

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov
Building Department, Administration Services Division
Tel: 305.673.7610, E-mail: ltrigo@miamibeachfl.gov

August 10, 2017

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-2100

**RE: Waiver #267-R0
727 4 STREET -Yoga Studio
Miami Beach, FL 33139
PERMIT # BC1703107**

Dear Mr. Sellers and Members of the Commission and Council,

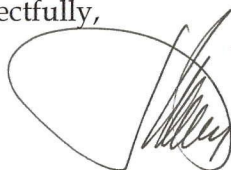
I am writing in reference to the above referenced property and the request for an accessibility waiver. This project consists of a two story, historic building with a current use as an Office with a Business, (B) Occupancy classification and a total area of 1,655 square feet. The property is being converted to a two story Yoga Studio with an Assembly (A-3) Occupancy classification. It is a contributing building in the Miami Beach Historic properties Database located within the Ocean Beach Local Historic District.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5th Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. In order to accommodate vertical accessibility to the second floor, an elevator would have to be added. Therefore, substantial modifications and demolition to the layout of the structure would be required resulting in threatening the historic character of the building. In addition, the cost of providing vertical accessibility would be disproportionate to the overall cost of the remodeling.

Further, the architect has provided accessible elements including the entrance door, restrooms at both floors, a hi-low drinking fountain, door actuators, and the reception desk.

Based on the reasons stated above we recommend that the request waiver be granted.

Respectfully,



Mariano V. Fernandez, P.E., BU 689
Building Department Director/Building Official