

ACCESSIBILITY ADVISORY COUNCIL

GROUNDS FOR APPROVAL

- **Economic Hardship**

- Does the cost of providing vertical accessibility meet or exceed 20% of the cost of the alteration to the primary function area?
- If the 20% threshold is met, the waiver SHALL be granted.
- Does not apply to new construction.
 - Fit-outs/Build-outs are considered new construction

- **Historic Nature**

- Has the applicant provided documentation of the historic significance of the building?
- Would the historic significance of the structure be negatively impacted by the alterations applicant would have to make to provide accessibility?
- Can be combined with Technical Infeasibility or Economic Hardship

- **Technical Infeasibility**

- Is the structure built in a way that would otherwise place unnecessary, unreasonable, or extreme hardship on the applicant, if they were required to provide accessibility?
 - Has the applicant provided comments from a licensed design professional?
 - Would have to rebuild, demolish, encroach on property lines, etc.

ACCESSIBILITY ADVISORY COUNCIL

Guest Floor Renovation - WAV # 255

Issue: Vertical accessibility to all areas of the hotel.

Project Type: Historical Preservation (alteration)

Project Progress: Under Design

Compliance estimate + Amount spent on accessible features: N/A

Project Construction Cost + Construction Cost Over Past 3 Years N/A

Economic Hardship Threshold: N/A

Applicant alleges the hardship is caused by the historic building on which compliance with the requirements for accessibility are not technically feasible and a condition or set of conditions affecting the owner which does not affect owners in general.

Analysis: The applicant is requesting a waiver from providing vertical accessibility all areas of the hotel. The project consists of a historical preservation alteration to an existing 3 story 13,738 sf hotel building. According to the applicant, upon meeting with the local building dept. at the City of Miami Beach, the building official (Mr. Mariano Fernandez) concurred with the design team's assessment that the current provisions for accessibility were satisfactory, that providing additional provisions would be costly and detrimental to the historic character of the building. Additionally, the site is located within the Ocean Drive/Collins Avenue Historic District in the City of Miami Beach and this is a National Register Historic District. Furthermore, any alteration to the existing conveyance system would be costly, and greatly diminish the integrity of the established, historical architectural design of the lobby. Finally, this request for a waiver of an FBC Accessibility requirement is intended to maintain the original architectural design integrity of the existing historically significant building as well as relieve the practical difficulties that strict compliance will incur. The applicant is requesting a waiver based on the historic nature of the building on which compliance with the requirements for accessibility are not technically feasible and a condition and a condition or set of conditions affecting the owner which does not affect owners in general.

Uploaded Documents:

1. Licensed Design Professional Letter
2. Proposed Life Safety Plan
3. Evidence of Historical Significance
4. Photos

STAFF RECOMMENDATION:

The applicant has provided proof of the historical significance of the building. Staff recommends granting the request for waiver on the grounds of historic nature of the building and technical infeasibility.

ACCESSIBILITY ADVISORY COUNCIL

Items to be waived:

Vertical accessibility to the structure, as required by section 553.509, Florida Statutes.

553.509 Vertical accessibility. This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide 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, except for:

- (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
 - (b) 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
 - (c) 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.
 - (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
 - (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
 - (f) All employee areas as exempted in s. 203.9 of the standards.
 - (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

402.2 Components Accessible routes shall consist of one or more of the following components: Walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

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.

ACCESSIBILITY ADVISORY COUNCIL

MOTIONS

- I move to recommend that the Florida Building Commission approve this request for waiver on the grounds of _____.
 - Economic Hardship
 - Historic Nature
 - Technical Infeasibility

- I move to recommend that the Florida Building Commission deny this application.
 - No rationale necessary.

- I move to recommend that the Florida Building Commission defer this request for waiver to the next meetings of the Council and the Commission for the purpose of allowing the applicant to _____:
 - Submit requested information
 - Contact building official or building department
 - Etc.