

DEVEREAUX FLORIDA GROUP HOME

Issue: Vertical accessibility to the second floor of a group home.

Analysis: The applicant is requesting a waiver from providing vertical accessibility ;to the second floor of a group home for twelve children. Although \$39,000 is being spent for a sprinkler system and \$22,000 for exterior modifications, only \$5,000 is planned for interior modifications. No residents will occupy the second floor which is intended as a staff lounge only used by employees. According to the applicant, it would be disproportionate to the cost of the alteration to provide vertical accessibility to the second level, and estimates of \$8,330 and \$6,000 were submitted to substantiate this.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to the second floor, 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.

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: Devereux Florida – Group Home

Address: 1121 Idlewild Drive

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: Scott Matteo, DEC Engineering, Inc.

Applicant's Address: 2467 Centerville Rd Tallahassee, Florida 32308

Applicant's Telephone: (850) 385-5288 **FAX:** (850) 386-7586

Applicant's E-mail Address: decscott@nettally.com

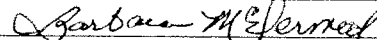
Relationship to Owner: Agent

Owner's Name: Barbara McDermid

Owner's Address: 5021 Branded Oaks Ct Tallahassee, FL 32311

Owner's Telephone: (850) 656-5480 **FAX:** _____

Owner's E-mail Address: {bobbie.mcdermid@aol.com}

Signature of Owner: 

Contact Person: Bill Douglas

Contact Person's Telephone: (850) 385-5288 **E-mail Address:** decbill@nettally.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.)

Two story house, 3,957 sq feet, to be used as a Group Home.

The upstairs portion will not be used as a bedroom.

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

Sprinkler system (\$39,000) – Exterior Modifications (\$22,000) – Interior Alterations (\$5,000)

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*

In Plan Review Completed*

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

A letter from the City of Tallahassee (attached) made the determination that this issue required state approval.

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

Issue

1: 11- 4-1.6 FBC - Accessible Building Alterations Several areas in the home have stairs that do not meet the riser - tread regulations. The cost of repair as well as the time of construction are not within the budget or scope of the project (see attached). There is not enough space for ramps, and elevators are entirely too expensive.

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.

Devereux Florida maintains a special needs non-support policy. They do not accept special needs personnel and the existing stairwell will not be a hardship for the users. Furthermore the repairs exceed the budgeted time and money. The top level shall not be used as a bedroom (only accessible to staff).

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

Devereux Florida is a non-profit organization, the repairs and elevators required could be at least six times other construction cost.

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.

See Attached

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.

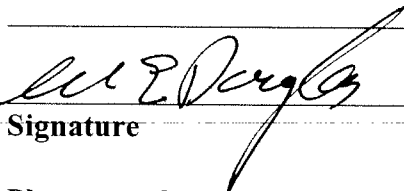
a. See attached letters

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.

See attached letter



Signature

William E. Douglas, P.E

Printed Name


Phone number (850) 385-5288

(SEAL)

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 11 day of September, 2007


Signature

William E, Douglas, P.E
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.

... 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.

RE: Devereux Florida Group Home
1121 Idlewild Dr, Tallahassee
COT Building Permit Application # TBB071963
Vertical Accessibility – Section 11-4.1.6, FBC-B

In accordance with DCA Assistant General Counsel (Kathy Butler) memorandum dated June 6, 2000, the federal disproportionate cost exception may not be applied to the Florida vertical accessibility requirement. Therefore, the proposed change of occupancy and renovation is considered an alteration to an area containing a primary function. Vertical accessibility must be provided to all levels unless a waiver is granted by the Florida Building Commission.

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 Roofing permit \$ N/A

Comments/Recommendation

Except for attesting to the accuracy of the cost figures as presented for ramp and lift, to the best of my knowledge, all information stipulated herein is true and accurate.

Jurisdiction City of Tallahassee

Building Official or Designee Robert S. Tredik
Signature

Robert S. Tredik 10/30/07
Printed Name

BU230
Certification Number

850-891-7071 7099 fax
Telephone/FAX

Address: 300 S. Adams St - Box B28

Tallahassee, FL 32301 tredikr@talgov.com



Professional Civil Engineering
State Certificate # 4244

2467 Centerville Road Tallahassee, Florida 32308
(850) 385-5288 Fax (850) 386-7586 - dec@nettally.com

October 18, 2007

Department of Community Affairs
Florida Building Commission
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Waiver from Accessibility Requirements
1121 Idlewild Drive, Tallahassee
DEC Job No. 06D-323

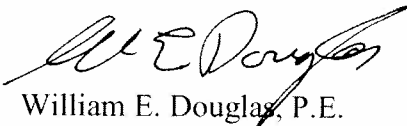
Dear Commissioners:

DEC Engineering has been requested by Devereux Florida to respond to comments by the City of Tallahassee relating to the two story home at the above mentioned address. The building is to be converted into a Group Home and will be remodeled to meet the commercial requirements of the Florida Building Code.

As specified on the plan sheets, there are several areas with steps, no more than three risers, and stairs leading to the second level. Due to costs and planned use, a waiver is requested on the vertical accessibility requirements. Devereux Florida, a non-profit organization, expects to spend approximately \$5,000 on building alterations. To meet the vertical accessibility requirements would increase the budget to over six times current estimates. Furthermore, Devereux refrains from special needs care and feels the requirements may exceed their intentions and maintains that the top floor will not be used as a bedroom. Also, the steps in the home vary slightly from the required tread and riser standards. To rebuild them would take time and money not readily available to this project.

Based on these comments we request a waiver from the vertical access requirements.

Sincerely,



William E. Douglas, P.E.
WED/jdw

Builder of the Year
1998



Established
1928

Albritton Williams, Inc.

GENERAL CONTRACTORS

CC 0018600

26 October 2007

DEC Engineering, Inc.
2467 Centerville Road
Tallahassee, Florida 32308

RE: Devereaux Florida Group Home – Stair Replacement
Tallahassee, Florida

Albritton Williams, Inc. has reviewed the work involved at the above referenced project. Based on the floor plan dated 20 Sept 2007, prepared by your office, we note five interior sets of stairs and two exterior sets of stairs to be reworked / replaced. We propose to rework / replace these stairs utilizing wood framing and wood treads & risers. We have included demolition as required for our work and wood railings as shown. We have also included a small concrete pad at the base of each of the exterior sets of stairs. The cost of this work will be \$8,330.00. A breakdown of these costs is as follows:

Demolition	\$ 500.00
Concrete	\$ 800.00
Stair A	\$ 560.00
Stair B	\$ 850.00
Stair C	\$ 500.00
Stairs D & E	\$ 2,100.00
Stair F	\$ 1,200.00
Stair G	<u>\$ 1,820.00</u>
Grand Total	\$ 8,330.00

~~Our proposal does not include painting, floorcoverings or any work other than the items specifically spelled out above.~~

This proposal will remain valid for 45 days from the date of this letter and will be subject to review / change after that time. If awarded a contract for this work, we will require one week's notice to mobilize for this project and one week to complete the work.

Please let us know if we are to proceed with this project or if we can assist you in any other way.

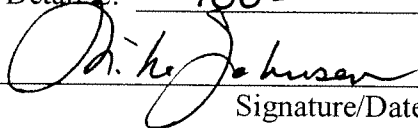
Sincerely,

2467 Centerville Road Tallahassee, Florida 32308
(850) 385-5288 Fax (850) 386-7586 ~ dec@nettally.com

**CONTRACTOR ESTIMATES
FOR DEVEREAUX FLORIDA GROUP HOME
DEC Job No. 06D-0323**

Contractor JOHNSON, MICHAEL WAYNE / MIKE JOHNSON CONSTRUCTION
Name of Contractor / Company

Interior Stairs Detail A: 600⁰⁰
Interior Stairs Detail B: 950⁰⁰
Interior Stairs Detail C: 650⁰⁰
Interior Stairs Detail D: 1650⁰⁰
Interior Stairs Detail E: 700⁰⁰

Contractor 
Signature/Date

Demolition - 450⁰⁰
Concrete - 1,000⁰⁰

TOTAL - \$6,000⁰⁰



STATE OF FLORIDA

AC# 2613194

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

CBC060091

06/10/06 050819632

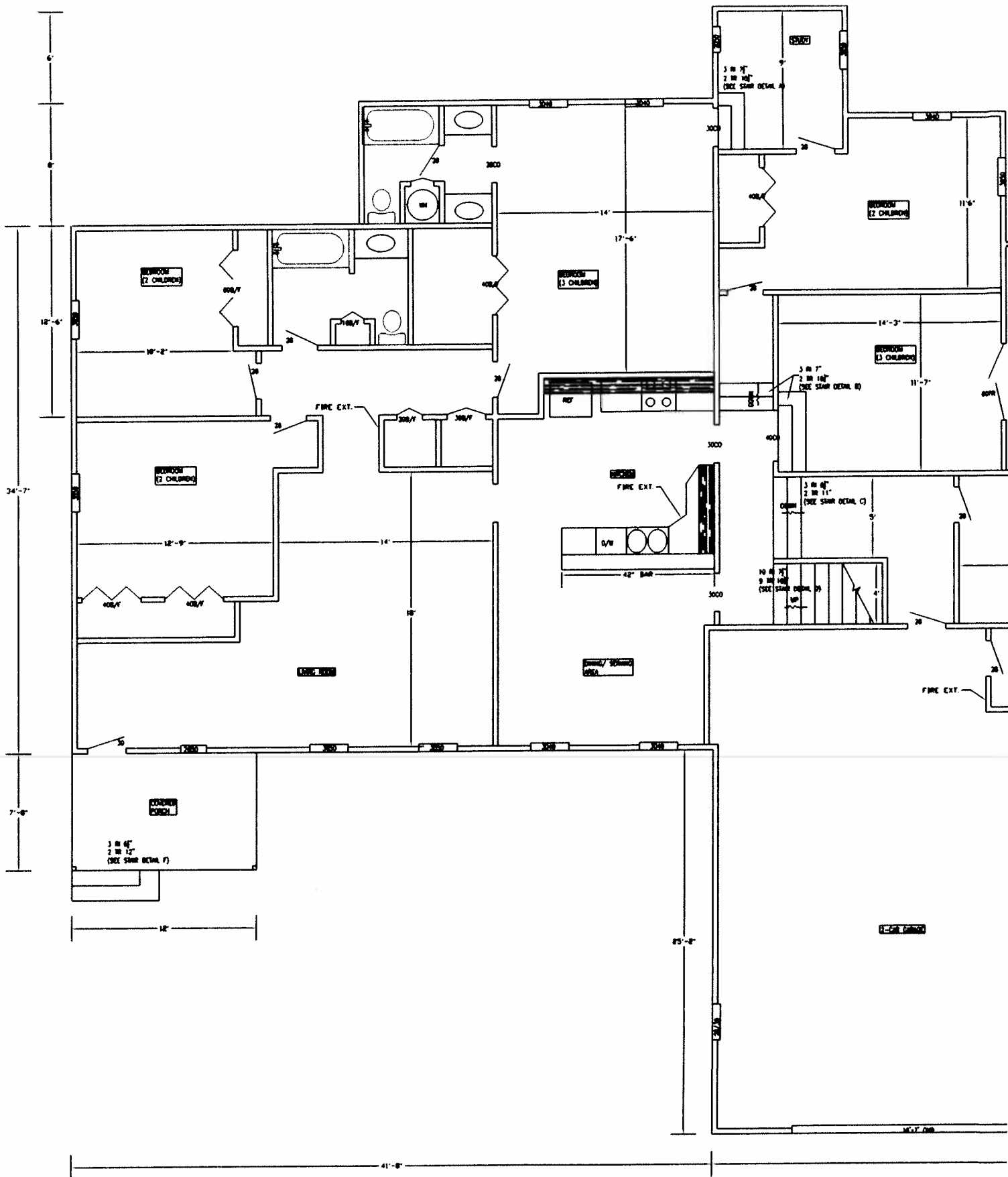
CERTIFIED BUILDING CONTRACTOR
JOHNSON, MICHAEL WAYNE
MIKE JOHNSON CONSTRUCTION

IS CERTIFIED under the provisions of Ch.489 FS.

Expiration date: AUG 31, 2008

L06061000260

This document and digital file are the sole property of DEC Engineering, Inc. and may not be altered in any manner without prior written consent.



1st FLOOR PLAN
1/4" = 1'

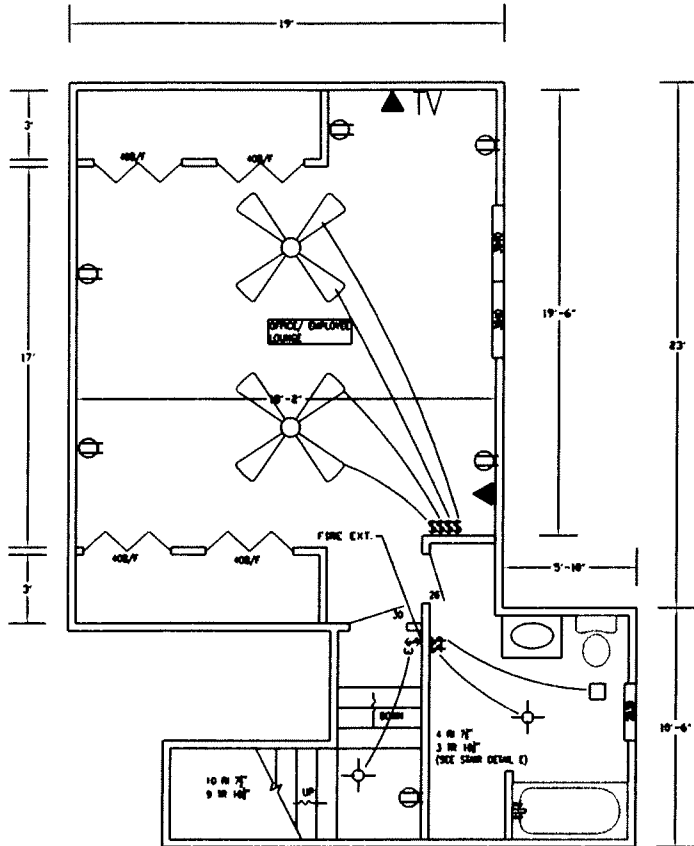
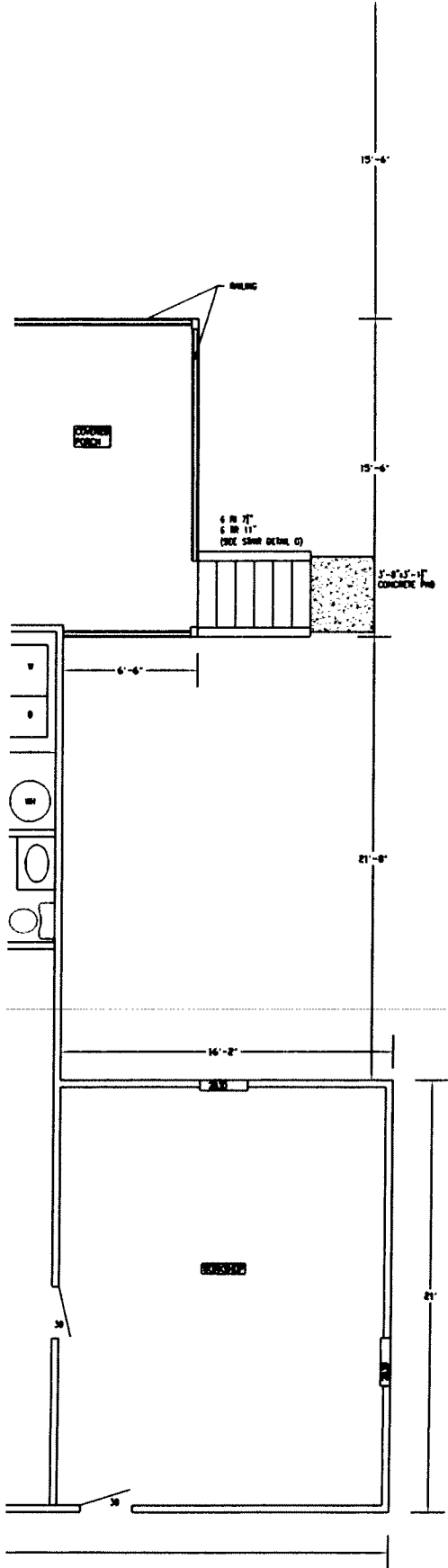


DEC Engineering, Inc.

Civil Engineering

William E. Douglas, P.E., President

2467 Centerville Road Tallahassee, Florida 32308
Phone: (850) 385-5288 Fax: (850) 386-7586
Email: dec@netally.com State Certification #4244



2nd FLOOR PLAN

1/4" = 1'

WED 10/30/07
FILE COPY - WAIVER ONLY

TBB #: 07-1963

Address: 1121 Idkewild Dr.

Remarks: Copy for FBC waiver applic

Plan File # N/A

Copyright DEC Engineering, Inc. 2007

PROJECT: DEVEREUX FLORIDA GROUP HOME

TITLE: FLOOR PLAN SCALE: 1/4"=1'

File Name:	BUILDING- electric.dwg	Revised by:	Date:	Description:
Designed:	JDW			
Drawn:	JDW			
Checked:	WED			
Date:	9/20/07			

WILLIAM E. DOUGLAS, P.E.
LICENSE #11553

WED Douglas
10-30-07

DEC ENGINEERING INC.
STATE CERTIFICATION #4244
EMAIL: DEC@NETTALLY.COM

Date printed: Oct 24, 2007 - 8:23AM

Sheet 1 of 2

No. 06D-323