

## **HARVEST VILLAGE UNIT 62**

**Issue:** Vertical accessibility to the second floor and loft of an office building.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the second floor and loft of a new, 4,200 square foot office building. The applicant's contractor valued the cost of construction as \$140,000; however, the building department, using the ICC valuation table indicates it is worth \$343,980. Most, but not all functions on the upper levels and replicated on the accessible first floor. According to the applicant, it would cost an additional \$35,000 to provide an elevator; however, no quotes were submitted to substantiate the estimate.

### **Project Progress:**

The project is in plan review.

### **Items to be Waived:**

Vertical accessibility to the second floor and loft of an office building, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) 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
- (3) 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.

**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.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

**1. Name and address of project for which the waiver is requested.**

**Name:** Harvest Village Unit 62

**Address:** 7552 Navarre Pkwy. Ste. 62 Navarre, Fl. 32566

**2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:**

**Applicant's Name:** Guy Fischer

**Applicant's Address:** 7552 Navarre Pkwy. Ste. 42 Navarre, Fl. 32566

**Applicant's Telephone:** (850) 939-1720 **FAX:** (850) 939-0335

**Applicant's E-mail Address:** n\_fischerdb@yahoo.com

**Relationship to Owner:** Builder

**Owner's Name:** Rick Linton

**Owner's Address:** 7552 Navarre Pkwy. Ste. 63 Navarre, Fl. 32566

**Owner's Telephone:** (850) 939-8965 **FAX:** (850) 939-7584

**Owner's E-mail Address:**

**Signature of Owner:**

*Cynthia S. Linton*

**Contact Person:** Guy Fischer

**Contact Person's Telephone:** (850) 939-1720

**E-mailAddress:**n\_fischerdb@yahoo.com

This application is available in alternate formats upon request.  
Form No. 2001-01

**3. Please check one of the following:**

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

**4. Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

This is a 4200 sq. ft. unit that has two floors w/loft. It is going to be a professional office used as an energy consultant office,

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):**

The construction cost will be \$

**6. Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design  Under Construction\*

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In Plan Review  Completed\*

\* Briefly explain why the request has now been referred to the Commission.

This is a required process to get an exemption for the elevator.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

**Issue**

1: Upper floor handicap accessibility

**Issue**

2:

**Issue**

3:

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

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Substantial financial costs will be incurred by the owner if the waiver is denied.

The requirement of an elevator by Florida's Build Code will increase the building by \$35,000. This is one owner in one building and it is a professional office, not a medical one. Therefore, all handicap accessibility can be handled on the first floor. Refer to Federal law ADA.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

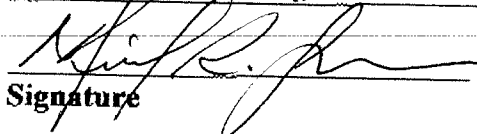
a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

SINGLE BUILDING OWNER & OCCUPANT MIXES  
ACCESSIBILITY AVAILABLE ON GROUND FLOOR  
AND ELEVATOR NOT REQUIRED.



Signature

MICHAEL R. SPENCER

Printed Name

Phone number 850-862-1160

(SEAL)

**REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.**

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The building official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The building official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. Construction plans are disapproved for noncompliance with vertical accessibility requirements and the owner chooses to apply for a waiver.


Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No      Cost of Construction \$140,000.00 (PROVIDED BY CONTRACTOR)  
\$343,980.00 (ICC VALUATION TABLE ESTIMATE)

**Comments/Recommendation** Santa Rosa County's plan review comment on this issue only requires compliance with 11-4.1.3(5) vertical accessibility. The comment does not require an elevator as stated in section 8 of this application.

Santa Rosa County recommends compliance with 11-4.1.3(5) of the Florida Accessibility code for Building Construction or submission of an alternate method in compliance with 104.11 of the Florida Building Code.

Jurisdiction Santa Rosa County

Building Official or Designee   
Signature

John T. "Tim" Tolbert  
Printed Name

BU1228  
Certification Number

(850) 981-7013/ (850) 623-1208  
Telephone/Fax

Address 6051 Old Bagdad Hwy, Room 202, Milton, FL 32583

**CERTIFICATION OF APPLICANT:**

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 30 day of July, 2007

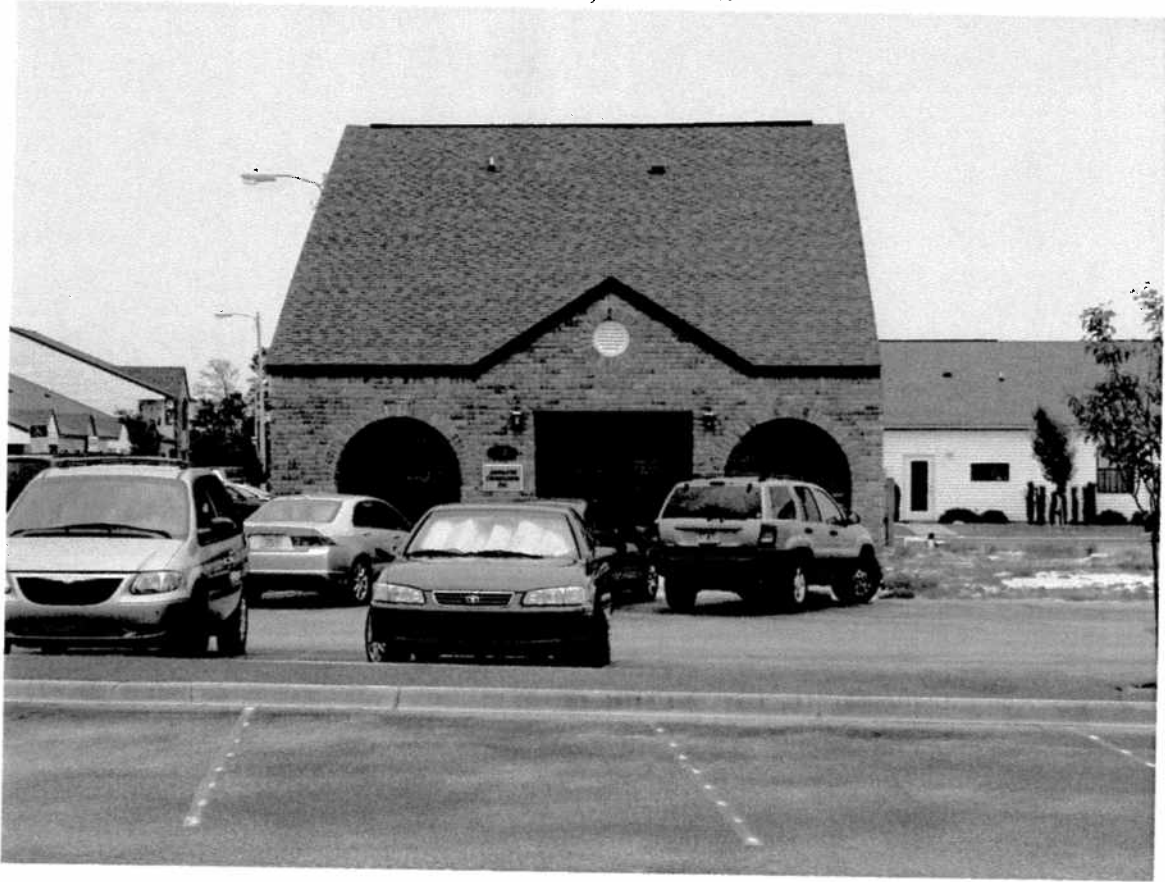
Signature

Guy Fischer

Printed Name

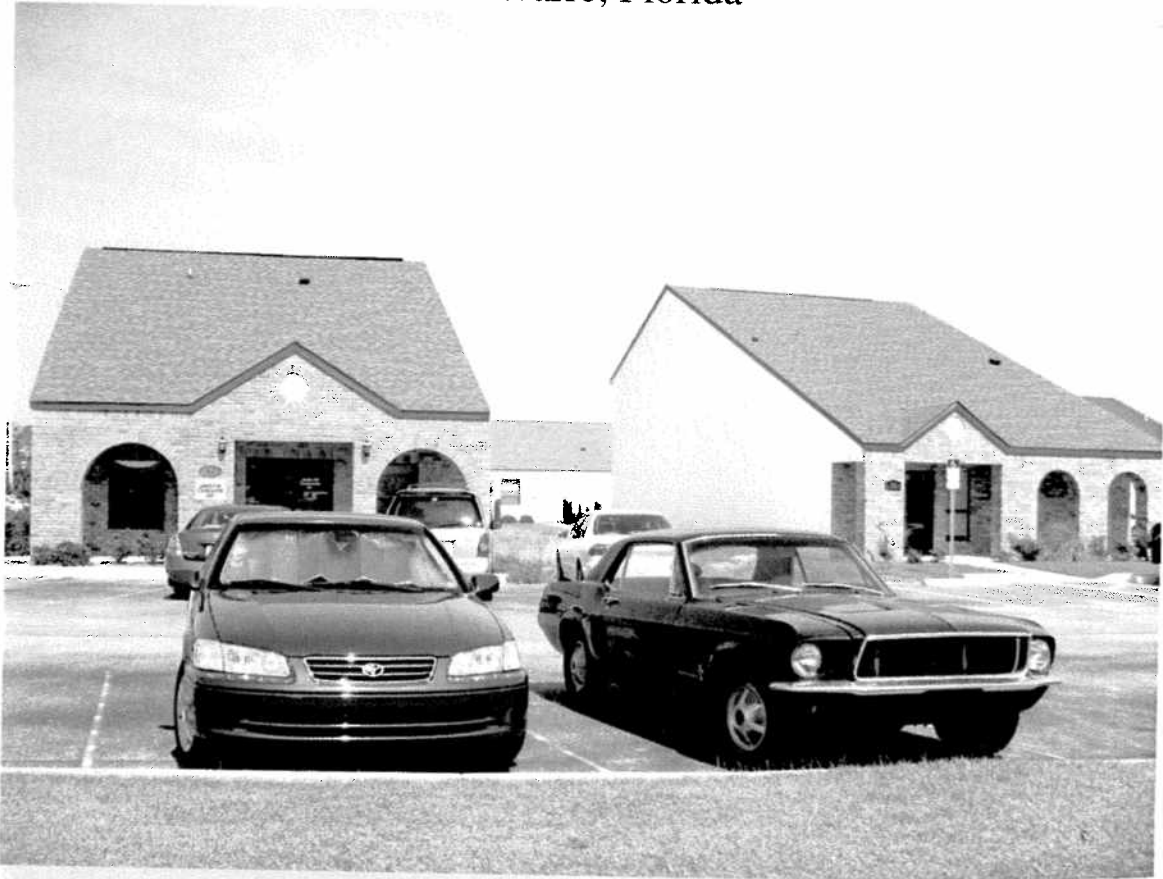
By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

Mixed Commercial PUD  
Navarre, Florida

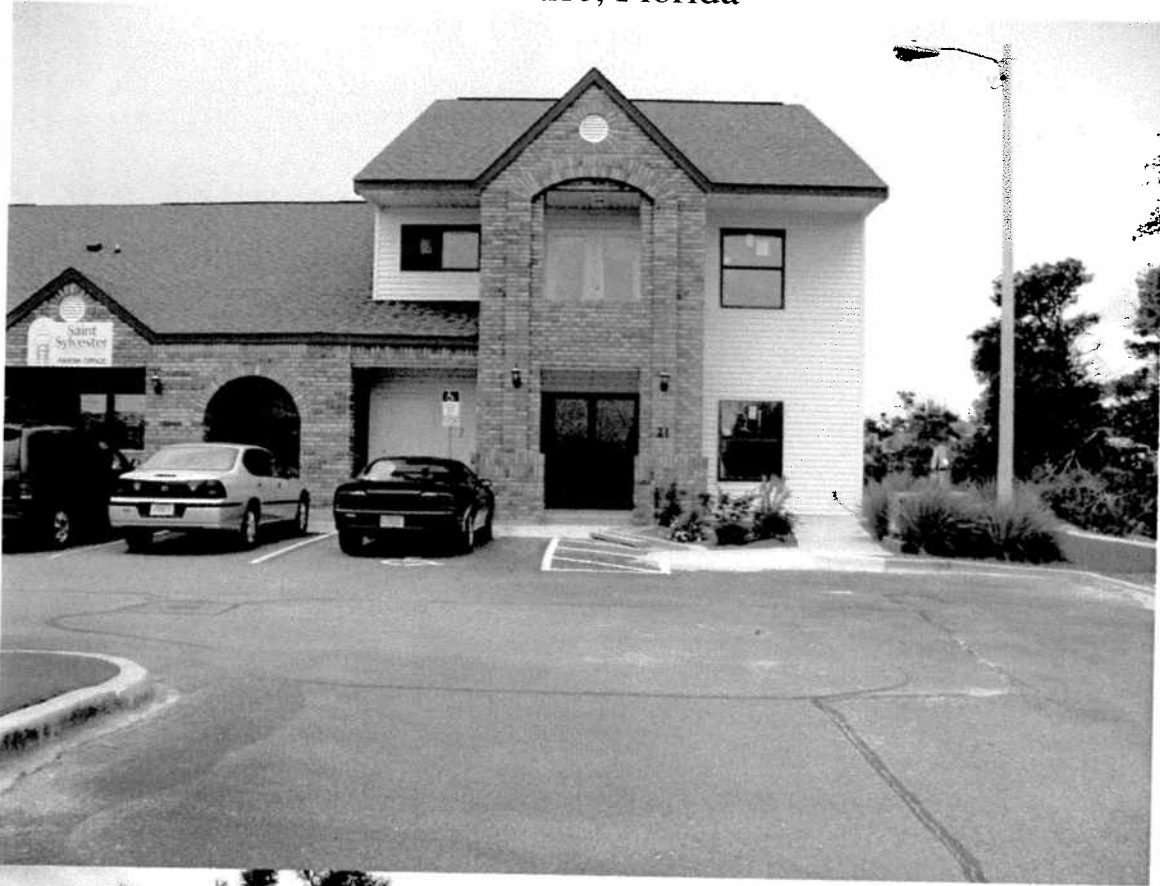




Mixed Commercial PUD  
Navarre, Florida



Mixed Commercial PUD  
Navarre, Florida



Mixed Commercial PUD  
Navarre, Florida



# Harvest Village

## Commercial Condominium Buildout

### Suite 62

Highway 98, Gulf Breeze, Florida

**Michael R. Spencer**  
 ARCHITECT  
 Land Planning, Architecture, Design  
 (850) 862-1160 FAX (850) 863-2203  
 706 Edge Street Ft. Walton Beach, Florida 32547

THIS PROJECT WAS DESIGNED AND SHALL BE BUILT  
 IN ACCORDANCE WITH ALL APPLICABLE CODES. THE APPLICABLE  
 CODES ARE, BUT NOT LIMITED TO, THE FOLLOWING:

- FLORIDA BUILDING CODE 2004 w/ AMENDMENTS
- FLORIDA MECHANICAL CODE 2004
- FLORIDA PLUMBING CODE 2004
- FLORIDA FUEL GAS 2004
- NEC 2002
- NFPA 1
- LIFE SAFETY CODE

### COMMERCIAL BUILDING CODE COMPLIANCE CHECKLIST

1. SITE REQUIREMENTS: PARKING SPACES REQUIRED: CONFORM WITH SITE DEVELOPMENT ORDER APPROVAL
2. OCCUPANT GROUP: B, BUSINESS
3. CONSTRUCTION TYPE: TYPE VA UNREINFORCED MASONRY
4. FIRE RESISTANT CONSTRUCTION: ONE HOUR SEPARATION
5. FIRE SUPPRESSION SYSTEMS: NONE REQUIRED OR FURNISHED
6. LIFE SAFETY SYSTEMS: ONE HOUR SEPARATION
7. OCCUPANT LOADS / BUSINESS REQUIREMENTS:
  - FIRST FLOOR: 44,100 SQ. FT. BUSINESS, 100 CROSS 1,000 SF + 8 PEOPLE
  - SECOND FLOOR: 44,100 SQ. FT. BUSINESS, 100 CROSS 1,000 SF + 8 PEOPLE
  - THIRD FLOOR: 44,100 SQ. FT. BUSINESS, 100 CROSS 1,000 SF + 8 PEOPLE
  - SEE STRUCTURAL DETAIL SHEETS
8. STRUCTURAL REQUIREMENTS / CONDITIONS
9. MATERIALS: SEE SPECIFICATIONS
10. ACCESSIBILITY REQUIREMENTS: NEW BUILDING FULLY ACCESSIBLE AS REQUIRED
11. INTERIOR REQUIREMENTS: ACCESSIBILITY AS REQUIRED
12. SPECIAL SYSTEMS: NO SPECIAL SYSTEMS
13. SURFING POOLS: NO SURFING POOLS
14. ELECTRICAL: NEW ELECTRICAL SYSTEMS-SEE ELECTRICAL SHEETS
15. PLUMBING: NEW PLUMBING SYSTEMS-SEE PLUMBING SHEETS
16. MECHANICAL: NEW HVAC SYSTEMS-SEE HVAC SHEETS
17. GAS: NO WORK REQUIRED OR FURNISHED
18. DETAILING: SEE SITE DEVELOPMENT ORDER SUBMITTAL

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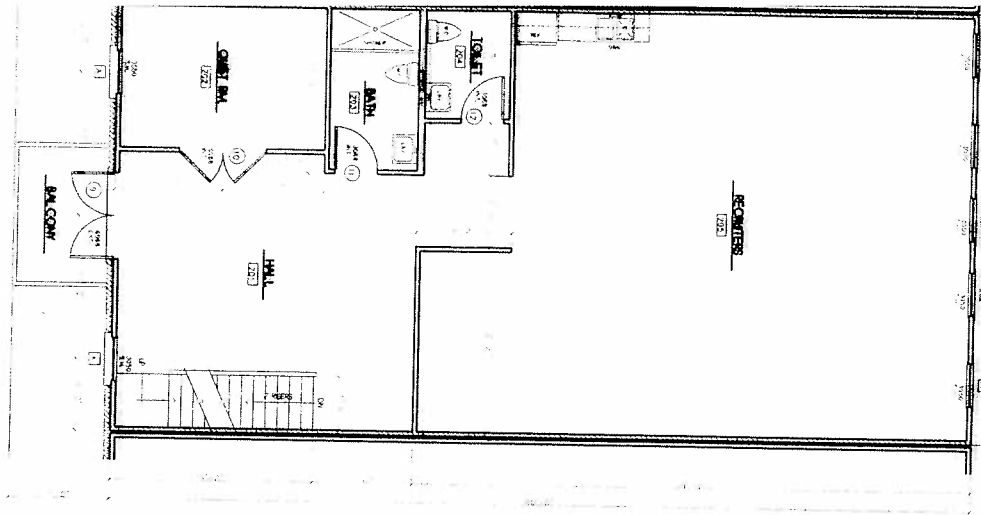
**Harvest Village**  
 Commercial Condominium Buildout  
 Suite 62  
 Highway 98, Gulf Breeze, Florida

SHEET NO.  
A-1  
 1 OF 14

**Michael R. Spencer**  
 ARCHITECT

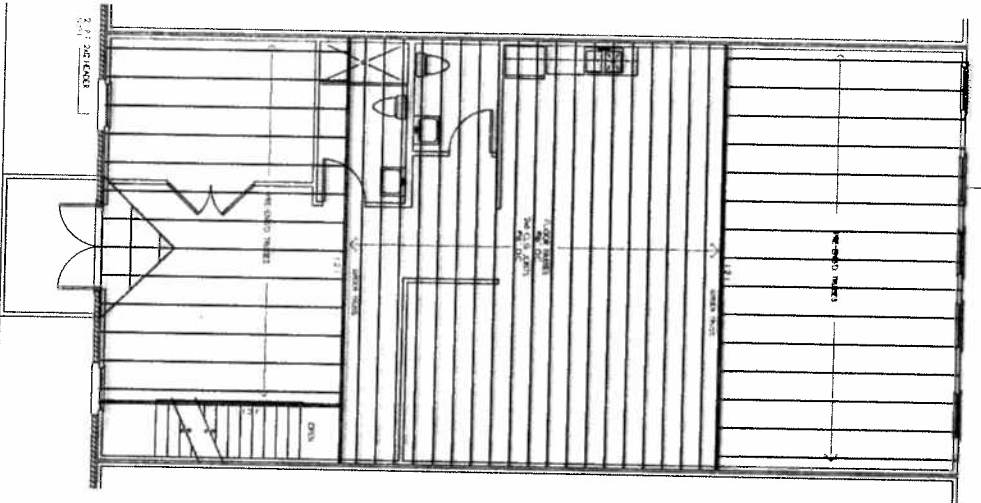
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 706 EDGE STREET FT. WALTON BEACH, FLORIDA 32547

DATE:



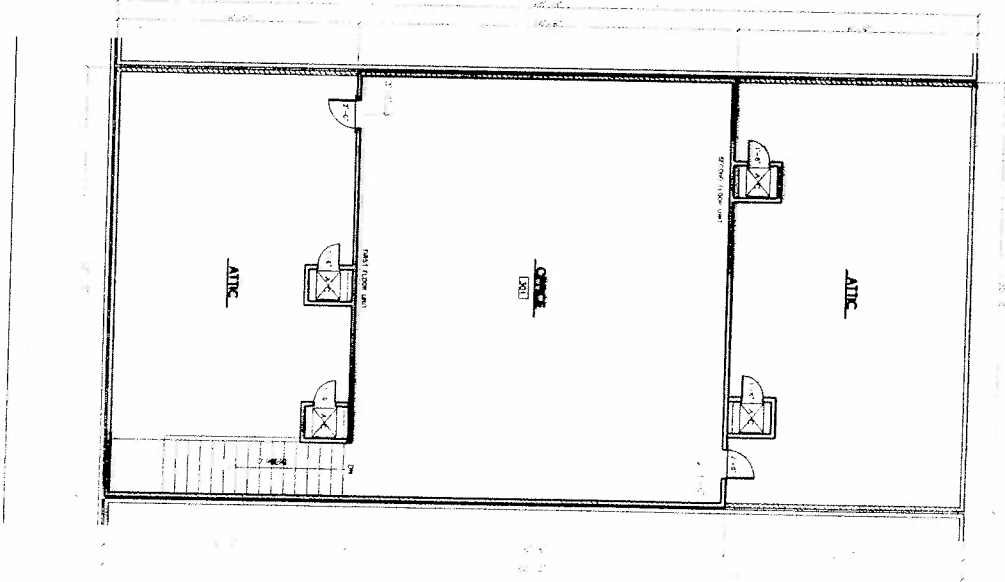
UNIT 62 SECOND FLOOR PLAN

AS APPOSED  
SCALE 1/4" = 1'-0"



UNIT 62 LOFT FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



UNIT 62 LOFT FLOOR PLAN

AS APPOSED  
SCALE 1/4" = 1'-0"

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UNIT 62  
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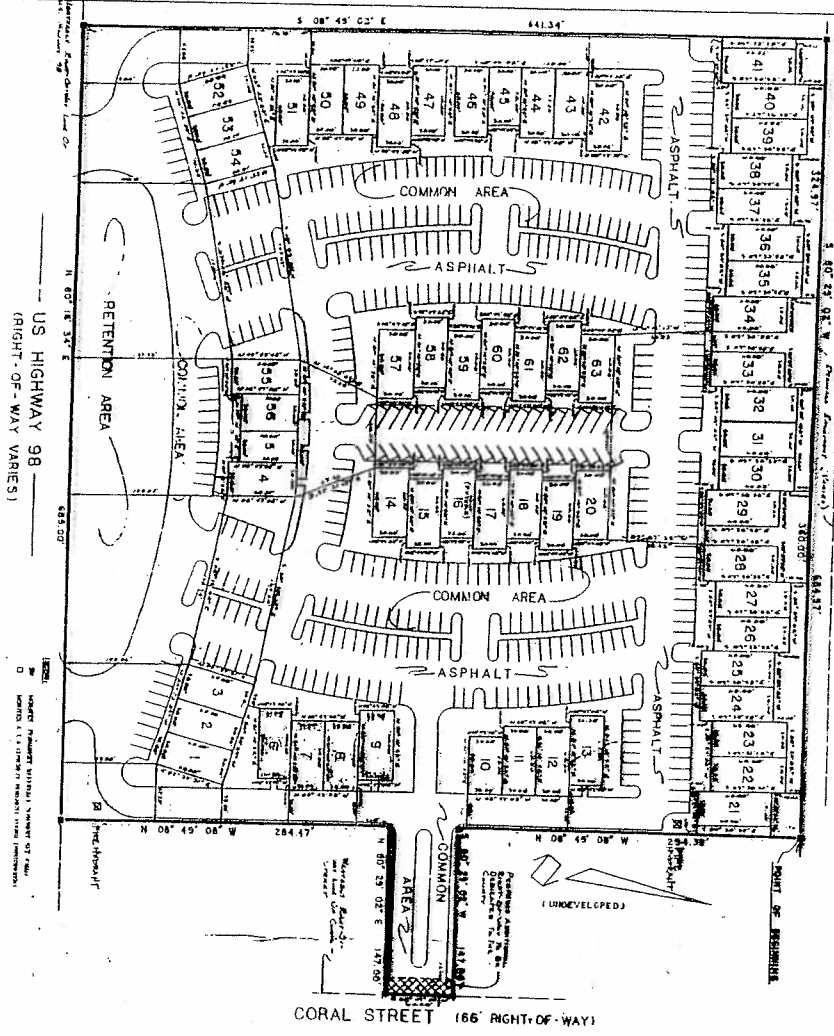
**Harvest Village**  
Commercial Condominium Buildout  
**Suite 62**  
Highway 9B, Gulf Breeze, Florida

**Michael R. Spencer**  
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(950) 862-1169 FAX (950) 862-2442  
706 Esplanade, Suite 100, Gulf Breeze, Florida 32561

UNIT 62



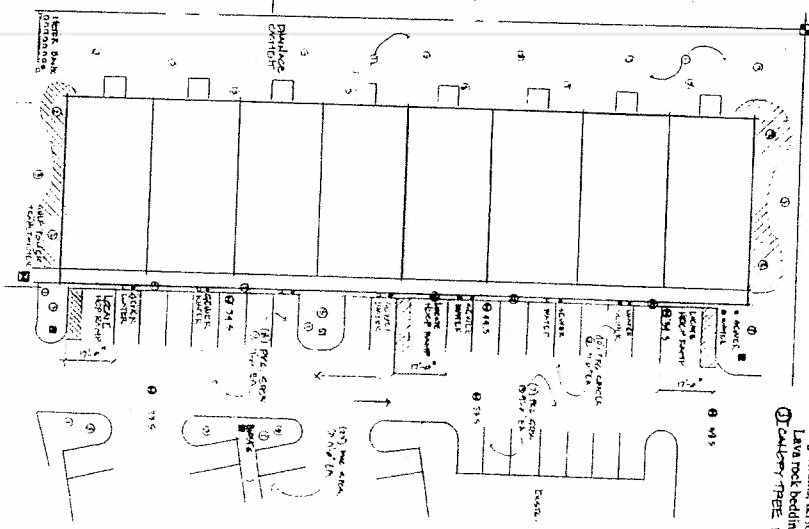
**Master Plan**



**General Notes:**  
 1. All dimensions are in feet and inches.  
 2. All areas are to be finished to the street.  
 3. All areas are to be finished to the ground.  
 4. All areas are to be finished to the top of the curb.  
 5. All areas are to be finished to the top of the sidewalk.

SCALE 1" = 50'

**Site Plan**



**LEGEND**

- Sewer Stub-out
- Light Pole
- ⊠ Electric Meter
- ⊞ Electric Transformer

SCALE 1" = 20'

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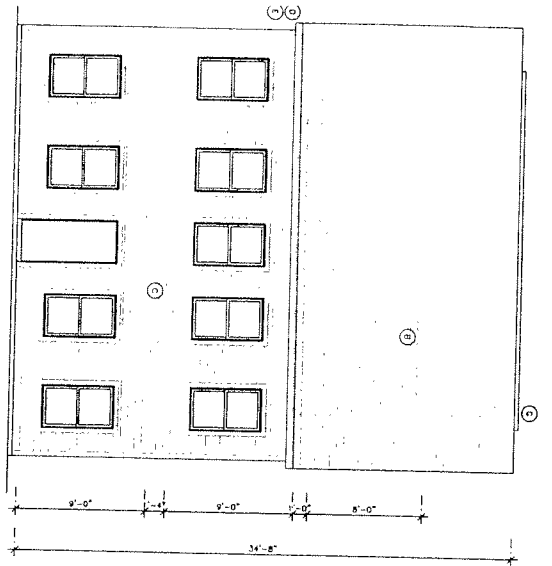
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 Highway 98, Gulf Breeze, Florida

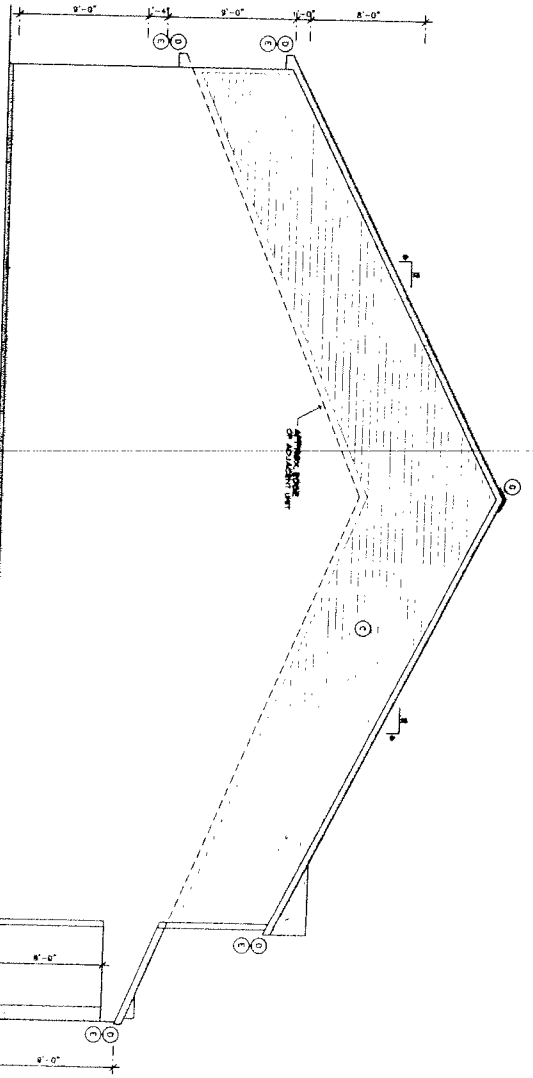
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DATE



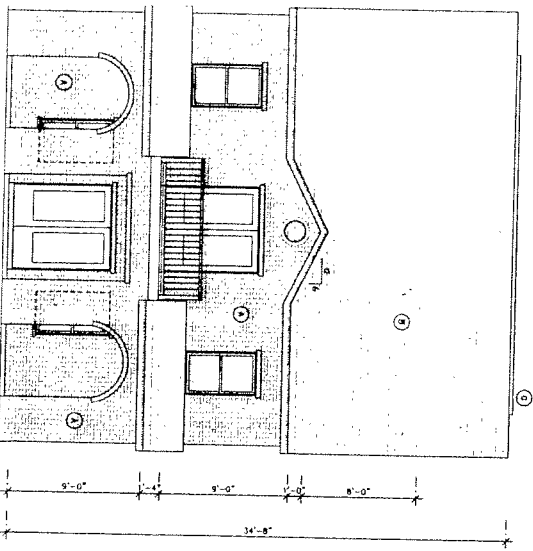
REAR ELEVATION

SCALE 1/4"=1'-0"



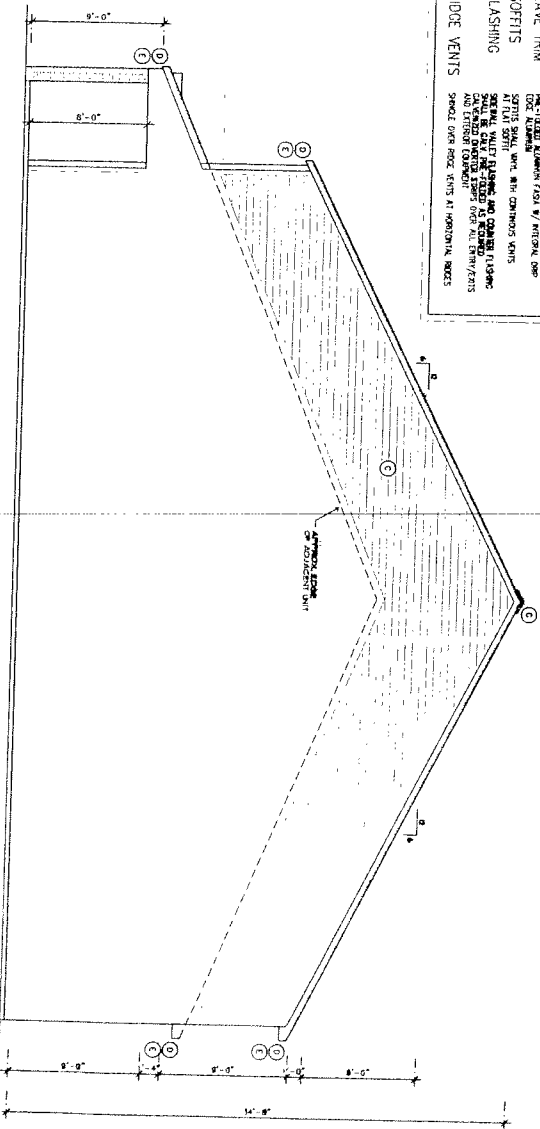
LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

**EXTERIOR FINISH SCHEDULE**

1	BRICK VENEER	BRICK VENEER AS SHOWN, 4" MIN. THICKNESS, WITH 1/2" GAP BETWEEN COURSES. COURSE JOINTS TO BE STITCHED BY REBAR.
2	ROOFING	SEE NOTES AND SPECIFICATIONS FOR ROOFING. ROOFING TO BE INSTALLED OVER 1/2" GYP BOARD. ROOFING TO BE INSTALLED OVER 1/2" GYP BOARD.
3	LAP SIDING	3/4" LAP SIDING, 1/2" GYP BOARD, 1/2" GYP BOARD, 1/2" GYP BOARD.
4	EAVE TRIM	1/2" GYP BOARD, 1/2" GYP BOARD, 1/2" GYP BOARD.
5	SOFFITS	1/2" GYP BOARD, 1/2" GYP BOARD, 1/2" GYP BOARD.
6	FLASHING	SEE NOTES AND SPECIFICATIONS FOR FLASHING. FLASHING TO BE INSTALLED OVER ALL ROOF JOINTS AND AT ALL PENETRATIONS.
7	RIDGE VENTS	SEE NOTES AND SPECIFICATIONS FOR RIDGE VENTS. RIDGE VENTS TO BE INSTALLED AT ALL RIDGE LOCATIONS.

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SHEET NO.  
**A-7**  
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**Harvest Village**  
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Highway 98, Gulf Breeze, Florida

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NO.	DATE	DESCRIPTION