

The applicable standard is one for legalizing an existing illegal unit in the Land Use ordinance, Chapter 14, Section 391 (found on pages 14-582 to 14-585). To meet these requirements, Unit #4 and the building as a whole need to meet the NFPA Life Safety Code 101 and the IRC 2009, as well as the Minimum Housing Ordinance. The addition needs to not go into the setbacks set in the Zoning Ordinance or make the property less conforming. To evaluate the property for acceptance of Unit #4, the Zoning Officials need a plot plan to scale, and drawings showing the proposed addition, to scale. They will also evaluate the property when the project is finished before providing the Certificate of Occupancy.

The proposed change is to remove the existing stair which is not acceptable by either the Life Safety Code 101 or the IRC 2009 (the applicable part of the MUBEC), and make an addition which includes more room on the first floor and a stair in the area of the existing balcony which meets IRC R311.7, for a total area of 478 SF (not including the stair). The door to the back stairwell of the main house will be replaced with a fire door, and the closet rod will be relocated. The steps to the door to the back stairwell will be made to code requirements for rise and tread, with a handrail. See Mr. Burner's sketches, attached.

The alarms have been installed, per Ms. Goodie. The electrical wiring has been brought to NEC requirements (part of the MUBEC), per Ms. Goodie. There were no stored materials in the rear hall during my inspection.

The paneling in the front hall first floor will be replaced with 5/8" Type X drywall. The fire doors will be installed in 7 locations leading into the stairwells of the main part of the house (including one into the second floor of Unit #4, discussed above).

In my opinion, these changes (and the necessary permit application process) will result in the legalization of the building at 63 Revere Street as a 4-dwelling unit building. Of course, this assumes that the Code and Fire Department staff find no other issues when they re-inspect.

5.0 CONCLUSION

We have reviewed the areas of concern in this home. As discussed, this was a limited investigation.

The property falls under the Land Use Ordinance section for legalizing an illegal unit. Some of the requirements in the Zoning Ordinance for the R-5 Zone (net area of the lot