

7 Arlington Ave - building code issues

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Thu 7/21/2022 4:19 PM

To: Alex Elvin <elvin@mvcommission.org>; Adam Turner <turner@mvcommission.org>; Eunu Chun <eunuchun@gmail.com>; Lisa Kim <lk.magic5@gmail.com>;

Adam,

If you could please forward this to the commissioners I would appreciate it.

Some of this information is mentioned in the powerpoint presentation submitted by the applicant but it is important the commissioners understand the nature of this project.

The current application proposes to save the main front room of the house including the detailing of the beams, wood ceiling, wall framing and exposed sheathing. None of this is visible from the exterior currently, but it is visible from the interior. This room is the most original, and least modified portion of the original structure. If the project is denied, all of the woodwork and detail will be covered up by new framing and sheetrock walls.

The Building Code allows buildings within a Historic District certain advantages which buildings not within a historic district are not awarded. Along with the structural issues, there were also egress and insulation requirements needed to be satisfied by the building code.

The assessed value of the structure is \$371,300. If the applicant spends more than \$185,650.00 on a renovation they would be required to bring any renovated space up to code, including the structural integrity, wind loading, egress and energy requirements.

While houses within a historic district are allowed freedoms from the insulation requirements, buildings not within a district are required to meet the 'stretch code' requirements. As discussed in the meeting this requires a much larger insulation cavity than is currently available within the existing framing.

Likewise, egress requirements, including egress windows from bedrooms, are not required to meet the code in a historic district. Because this building is not considered 'historic' by the building code, all egress requirements must be met. This includes windows, doors, and in some cases hallways and stairs.

Because of this, new ceiling rafters would be sistered up to the existing rafters, reducing the ceiling height. The second floor would have to be reconfigured to allow for legal headroom and doorways for each associated space. This reduces or in some cases eliminates the amount of usable floor area.

Thank you for your attention to this matter.

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