STATION 415

415 Cumberland Ave – Portland, Maine 04101

ADA MHRC FHA

The information in this document has been obtained through discussions with Barbara Archer Hirsch, Commission Counsel, Maine Human rights commission and Jill Johanning, Architect, Access Design/Alpha One. Both Barbara Archer Hirsch and Ji8ll Johanning have verified my understanding of the following information. Jill Johanning requested that anyone with questions contact her at [accessdesignme.org](http://accessdesignme.org/) or

207.619.9281.

The building at 415 Cumberland Avenue (Station 415) will be renovated to include offices (majority of space) and 4 apartments.  The apartments will be limited to a rear 1984 addition to the building.  This 1984 addition area has been used as offices previously.

I have received three replacement cost quotes for the building, the lowest of which is 2.2 million dollars.   The renovation costs will not exceed 75% of the 2.2 million replacement cost.  No public funds of any sort will be used for this project.

An elevator will be added to the commercial part of the building, but that elevator will not service the apartments. The commercial part of the building, the public accommodation, will comply with ADA standards.

MHRA - This building project is not covered under the special multi-family housing requirements of the MHRA.  This project does not meet the definition of “new construction” and therefore the MHRA’s section for privately funded multi-family housing does not apply.

FHA

The Fair Housing Act only applies to buildings with first occupancy after March 13, 1991 and therefore does not apply to this project.

ADA

ADA standards do not apply to privately owned and privately funded multi-family housing.

PARKING

The office part of the project will comply with ADA as a public accommodation; however, no parking for anyone using the public accommodation will be provided, therefore the provision of accessible parking space is not required. The ADA standards do not apply to the residences.