

2.. FBCC Accessibility 806: A building, facility, or element that is altered shall comply with the provisions of the FBC accessibility. Provide vertical accessibility as per section 201.1.1 scope of work is creating a new independent unit. ***** What is FBCC Accessibility 806? I see FBC accessibility 806 but that references lodging and guest rooms? Please confirm which section you are citing. Also, do we not have the exception for vertical accessibility in ADA 2010 36.404 Alterations "this section does not require the installation of an elevator in an altered facility that is less than 3 stories or has less than 3000 sf per floor"? This last line from FBC Advisory 201.1 Scope seems to give us the confirmation "Where the ADA Standards do not require an accessible route to each and every level, the Florida requirement may be waived down to the requirement of the ADA Standards. Please Verify.

Existing FBC section 806

SECTION 806

ACCESSIBILITY

806.1 General.

A building, facility, or element that is altered shall comply with the provisions of the *Florida Building Code, Accessibility*.

201.1.1 Vertical accessibility.

Sections 553.501-553.513, F.S., and the ADA Standards for Accessible Design do not 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 Standards require an elevator to be installed in such building, structure or facility, except for:

1. (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms.
2. (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.
3. (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.
4. (4) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if sections 221 and 802 are met.
5. (5) All play and recreation areas if the requirements of chapter 10 are met.
6. (6) All employee areas as exempted by 203.9.
7. (7) Facilities, sites and spaces exempted by section 203.

Buildings, structures and facilities must, at a minimum, comply with the requirements of the ADA Standards for Accessible Design.