

# Follow-up / Project Manual - jmb@portlandmaine.gov - City of Portland Mail

Hi Matthew, After attending the ADA training last Thursday, sponsored by the ...



**Matthew G. Winch**

7:45 AM (1 hour ago)

to me

Hi Jeanie -

Thank you for the clarifying information and the link. I have read the State statute and am fully confident that we are not required to have any ADA accessible units (on the ground floor or otherwise). I can write a letter to that affect if you think it necessary.

Under the Statute it lists under heading 1 Definitions a series of clarifying terminology. Under 1E it defines New Construction. There are a series of descriptors for what constitutes new construction and you eluded to the one that could, but would not apply to 32 Thomas. The cost of the construction to convert the parish house to 5 residential dwelling units is well under the 75% threshold sorted as the trigger to define a facility as new construction. Because of the size and the volume of the parish house we estimate the replacement costs alone for that structure would top \$5,000,000. The exterior volume of the parish house alone would have a tremendous price tag for replacement. This high cost to replace the parish house would put us well below the 75% tag in the definitions (well under 40% I would venture).

Also, because the definition states that it is the replacement cost of the "completed facility", I suspect one would argue that the replacement cost of the sanctuary would be considered in this analysis too. Putting the entire facility at a more probable than not \$12,000,000 to \$13,000,000 replacement cost. I will give you a ring in the morning about the Unit #1 door. This unit has an exit access directly to the exterior from the unit (Door #120). My understanding of the code is that since we have the direct access to the exterior, the inner door is allowable behind a simple rated door. The wall separating the residential unit from the office is above the 1HR rated partition.

I will call to follow-up as well.



**Jeanie Bourke <jmb@portlandmaine.gov>**

9:38 AM (0 minutes ago)

to Matthew

Hi Matthew,

Thanks for the reply, I didn't think it would meet the 75% threshold either and I will use this email to document this information. I am available if you have time to call.



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