



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov

Building Department, Administration Services Division
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February 29, 2016

Members of the Florida Building Commission & Accessibility Advisory Council
Office of Codes & Standards, Florida Department of Community Affairs
1940 North Monroe Street
Tallahassee, Florida 32399-2100

**RE: 3900 & 3920 Garden Avenue, Miami Beach, FL 33140
WAIVER #142-R0**

Dear Members of the Florida Building Commission & Accessibility Advisory Council,

This project consists of two buildings, namely 3900 Garden Avenue which is two stories in height and consists of ten units and 3920 Garden Avenue also two stories in height and contains nine units. These existing apartment buildings (R2) constructed in 1948 are undergoing a Change of Use into a hotel (R1) classification.

Pursuant to Florida Statutes 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 achieve compliance via lifts and / or elevators, according to the Architect, the owner will incur disproportionate financial costs. However, the proposed renovations will provide an accessible ground floor guest room with mobility features as per Table 224.2 via an accessible ramp that also leads to the Management Office, and two additional guest rooms with communication features in compliance with Table 224.4 located at the ground and second floors and in compliance with the requirements of 224.5 Dispersion.

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

Sincerely,


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