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Lee Urban- Director of Planning and Development

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DEPARTMENT OF PLANNING AND DEVELOPMENT

December 15, 2005

W.Keith Davis, AIA
The Ritchie Organization
80 Bridge St.
Newton, MA 02458-1134

RE: Maine Medical Center/053 D007 Waiver request

Dear Mr. Davis,

Thank you for your request for a waiver, received December 15th, 2005. The following are the facts:

- 1) The proposed Parking Garage Structure includes two required stairways, one of which connects to the existing open parking structure as well as the proposed helipad. This tower includes an elevator.
- 2) The type of construction is type 2B, as defined by the 1999 BOCA Code.
- 3) The proposed height of the Tower is 123 feet, to service the Helipad and house mechanical equipment associated with operations.
- 4) The Helipad elevation and location are fixed and approved under FAA guidelines.
- 5) The proposed tower, although classified as type 2b, because of its attachment to the garage, has construction materials that comply with type 1B construction as defined by the 1999 BOCA code. This is intended to facilitate unlimited height, as allowed in Table 406.4 of the Code.

The waiver requested is to allow the Tower to be constructed as approved in the Planning process. The allowable height in table 406.4 is 100 ft. The proposal is 123 feet above the averaged grade plane. Based on the fact that the proposed Stair/Elevator tower is the required height to service the helipad and house required equipment, and is entirely accessible from the Crescent St. side of the project, this office grants the waiver pursuant to Section 121 of the City Building Code as amended. It is understood that the remaining proposed garage and stairway comply with the height requirements of Section 406.4 of the 1999 BOCA Code.

Yours truly,

Mike Nugent
Inspections Division Director

