



ARCHITECTURE – INTERIORS – EXHIBITS – EVENTS

116 ARCADIA BOULEVARD, SPRINGFIELD, MASSACHUSETTS 01118
413-781-3010 / 413-222-3588

January 13, 2016

Town of South Hadley
Planning Board

RE: Response to request for information 27 Bardwell Street, South Hadley

ANSWERS TO PLANNING BOARD COMMENTS

1. Dumpster location and screening:
Each resident will be responsible for disposing of their own trash in their own trash bin located on Bardwell St. This approach has been discussed with and approved by DPW.
We propose to screen the bins from public view with a roofed, open sided enclosure as detailed on Architectural plan A – 001.
2. Site lighting and photometric analysis plan:
No exterior lighting will be provided except that required by the electrical code at all pedestrian entrances to each unit. These fixtures will be standard residential units. Photo attached.
3. Water Connections:
Six new 1” water connections – one installed for each condominium unit, one new 1” water connection for planting irrigation by the condominium association, and one new 2” water line will be installed for the fire suppression system. This was the approach suggested by the Water Dept.
4. Gas Meters:
The existing gas line is shown on the plan with the meter being inside the building. New lines will in installed in the same location with outside meters that will be behind existing shrubs and if necessary additional scrubs will be installed.

5. Mechanical equipment:
In deference to our future neighbors, each condominium unit will have its own split system air-conditioning / heat pumps with condensers located on grade outside each unit as shown on site plan. We are proposing to screen these units with opaque screens to minimize ambient noise. These units are what any homeowner may install at their own properties by right and are less noisy than window units of similar capacity. Details of the enclosures are depicted on Architectural drawing A-001.
6. Entrances to six units:
The entrances to each condominium unit are indicated on the revised proposed plan enclosed. Each entrance is complimented by an entrance patio providing about 100 s.f. of private outdoor space for each condominium. In a bygone era, These would have been front porches. All units have secondary service entrances on Bardwell Street.
7. Elevations showing alterations to existing facades:
Elevations of the existing building showing our proposed changes as shown on Architectural plan A-002. Care has been taken to assure that any changes to the existing façade be in keeping with the original older structure. Window, in particular, will remain traditional while at the same time providing the glass area (8% of the abutting room area) required by the building code.
8. Location and screening of transformer:
There is no need to consider an exterior transformer with appropriate screening since the existing power to the building is adequate to supply the proposed residential units.
9. Parking:
The zoning ordinance requires 1 & ½ parking spaces for each condominium. To avoid adding additional burdens to the existing on street parking, we are proposing to furnish 2 parking spaces for each unit. These spaces are not open to the public and are strictly reserved for the use of the condominium owners and their guests. Should the need arise, additional parking is available at street side as it is available to every homeowner on the street unless restricted by the town. The proposed parking areas will be heavily screened by evergreen plantings and should not be objectionable to our neighbors.
10. Snow storage:
Snow storage areas are delineated on the plan and the condominium associates will contract with a landscaping company to remove snow that will not a able to be stored on site. It will be the responsibility of that company to find areas in close proximity to the site that will accept this snow.

11. Landscaping plan and impact on existing landscaping:

There will be only two trees affected by the expansion of the existing parking area. One large tree will have to be removed and the ornamental tree relocated on the site. Screening planting will be provided as shown on Architectural plan A-001 and will be supplemented with ornamental plantings as well

12. Fire District Access:

The existing driveway entrance and exit will be modified and curb radius increased to allow easier access to parking and building area. Since this building is on a corner lot with existing hydrants located on both Bardwell Street and Gaylord Street and with the installation of a residential sprinkler systems, project should be easier to defend in the event of a fire.

13. Handicapped accessibility & parking:

Compliance with CMR 521 ' the handicapped code' is discussed in great detail in our 'Evaluation & Report' as required when applying for a building permit to alter an existing building. No such accessibility is required, no accessible parking need be provided and no accessible apartments need be constructed. The entire site and its condominium units are private as are most single, two and three family homes. Should handicapped parking be required, they could not be included in the zoning requirement for multiple dwelling projects as only handicapped persons could legally use the spaces.

14. Design feasibility:

Each condominium unit is approximately 1,400 s.f. large and contains two bedrooms. The rooms are amply porportioned and meet all the building code requirements in spite of suggestions to the contrary. Anyone involved in the sale of condominiums would know how impossible it is to convey a unit that does not comply with the building code. The owner and his architect can have no purpose in trying to 'get away' with code shortcomings.



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January 13, 2016

Town of South Hadley
Code Enforcement Department – Building Division
Charlene Biardi, Building Commissioner

RE: Building Investigation & Evaluation of 27 Bardwell Street, South Hadley

Subject Building Characteristics:

1. Area of building is 8,800 s.f.
2. Height of buildings are approx. 30'
3. Construction of buildings is Type III-B
4. Use of building is A-3.
5. The proposed change of use is R-2.

Provisions of the IEBC as related to this building:

780 CMR: Massachusetts Amendments to the International Existing Building Code 2009 (Chapter 34: Existing Structures 3401.1 – Replace as follows: Scope – Chapter 34 of the IBC 2009 is deleted in its entirety).

Massachusetts amendments to IEBC 2009 as follows:

101.5.0 Add subsections: Compliance Alternatives.

101.5.4.0 Add subsections: Investigation and Evaluation.

102.2.2 Add subsection Existing Hazardous Conditions.

102.2.2.1 Existing Non-Conforming Means of Egress - The following conditions shall be corrected in all existing buildings:

1. Less than the number of means of egress.
2. Any egress component not of sufficient width.
3. Any egress not arranged to provide safe and adequate means of egress, including exit signage and emergency illumination.

202.0 Add definitions as follows:

Compliance Alternative – An alternative life safety construction feature which meets or exceeds the requirements or intent of a specific provision of 780 CMR. The building official is authorized to approve or disapprove compliance alternatives. Compliance alternatives are only permitted for existing buildings.

310.0 Accessibility For Existing Buildings:

Delete 310.2 through 310.9 (no accessibility is required by this code)

Building code requirements: International Existing Building Code (2009 edition)

1. Chapter 1. Buildings previously occupied

101.4.2 Buildings previously occupied:

The legal occupancy at the date of the building code adoption shall be allowed to continue.

101.5 Compliance methods:

The addition, alteration or change of use of an existing building shall comply with **one** of the methods listed in section 101.5.1 -101.5.3 as selected by the **owner**.

101.5.4 Evaluation and design procedures:

The seismic evaluation and design shall comply with the IBC, ASCE 31, or ASCE 41.

101.6 Safeguards during construction:

All work, including demolition shall comply with chapter 14.

2. Chapter 3. Prescriptive Compliance Method (as chosen by owner)

Section 303 - alterations

303.1 general. Alterations must comply with IBC (2009 edition) for new construction- exceptions: existing stairs, including handrails, can remain as constructed.

3. Chapter 9 - Change of Occupancy

Section 901.3 - Change of occupancy classification

Where the occupancy of an existing building is changed to a new occupancy classification, the provisions of Section 902 through Section 912 shall apply.

Section 907 - Structural

The occupancies of the building are category II based on table 1604.5 of the IBC and are not being changed.

Section 912 (of the IEBC) shall apply to 'Building Elements and Materials', 'Fire Protection', and 'Means of Egress'.

907.1 The change of occupancy proposed does not result in higher uniform loads, higher wind or snow loads, or higher seismic hazard category than tabulated in the IBC (International Building Code).

911.1 Light and ventilation shall comply with the requirements of the IBC for new construction.

Section 912 (of the IEBC) - Change of Occupancy Classification where applicable to this project.

912.1.1.1 Change of occupancy classification without separation. – The new occupancy classification does not require separation from any other occupancy.

912.1.3 – The relative degree of hazard between different occupancy classifications shall be determined in accordance with the category specified in Tables 912.4, 912.5 and 912.6.

912.4 - Hazard categories in regard to life safety and means of egress shall be according to table 912.4 = hazard 3 for occupancy A and hazard 3 for occupancy R-2. (means of egress does not need to comply with IBC - Chapter 10).

912.5 - Hazard categories in regard to height and area of building shall be according to table 912.4 = hazard 2 for occupancy A-3 and hazard 2 for occupancy R-2. (height and area does not need to comply with IBC - Chapter 5).

912.6 - Hazard categories in regard to fire resistance ratings of exterior walls shall be according to table 912.4 = hazard 3 for occupancies A & R. (When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 912.6, existing exterior walls, including openings, shall be accepted).

3. Chapter 14. construction safeguards
section 1405 - means of egress.
1405.2 required means of egress must be maintained during construction.
temporary means of egress must be approved by the building inspector.

International Building Code (2009 edition) key requirements

1. chapter 3. use and occupancy
section 303 - the proposed alterations of the building will result in six condominium apartments for sale (R-2 use classification).
2. chapter 5. general building heights and areas
503.1 general. the building height and area does not exceed the limits specified in table 503 based on the type of construction as determined by section 602.
3. chapter 6. types of construction
602.3 type IIIB with the following fire resistance ratings per table 601:
structural frame - 0 hr., exterior bearing walls - 2 hr., interior bearing walls - 0 hr, floors - 0 hr, and roofs - 0 hr.
4. chapter 7. fire and smoke protection features
709.1 Fire partitions are required to separate dwellings in the same building per Section 420.2.
Section 709.3 (exception 2.) Dwelling unit separations in buildings of type IIIB construction equipped throughout with an automatic sprinkler system shall have a fire-resistance rating of not less than ½ - hour.
5. chapter 8. Interior finishes

Section 803 interior wall and ceiling finishes in sprinklered buildings shall have a class C rating.

Section 804.1 Floor finishes and coverings of a traditional type are not required to comply with Sections 804.2 through 804.4.1.

6. chapter 9. fire protection systems
907.5.2.3 visible alarm notification appliances are not required in alterations, except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.
7. chapter 13 energy efficiency
1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the International Energy Conservation Code.

International Energy Conservation Code (2012 edition)

Chapter 1 Scope and Administration

C 101.4.1 Except as specified in this chapter, this code shall not be used to require the removal, alteration or abandonment of, or not prevent the continued use and maintenance of, an existing building or building system lawfully in existence at the time of adoption of this code.

C 101.4.3 Alterations, renovations, or repairs to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with this code.

C 101.4.4 Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with this code. (the installed lighting wattage shall comply with Section C405.5).

C 101.4.5 Any non-conditioned space that is altered to become conditioned space shall be required to be brought into full compliance with this code.

C 101.4.6 Where a building includes both residential occupancies, the building shall meet the applicable provisions of IECC - Residential Provisions.

Rules and Regulations of the Architectural Access Board (521cmr)

1. SECTION 3 - Jurisdiction
3.3 Existing Buildings
3.3.1 – 'b' If the work costs \$100,000.00 or more, then the work being performed is required to comply with 521cmr. in addition, an accessible public entrance and an accessible public toilet room must also be provided. (There are no 'public' facilities in this project.)

2. 3.4 Change in Use – When the use of a building changes from a private use to one that is open to the public, an accessible entrance must be provided. (The change in use is from a building that is open to the public to a building of private dwellings which are not open to the public.)

3. SECTION 5 – Definitions
 - 5.62 Public Building: in part; “public use and common use areas of apartment buildings and condominiums & parking lots of 15 or more automobiles”. (There are no public use and common use areas in this development.)
 - 5.63 Public use: Interior or exterior rooms or spaces that are made available to the general public. (All the facilities of this development are for the private use of the owner and their guests.)

3. SECTION 9 – Multiple Dwellings
 - 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 (September 1, 1996) is exempt from 521 CMR 9.3 ‘Group I Dwelling Units.’ Group I dwelling units are defined as dwellings for rent, hire, lease or sale etc.).

4. SECTION 23 – Parking and Passenger Loading Zones
 - 23.1 For parking related to residential facilities see 521 CMR 8. (exception: 521 CMR 8 does not apply to a facility that is occupied as a residence.)
 - 23.2 Accessible spaces shall be provided as follows: 1 space shall be provided in any parking lot of 15-20 spaces. (Were public spaces required, this project does not meet this threshold.)

Conclusions:

1. The Prescriptive Compliance Method is chosen by the owner to meet the requirements of the International Existing Building Code.
2. A minimum of two independent means of egress must be provided for each dwelling unit.
3. Alterations (new construction) to the existing buildings must comply with the IBC for new construction.
4. Change of occupancies in this building do not trigger compliance with the IBC for new construction except for the new work of alterations.
5. A 1/2 hour fire rated barrier must be provided between the dwellings.
6. A new fire alarm system is required.
7. The buildings of this project must provide the energy conservation requirements of the IECC in new construction as follows for climate zone 5A:
 1. Residential roofs ‘U’ factor = 0.021 (R-38)
 2. Residential walls above grade ‘U’ factor = 0.064 (R-13 + R-7.5 c.i.)
 3. Residential walls below grade ‘C’ factor = 0.119 (R-7.5 c.i.)

- 4 Residential floors above unconditioned space 'U' factor = 0.033 (R-30)
5. Residential unheated slab-on-grade floors 'F' factor = 0.54 (R-10 for 24")
6. Residential heated slab-on-grade floors 'F' factor = 0.58 (R-15 for 24")

9. Automatic sprinklers are required to be installed in these buildings.

Raymond P. Hervieux - architect

ALL RED SYMBOLS & LINES TAKEN FROM ENGINEER'S SURVEY

143-278

BARDWELL STREET

Area of new winter entrances

EXISTING SIDEWALK

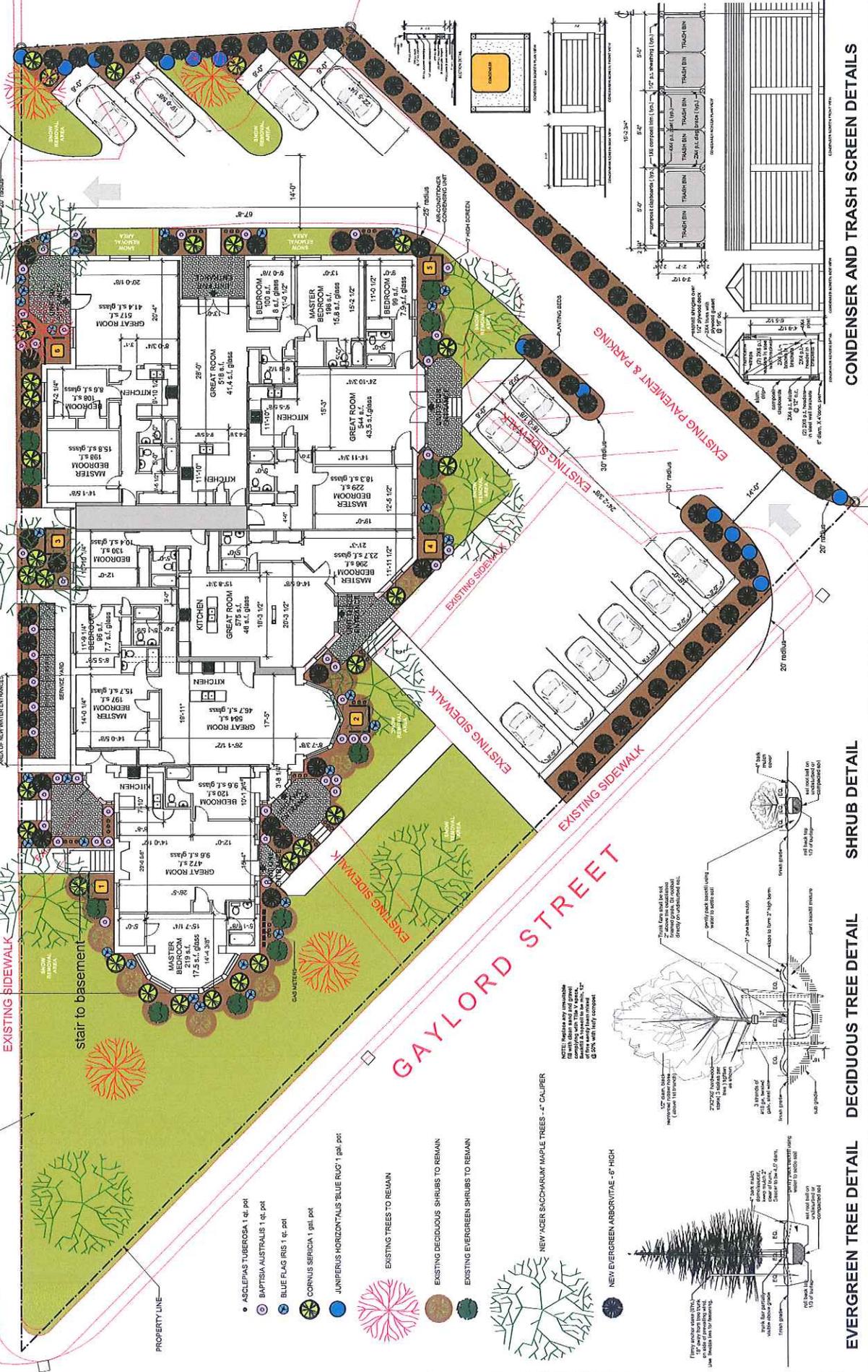
stair to basement

PROPERTY LINE

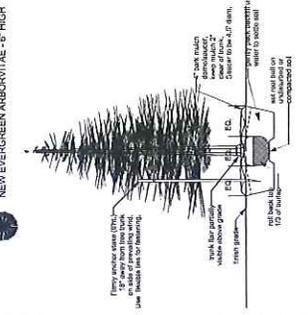
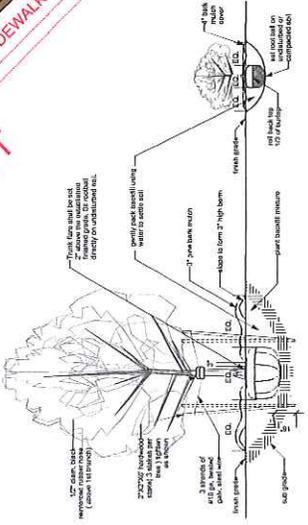
- ASCLEPIAS TUBEROSA 1 qt. pot
- BAPTISIA AUSTRALIS 1 qt. pot
- BLUE FLAG IRIS 1 qt. pot
- CORNUS SERICIA 1 gal. pot
- JUNIFERUS HORIZONTALIS 'BLUE RUG' 1 gal. pot

- EXISTING TREES TO REMAIN
- EXISTING DECIDUOUS SHRUBS TO REMAIN
- EXISTING EVERGREEN SHRUBS TO REMAIN

- NEW 'USER SACCHARUM' MAPLE TREES - 4" CALIBER
- NEW EVERGREEN ARBORVITAE - 6" HIGH



NOTE: Radius may vary from 12" to 24" depending on tree size and spacing. All trees to be planted in 12" or 18" diameter pots. All trees to be planted in 12" or 18" diameter pots. All trees to be planted in 12" or 18" diameter pots.



DECIDUOUS TREE DETAIL

EVERGREEN TREE DETAIL

SHRUB DETAIL

CONDENSER AND TRASH SCREEN DETAILS

