

Accessibility Review for the Proposed Alterations to the Reed School,
The existing school building will be changed into 8 apartments.

Residential Use Apartments (R-2)

1. **MAINE HUMAN RIGHTS ACT**
The project is not financed with public funds, nor does it have more than 20 units, and is therefore not "Public Housing" and Accessible Units are not required. (Maine Revised Statutes, 4582-C, 1, F, 2 and 3.B). The cost of the alterations will not exceed 75% of the replacement cost of the completed facility and therefore cannot be considered to be "new construction." For this reason the conditions pertaining to "Covered Multifamily Dwellings" do not apply, including the requirement for an accessible route into and through the building. (Maine Revised Statutes, 4582-C, 1, E, 2 and 3.A).
2. **2010 ADA STANDARDS FOR ACCESSIBLE DESIGN**
The Apartments are not constructed by, on behalf of, or for the use of a Public Entity and therefore do not have to comply with the requirements of Title II, 2010 ADA. (28 CFR Part 35, 35.151 a). The Apartments are not a place of public accommodations or a commercial facility and therefore do not have to comply with the requirements of Title III, 2010 ADA. (28 CFR Part 36, 36.402 b).
3. **IEBC 2015, CHAPTER 7, SECTION 705, ALTERATIONS—LEVEL 1**
705.1 A facility that is altered shall comply with the applicable provisions of Sections 705.1.1 through 705.1.14, and Chapter 11 of the International Building Code
705.1 exception 3. Type B dwelling units required by Section 1107 of the IBC 2015 are not required to be provided in existing facilities undergoing less than a Level 3 alteration.
705.1.8. Type A accessible units are not required where there are less than 20 units (IBC 2015, 1107.6.2.2.1).
705.2 Where an alteration contains an area of primary function, the route to the primary function shall be accessible. **705.2 exception 5** – this provision does not apply to Type B units.

The facility is undergoing a Level 3 alteration, therefore 705.1 exception 3 does not apply and Type B units as specified in Chapter 11 of the IBC are required.
IBC 1107.7.1.1 states that where there is no elevator service in a structure, only one story is required to have Type B units. The requirement for an accessible route to that story is overridden by the scoping clause (1012.8.2) in Chapter 10, Change of Occupancy (see item 6 below).

The four units on the First floor will be Type B units
4. **IEBC 2015, CHAPTER 8, SECTION 806, ALTERATIONS—LEVEL 2**
Required to comply with Section 705 (see item 3 above).
806.2 an accessible route shall be provided where a stair or escalator is added where none existed before. The stairs exist and an accessible route is not required.
5. **IEBC 2015, CHAPTER 9, SECTION 906, ALTERATIONS—LEVEL 3**
906.2. Where four or more R-2 dwelling units are being altered, the requirements of Section 1107 of the International Building Code for Type B units apply only to the quantity of spaces being altered. This requirement is overridden by the scoping clause (1012.8.2) in Chapter 10, Change of Occupancy (see item 6 below)
6. **IEBC 2015, CHAPTER 10, CHANGE OF OCCUPANCY**
1012.8 Accessibility.
1012.8.2 Complete Change of Occupancy requires compliance with Section 705 (see item 3 above), Section 806 (see item 4 above), and Section 906 (see item 5 above), and shall have
 - 1, one accessible building entrance,
 - 2, one accessible route to primary function areas,
 - 3, signage per IBC Section 111.
 - 4, Accessible parking where parking is provided
 - 5, one accessible passenger loading zone where loading zones are provided
 - 6, one accessible route connecting accessible parking and loading to an accessible entrance
1012.8.2 exception – the accessible features listed in items 1 through 6 above are not required for an accessible route to Type B units.
We have asked IBC Technical Services Dept for a ruling on this and it was confirmed by Mr. John Gonzalez that, even though IBC is referred to in IBC Chapter 9 (906.2) and Chapter 7 (705.1), the work is being done in an existing building and not in a new building, and the scoping requirements of the IBC override that of IBC. Therefore an accessible entrance, an accessible route, and accessible parking is not required.
7. **THE FAIR HOUSING ACT**
The Fair Housing Act does not apply to buildings built for first occupancy before March 1991.

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SPECIAL NOTES ON
ACCESSIBILITY

AC0.2