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Thursday, October 4, 2018
Planning Board & Zoning Board of Appeals
P.O. Box 633
Somerville, MA
Re: 81 Alpine St. Somerville, MA

Accessibility Narrative

Dear Board,

The proposed alterations to 81 Alpine St in Somerville will comply with the following state accessibility standards where applicable; Americans with Disabilities Act, the Fair Housing Act, and the regulations of the Massachusetts Architectural Access Board. This project alters an existing building for continued use as a multifamily residential property. The project will provide 3 dwelling units in an existing property. This narrative reviews ADA, FHA & MAAB standards and regulations for applicability to this project. For reasons specific to each of these standards and the particular characteristics of the project, - a renovation of a residential building of less than 20 dwelling units the project is exempt from these accessibility requirements, this determination for each standard are outlined below.

ADA

The project is for 3 residences privately owned. The ADA does not apply to individually owned or leased housing in the private sector not used as a public accommodation, including single family homes, condominiums, or apartments. (Many types of multi-family housing in the private and public sectors are subject to the design requirements of the Fair Housing Act.) Places of public accommodation located in residential buildings, such as rental and sales offices, commercial spaces, and hotel accommodations, are covered by the ADA Standards. <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guideto-the-ada-standards/chapter-1-using-the-ada-standards> :

MAAB

The project is a renovation of an existing building for 3 dwelling units:

521 CMR 3.00: JURISDICTION

9.2.1 Renovation and reuse: Any building previously occupied for any purpose, which is converted, renovated, reconstructed, altered or remodeled for residential use after this date is exempt from 521 CMR

9.3 Group 1 Dwelling Units

9.4 GROUP 2 DWELLING UNITS In multiple dwellings that are for rent, hire, or lease (but not for sale) and contain 20 or more units, at least 5% of the dwelling units must be Group 2A units.

FHA

The project is exempt from FHA requirements. It is an alteration of an existing two-family residential building, which was built for first occupancy in the early twentieth century. Both privately owned and publicly assisted housing, regardless of whether they are rental or for sale units, must meet the accessibility requirements of the Fair Housing Act when they are located in a building of four or more units, built for first occupancy after March 13, 1991.

https://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/accessibility

R :Accessibility Requirements for Multifamily Housing:

Respectfully submitted,

David Schatzle Architect

