

GRANT HAYS ASSOCIATES

ARCHITECTURE  INTERIOR DESIGN

MEMO

DATE: April 16, 2018
TO: Glenn Harmon
FROM: Mike Hays
RE: Fuji Restaurant Renovations
CC: file

Glenn,

As requested, the existing entrance into Fuji Restaurant from Exchange Street is not handicap accessible. The cost for altering the existing building to accomplish conformance would exceed 20% of the project budget per IEBC 705.2 Exception 1. The details are as such:

1. The existing entrance on Exchange street is along the sloped sidewalk that has 2 existing risers to get into the building, therefore making it un-accessible for wheelchairs. There is no opportunity to change this condition due to structural conditions and the proximity of the building façade to the public sidewalk without astronomical expense to the building owner and tenant in relation to the proposed project.
 - A. Structural modifications to the exterior of the building are estimated at \$30,000 to \$40,000.
 - B. Exterior storefront modifications are estimated at \$10,000 to \$12,000.
 - C. Project cost for interior renovations is \$65,000. Modifications indicated above are \$40,000 to \$52,000, exceeding the 20% threshold.
2. All the existing toilet rooms are located on the lower level. The project does not entail a change of use, and the seating capacity is unchanged from the current capacity. Therefore, we do not agree an accessible toilet needs to be added to the first floor, which again, is un-accessible as stated above.
3. The existing exit door currently swings into the building. Modifying this door to swing out would protrude into the public sidewalk since there is not adequate interior room to recess the door to avoid this condition.

Please let me know if you have any additional questions or comments.

Thank You,

Mike