



12 May, 2019

From: Adam J. Glassman, R.A., LEED AP / GCD Architects / 2 Worthington St / Cambridge, MA / 02138

Accessibility Narrative

36 Summer Street, Somerville, MA

To Whom It May Concern:

Proposed Project: The proposed project is an interior renovation of a 788 SF existing commercial first floor retail space (laundromat) at 36 Summer Street Somerville, MA. The project will include the reconfiguration of the interior space, turning it into a retail store for M.F. Dulock Butchers, there will be no public seating. The building includes a 788 SF basement storage level that will remain as storage and associated support use. The exterior storefront elevation will receive minimal cosmetic upgrades such as paint and new signage. Existing entry doors and glazing to remain.

Accessibility

Massachusetts Architectural Access Board (521 CMR), and Americans with Disabilities Act (ADA) 521 CMR, Massachusetts Architectural Access Board

The Massachusetts Architectural Access Board (MAAB) promulgates accessibility regulations for all buildings within Massachusetts, which are accessible to the public. Portions of the building that are open to the public may be required to meet the 521 CMR. For existing buildings the required level of compliance with 521 CMR is dependent upon the amount of work done in the building as follows:

1. Work amounting to greater than 30% of the full and fair cash value (100% equalized assessed value) of the building. The building is required to comply with the requirements of 521 CMR in full (521 CMR 3.3.2).
2. Work amounting to less than 30% of the full and fair cash value but greater than \$100,000. All new work must comply and, in addition, an accessible public entrance and accessible toilet room, telephone and drinking fountain (if public toilets, telephones and drinking fountains are provided) are required (521 CMR 3.3.1(b)).
3. Work amounting to less than \$100,000. Only the work being performed is required to comply (521 CMR 3.3.1(a)).

In determining whether the cost of the proposed work exceeds 30% of the existing building value, the 100% equalized assessed value of the existing building as recorded in the Assessor's Office at the time the building permit is issued must be used (521 CMR 5.38).



Period of Work

The cost of all work performed on a building in any 36-month period must be added together in determining the applicability of MAAB accessibility regulations (521 CMR 3.5).

Analysis: The cost of the project will not exceed \$100,000.00 but will exceed 30% of the assessed value of the building (\$55,100.00). There will not be provided a public bathroom, telephone or drinking fountain.

Per the MAAB, an accessible entry is required. The owner will be applying to the State Board for a variance for an alternative entry compliance given that a built in code compliant permanent ramp from the sloping sidewalk elevation to the interior floor elevation would be impractical and infeasible given the existing conditions of the lot and the building.

Sincerely,

Adam

Adam J. Glassman, R.A.