

ARCHITECTURAL

Stairwell Vertical Clearance Not in Accordance With Florida Building Code

A Supplemental Agreement was required to compensate the Contractor for rework of stairwells at Toll Plaza. Stairs were designed based on elevations shown in as-built survey by others. Contract plans showed a head clearance of plus or minus 6'-8" based on existing plans. A note in the plans required the Contractor to verify elevations. The Contractor issued an RFI to clarify minimum headroom clearance, which would result in headroom of less than 6'-8". The EOR responded with details for building the treads and erroneously advising that a minimum of 6'-7' vertical clearance be provided at all areas. The Florida Building Code inspector rejected the work due a violation of stairwell clearance. The Contractor claimed direct costs, compensable indirect costs and several Calendar Days in accordance with a Supplemental Specification.

LESSONS LEARNED: Stairwells must be designed to a minimum vertical clearance in accordance with the Florida Building Code.