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31 FORE ST ADA and Maine Human Rights Act

Since Accessibility requirements in IBC 2009 Chapter 11 were replaced with the Maine Human Rights Act. As per Maine Human Rights Act Part 12, Chapter 337, Subchapter 4, §4582-C. Standards for multifamily and public housing constructed on or after September 1, 2012 this project is defined as a "Covered Multifamily Dwellings" section 1 subsection C states:

C. "Covered multifamily dwellings" means:

- (1) Buildings consisting of 4 or more units if such buildings have one or more elevators; and
- (2) Ground floor units in other buildings consisting of 4 or more units that have no elevators. [2011, c. 613, §14 (NEW); 2011, c. 613, §29 (AFF).]

The proposed project does have a full sized commercial elevator however does not contain any ground floor units. The next applicable section 3 states:

A. The failure to design and construct covered multifamily dwellings subject to this section in such a manner that:

- (1) The public use and common use portions of the dwellings are readily accessible to and usable by people with physical or mental disabilities;
- (2) All the doors designed to allow passage into and within all premises within the dwellings are sufficiently wide to allow passage by persons in wheelchairs; and
- (3) All premises within the dwellings contain the following features of adaptive design:
 - (a) An accessible route into and through the dwelling;
 - (b) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
 - (c) Reinforcements in bathroom walls to allow later installation of grab bars; and
 - (d) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space; [2011, c. 613, §14 (NEW); 2011, c. 613, §29 (AFF).]

The proposed project meets all Maine Human Rights act Requirements with a full sized commercial Elevator installed to service all floors of the building. Access to the elevator is through the garage which is accessible from the street. All public doors are sized at a minimum of 3'-0" wide to allow wheel chair accessibility, ADA 2010 requirement is 30" clear. All hallways meet the ADA 2010 width requirement of 3'-0" in and outside of each unit. All light switches, electrical outlets, thermostats and environmental controls will be installed at accessible heights as per ADA 2010. Reinforcements in bathroom walls to allow future installation of grab bars will be installed per the Maine Human Rights Act and ADA 2010. All kitchens will be designed to be wheel chair accessible as per the Maine Human Rights Act and ADA 2010.