifically, exception (f) states, "all employee areas as exempted in section 203.9 of the standards," referring to Section 203.9 of the Florida Accessibility Code.

Section 203.9 exception (f) exempts employee work areas from full compliance, and shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work areas.

Levels 2 and 3 do not have common use circulation paths within the work areas, therefore 206.2.8 does not apply. In addition, levels 2 and 3 comply with the requirements of 207.1, and 215.3 does not apply to this project. All work areas are designed and constructed so individuals with disabilities can approach, enter and exit the employee work areas.

Accordingly, this project complies with all requirements of Section 203.9 exception (f) and is exempt from vertical accessibility to Levels 2 and 3.

Sincerely,
Rachel Worfel
Project Manager