



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET - ROOM 308
NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code Review

Code of Ordinances – Chapter-9

67 Chancery Street – Plot: 45 – Lot: 461 – Zoned District: RB
Variance Required from the Zoning Board of Appeals

Zoning Code Review as follows:

Variance

❖ SECTION

- 2700 – DIMENSIONAL REGULATIONS
- 2710 – GENERAL
- 2720 – TABLE OF DIMENSIONAL REQUIREMENTS APPENDIX-B
(REFERANCE THE FOLLOWING SECTION IN APPENDIX-B)
 - Height of Building (# of Stories)

2700. - DIMENSIONAL REGULATIONS.

2710. **General.** No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this Section, unless exempted by this Ordinance or by statute.

2711. Lot change. No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this Ordinance with respect to the size of lots or yards or to create a nonconformity or increase the degree of nonconformity that presently exists.

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. Recorded Lots. A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this Section provided such lot or parcel of land was shown on a plan or described in a duly recorded deed or registered at the time of adoption of this Ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel.

(Ord. of 12-23-03, § 1)

2720. **Table of Dimensional Requirements.** See Appendix B.

(Ord. of 12-23-03, § 1)

2730. **Dimensional Variation.** The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship; financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

(Ord. of 12-23-03, § 1)

2740. Vision Clearance on Corner Lots in Residence Districts. On a corner lot no fence, wall or structure more than three and one-half (3½) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

(Ord. of 12-23-03, § 1)

2750. Yards in Residence Districts.

2751. Front Yards. No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this Ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern: Nothing in this Ordinance shall require any story or part of a building to set back more than fifteen (15) feet from any street line. One street frontage of a corner lot shall be exempt from these provisions as provided in subsection 2752. The front yard of a lot shall remain clear of debris and junk.

2752. Where the alignment of a building is not controlled by subsection 2751, between every building and the line of the street upon which it fronts there shall be a front yard of a clear depth of fifteen (15) feet, except that on one side of a corner lot a yard of a clear depth of not less than ten (10) feet shall be provided, in which case this distance shall not be considered in determining the front yard depths on such street.

2753. Rear Yards. There shall be a rear yard on every lot and it shall be at least thirty (30) feet deep behind a dwelling, except that a ground story deck or porch, without a permanent roof, a patio, or a pool (including any projections therefrom) may extend to six (6) feet of a rear lot line. An unattached private garage may extend to four feet of a rear yard. A storage shed may extend to eighteen (18) inches of a rear yard unless a fence is erected on the property along the rear yard line. In such case the storage shed may extend to eighteen (18) inches of the fence or fence post whichever is closest. Unless referenced in this Code, nothing may be placed or constructed in or upon the ground within six (6) feet of a rear lot line. Notwithstanding the previous sentence, a fence may be constructed near or along a rear lot line and vegetation may also be planted within six (6) feet of a rear lot line.

2754. Where a lot is more than one hundred (100) feet deep, one-half (½) of the additional depth of the lot in excess of one hundred (100) feet shall be added to said rear yard depth; but in no case shall a rear yard depth in excess of forty (40) feet be required. The setbacks referenced in the previous section shall also apply to this Section.

2755. Side Yards. There shall be a side yard on every lot and it shall be at least ten (10) feet on one side and twelve (12) feet on the other side. The side yard shall be unobstructed from the line of the street to the rear lot line except that open porches, decks, steps, patios and pools (including any projections therefrom), which are located behind the dwelling within the rear yard, may extend to six (6) feet of a side lot line, driveways may extend to four (4) feet of a side lot line and storage sheds, which are located behind the dwelling within the rear yard may extend to eighteen (18) inches of a side yard unless a fence is erected on the property along the side yard line. In such case the storage shed may extend eighteen (18) inches of the fence or fence post whichever is closest. For all driveways, including those regulated under Section 2756, the area between a driveway and the side lot line shall be of a different material than the material used for the driveway and shall not be covered with an impervious surface or crushed stone.

Notwithstanding any provision to the contrary, any driveway existing prior to April 15, 2009, that is made of a material that creates an impervious surface, may be permitted for repair, resurfacing or reconstruction with substantially the same type of material provided that the dimensions of the driveway are not increased and the location of the driveway layout is not altered.

2756. Special Driveway Side Yard Requirements. For existing dwellings on lot sizes of less than five thousand (5,000) square feet, driveways shall not extend to the side lot line closer than ten (10) percent of the distance between the side lot line and the principle dwelling. For any driveway in excess of thirteen (13) feet in width, the provisions of Section 2755 regulating driveway setbacks shall apply and this section shall not apply.

(Ord. of 12-23-03, § 1; Ord. of 4-15-10, § 1; Ord. of 10-20-11, § 1; Ord. of 1-15-13, §§ 1, 2)

2760. Cornices and Belt Courses.

2761. A cornice shall not project more than one-third (1/3) of the width of a required open space.

2762. A belt course or other ornamental feature shall not project more than nine (9) inches into a required open space.

(Ord. of 12-23-03, § 1)

2770. Courts.

2771. If any part of a story of a nonresidence building is used for offices, studios or workshops which are not lighted from the street or the rear yard, there shall be a court starting not more than fifty (50) feet from the main exterior walls of that story.

2772. If any part of a story is used for living or sleeping rooms which are not lighted from the street or the rear yard, such court shall be required starting not more than two (2) rooms or thirty-five (35) feet from the main exterior walls of that story.

2773. An inner court shall be at least one-third (1/3) as wide as it is high, measured from the sills of the lowest windows served by it to the average level of the tops of the enclosing walls, and shall be at least twice as long as its required width or of an equivalent area, but no court shall be less than ten (10) feet in width.

2774. The minimum width of an outer court shall be double that required in this Section for an inner court.

2775. A cornice or belt course shall not project more than six (6) inches into any inner court.

(Ord. of 12-23-03, § 1)

2780. **Height of Buildings.** The provisions governing the height of buildings in Appendix B shall apply to chimneys, cooling towers, flagpoles, elevator bulkheads, skylights, ventilators, and other necessary appurtenant features usually carried above roofs; to domes, stacks or spires and also to wireless communications facilities.

(Ord. of 12-23-03, § 1)

APPENDIX B - TABLE OF DIMENSIONAL REGULATIONS

DISTRICTS

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
Minimum Lot Size (sq. ft.)	8,000	8,000 for uses allowed in RA; 10,000 for two family units	8,000 for uses allowed in RA; 10,000 for two family units; 15,000 for 3 or more family units	16,000	8,000 for uses allowed in residence A; 10,000 for two family units; 15,000 for 3 or more family units	0	0	0	0	0
Density of Dwelling Units per Lot	1 per 10,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	1 per 16,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	N/A	N/A	N/A	N/A	N/A
Lot Frontage (ft.)	75	75 for uses allowed in RA; 100 for two family	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family	150	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family; 0 for other allowed uses	0	0	0	0	0
Height of	45; 60 for	45; 60 for	60	35; 60 for	45 for	25	100 ¹	100 ¹	100 ¹	100 ¹

Buildings (ft.)	religious, educational, or institutional buildings	religious, educational, or institutional buildings		religious, educational, or institutional buildings	single or two family; 60 for three family, 100 ¹ for other allowed uses					
Height of Buildings (# stories)	2.5; 3 for religious, educational, or institutional buildings	2.5; 3 for religious, educational, or institutional buildings	4	2.5; 3 for religious, educational, or institutional buildings	2.5 for uses allowed in residence A or B; 4 for three or more family; 7 for other allowed uses	2	7	7	7	7
Front Yard (ft.)	20 ²	20 ²	20 ²	40 ²	20 for uses allowed in residential district ¹ ; 0 for other allowed uses	25	25	25	25	10
Side Yard (ft.)	10 on one side; 12 on the other	10 on one side; 12 on the other	10 on one side; 12 on the other	16 on one side; 24 on the other	10 on one side, 12 on the other for uses allowed in residential district; for other uses, 10 on any side where adjacent lot is in a residential district or used for residential purposes	25	25	25	25	10
Rear Yard (ft.)	30	30	30	30	30 for uses allowed in residential	25	25	25	25	10 for 1-2 story buildings; 20 feet

					district; for other uses, 10 for 1-2 story buildings; 20 feet for 3 or more stories					for 3 or more stories
Lot Coverage by Buildings (%)	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots for uses allowed in residential district; 0 for other uses	50	50	50	50	50
Green Space	35%	35%	35%	35%	35% for uses allowed in residential districts; 0 for other uses	20%	20%	20%	20%	20%

¹Provided, however, that no part of any building shall be erected to a height in excess of 1 $\frac{1}{4}$ times the horizontal distance from its face to the opposite street line.

²Provided, however, that no story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this chapter. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. One street frontage of a corner lot shall have a clear depth of no less than ten (10) feet, in which case this distance shall not be considered in determining the front yard depths on such street. Nothing in this chapter shall require any building hereafter erected between two (2) existing buildings or immediately adjacent lots to set back from the street a greater distance than that one of such two (2) existing buildings which is farther from the street line.

(Ord. of 12-23-03, § 1; Ord. of 11-27-13, § 1)



City of New Bedford, Massachusetts
 Building Department
 Application for Plan Examination
 and Building Permit

FOR BUILDING-DEPT. USE
 DATE RECEIVED: 11/17/14
 RECEIVED BY: [Signature]
 ISSUED BY: CT 3 1 2014

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

(AT LOCATION) 67 CHANCERY ST
 (NO.) (STREET)
 BETWEEN _____ AND _____
 (CROSS STREET) (CROSS STREET)
 PLOT 45 LOT 461 DISTRICT RB ACCEPTED STREET _____
 PLANS FILED: YES NO

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 New Building
- 2 Addition (if residential, enter number of new housing units added, if any, in Part D, 14)
- 3 Alteration (if residential, enter number of new housing units added, if any, in Part D, 14)
- 4 Repair, replacement
- 5 Demolition (if multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)
- 6 Moving (relocation)
- 7 Foundation only

D1 PROPOSED USE — For demolition most recent use

- | | |
|---|---|
| <p>Residential</p> <ul style="list-style-type: none"> 13 <input type="checkbox"/> One family 14 <input checked="" type="checkbox"/> Two or more family — Enter number of units <u>2</u> 15 <input type="checkbox"/> Transient hotel, motel, or dormitory — Enter number of units _____ 16 <input type="checkbox"/> Garage 17 <input type="checkbox"/> Carport 18 <input type="checkbox"/> Other — Specify _____ | <p>Nonresidential</p> <ul style="list-style-type: none"> 19 <input type="checkbox"/> Amusement, recreational 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Industrial 22 <input type="checkbox"/> Parking garage 23 <input type="checkbox"/> Service station, repair garage 24 <input type="checkbox"/> Hospital, institutional 25 <input type="checkbox"/> Office, bank, professional 26 <input type="checkbox"/> Public utility 27 <input type="checkbox"/> School, library, other educational 28 <input type="checkbox"/> Stores, mercantile 29 <input type="checkbox"/> Tanks, towers 30 <input type="checkbox"/> Funeral homes 31 <input type="checkbox"/> Food establishments 32 <input type="checkbox"/> Other — Specify _____ |
|---|---|

D2. Does this building contain asbestos?

YES NO If yes complete the following:

Name & Address of Asbestos Removal Firm: _____

Submit copy of notification sent to DEGE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed.

D3. Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

B. OWNERSHIP

- 8 Private (individual, corporation, nonprofit institution, etc)
- 9 Public (Federal, State, or local government)

C. COST

- (Omit cents)
- 10 Cost of construction\$ _____
 To be installed but not included in the above cost
 - a. Electrical
 - b. Plumbing
 - c. Heating, air conditioning
 - d. Other (elevator, etc.)
 - 11. TOTAL VALUE OF CONSTRUCTION
 - 12. TOTAL ASSESSED BLDG. VALUE

III. SELECTED CHARACTERISTICS OF BUILDING

For new buildings complete part E through L. For demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through L.

E. PRINCIPAL TYPE OF FRAME

- 33 Masonry (wall bearing)
- 34 Wood frame
- 35 Structural steel
- 36 Reinforced concrete
- 37 Other — Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 43 Public or private company
- 44 Private (septic tank, etc.)

J. DIMENSIONS

- 53 Number of stories _____
- 54 Height _____
- 55 Total square feet of floor area, all floors based on exterior dimensions _____
- 56 Building length _____
- 57 Building width _____
- 58 Total sq. ft. of bldg. footprint _____
- 59 Front lot line width _____
- 60 Rear lot line width _____
- 61 Depth of lot _____
- 62 Total sq. ft. of lot size _____
- 63 % of lot occupied by bldg. (58+62) _____
- 64 Distance from lot line (front) _____
- 65 Distance from lot line (rear) _____
- 66 Distance from lot line (left) _____
- 67 Distance from lot line (right) _____

H. TYPE OF WATER SUPPLY

- 45 Public or private company
- 46 Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 38 Gas
- 39 Oil
- 40 Electricity
- 41 Coal
- 42 Other — Specify _____

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
 47 YES 48 NO
- Will there be central air conditioning?
 49 Yes 50 No
- Will there be an elevator?
 51 Yes 52 No

OTHER APPLICABLE REVIEWS

K. FLOODPLAIN

Is location within flood hazard area? yes no
 If yes, zone : _____ and base elevation _____

L. WETLANDS PROTECTION

Is location subject to flooding? _____
 Is location part of a known wetland? _____
 Has local conservation commission reviewed this site? _____

IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
DANG B LEWIS	18 Tanner Lane	02719	5083265783
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
ARMANDO PEREIRA	P.O. BOX 578 W. WAREHAM, MA	LICENSE # CS-83273	508-291-1061 291 100
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
FRED HANVACK	WILSON ST DARTMOUTH, MA	LICENSE # 8789	
SIGNATURE OF OWNER	APPLICANT SIGNATURE	PROJECT MANAGER	DATE
			10/31/14

Omission of reference to any provision shall not nullify any

requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.

Applicant's Signature Address City

V. OTHER JURISDICTION APPROVALS AND NOTIFICATION
 APPROVAL _____ CK _____ DATE OBTAINED _____

Electrical
 Plumbing
 Fire Department
 Water
 Planning
 Conservation
 Public Works
 Health
 Licensing
 Other

VI. ZONING REVIEW

DISTRICT: _____ USE: _____
 FRONTAGE: _____ LOT SIZE: _____
 SETBACKS: _____
 FRONT: _____ LEFT SIDE: _____ RIGHT SIDE: _____ REAR: _____
 PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING _____
 VARIANCE HISTORY _____

VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, ARMANDO FERREIRA, PROJECT MANAGER

(licensee/permittee) with a principal place of business/residence at:

P.O. BOX 578, W. WAREHAM, MA 02576

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

I am an employer providing worker's compensation coverage for my employees working on this job.

Insurance Company _____ Policy Number _____

I am a sole proprietor and have no one working for me.

I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor _____ Insurance Company/policy number _____

Name of contractor _____ Insurance Company/policy number _____

I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this Armando Ferreira day of OCT, 31, 20 14



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 600 Washington Street
 Boston, MA 02111
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers
Applicant Information Please Print Legibly

Name (Business/Organization/Individual): ARMANDO FERREIRA, PROJECT MANAGER

Address: P.O. BOX 578

City/State/Zip: NEW BEDFORD, MA 02571 Phone #:

Are you an employer? Check the appropriate box:

- | | |
|---|---|
| <p>1. <input type="checkbox"/> I am an employer with _____ employees (full and/or part-time).*</p> <p>2. <input checked="" type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.] <u>PROJECT MAN.</u></p> <p>3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †</p> | <p>4. <input type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡</p> <p>5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]</p> |
|---|---|

Type of project (required):

- 6. New construction
- 7. Remodeling/RENOVATION
- 8. Demolition
- 9. Building addition
- 10. Electrical repairs or additions
- 11. Plumbing repairs or additions
- 12. Roof repairs
- 13. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date). Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Armando Ferreira Date: 10/31/14

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
 6. Other _____

Contact Person: _____ Phone #: _____

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.3)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.3)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE *[Signature]*

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: ABC NEW BEDFORD
(Location of Facility)

Signature of Permit Applicant *[Signature]*

Date 10/31/14

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLC 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: INTERIOR RENOVATION

Est. Cost _____

Address of Work: 67 CHANCERY ST.

Owner Name: Diana B Lewis

Date of Permit Application: 10/31/14

I hereby certify that: Registration is not required for the following reason(s):

Work excluded by law Job under \$1,000 Building not owner-occupied Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date: 10/31/14

[Contractor Signature]
Contractor Signature

136402
Registration No.

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date: _____
[Owner Signature]
Owner Signature

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected Variance

Fee _____

Reason For Rejection:

SEE ATTACHMENT 5

Permit #

B-14-2466

Comments and Conditions:

Signed *[Signature]*

Date: _____ 20____

Title: Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the 8th edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title:

Date: **October 31, 2014**

Property Address: **67 Chancery St
New Bedford, MA**

Project: Check (x) one or both as applicable: ___ New construction Existing Construction

Project description: **Interior Renovation/Repair**

I **Fred Hanack** MA Registration Number: **8789** Expiration date: **6/30/2016**, am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning¹:

___ Architectural ___ Structural ___ Mechanical

___ Fire Protection ___ Electrical Other; Describe **Interior Renovation/ Repair**

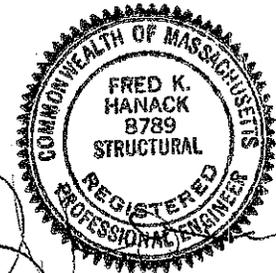
for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Perform the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107. When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'.

Enter in the space to the right a "wet" or electronic signature and seal:



Phone number: **508-291-1061**

Email: **armando@cdbdesigns.com**

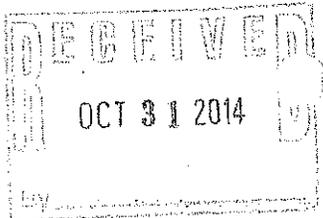
Building Official Use Only

Building Official Name: _____

Permit No. : _____

Date: _____

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.



Code Analysis worksheet for the 2009 International Existing Building Code with Massachusetts Amendments

Property Information:

Property Location:

- 67 Chancery St. New Bedford, MA

Parcel ID:

- Plat #: 45 Lot #: 461
- Zoned: RB

Property Description:

- This Parcel contains 0.056 acres of land mainly classified for assessment purposes as Two Family with a(n) Two Family style building, built about 1916, having Wood Shingle exterior, Asphalt Shingles roof cover and 1680 Square Feet, with 2 unit(s), 8 total room(s), 4 total bedroom(s) with additional 3 bedrooms in the attic area 2 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Planned/Recommended work:

- All existing walls and ceilings are to stay intact unless the plaster is cracked and in need to be removed. Some wall penetrations will be required in order to run new wiring and plumbing.
- First Floor, all exterior walls are to have 1-layer of 5/8" Fire Code Gypsum overlay and all interior walls are to have 1-layer of either 1/4" or 3/8" gypsum board applied to them. Ceilings between first and second floor are to receive 1-layer over existing fully intact plaster or if plaster ceiling had been removed either 2-layers of 5/8" fire code or 3 1/2" mineral wood fire rated insulation with 1-layer.



- Second Floor, all exterior walls are to have 1-layer of 5/8" Fire Code Gypsum overlay and all interior walls are to have 1-layer of either 1/4" or 3/8" gypsum board applied to them. Ceilings are to receive 1-layer over existing fully intact plaster or if plaster ceiling had been removed either 1-layers of 5/8" fire code gypsum board; reconfigure bathroom and rear door scenario. The existing attic that is fully framed and plastered shall also have 1-layer gypsum board applied over the existing plaster; this space is existing and appear it was divided about 50 years ago with only one means of access which indicates that is was being used as bedrooms for the second floor in the past.
- All work shall comply with this Chapter 34 Review.

Summary of Construction Method

Chapter 1 (Applicable to all three compliance methods):

- N/A

Prescriptive Compliance Method:

- N/A

Work Area Compliance Method:

Repairs (402):

- Patching, restoration, or replacement of damaged elements to good or sound condition for maintenance purposes.

Level 1 Alteration (403):

- Alterations to elements to serve the same purpose. No reconfiguration of spaces.

Level 2 Alteration (404):

- Reconfiguration of spaces
- Addition or elimination of windows or doors
- Installation of any additional equipment
- Renovation area \leq 50% of the aggregate building area.

Level 3 Alteration (405): N/A

- Renovation area $>$ 50% of the aggregate building area.

- *The listed project's work area does have minor interior repair in the bathroom area on the third floor and a ceiling in one of the bedrooms that needs to be made intact. There are components that have been replaced which are part of incidental work in order for the bathroom and the ceiling to be repaired. New drywall shall be installed and 3 1/2" mineral wool insulation so that the fire ratings are better than required as per the Existing Conditions Building*

Performance Compliance Method:

- N/A

Chapter 1: Scope and Administration		
Section	Title	N/A and comments
101	GENERAL	
101.5.4.0	Mass amendment – Investigation and Evaluation. Subject to Mass amendment 107.6 to the IBC, a written report is required to be submitted to the Building Official.	
101.5.4.1	Mass amendment – IBC Level Seismic Refer to Table 101.5.4.1.0	N/A
101.5.4.2 Exceptions	Mass amendment – Exceptions 1. 50% 2009 IBC prescribed forces when directed to this section by 807.4.3 2a. 50% 2009 IBC prescribed forces when directed to this section by 1003.3.1 and the vertical addition increases the building area by 30% or less. 2b. 75% 2009 IBC prescribed forces when directed to this section by 1003.3.1 and the vertical addition increases the building area between 30% and 50%.	N/A
101.9	Mass amendment - Cumulative effects.	N/A
101.9 Exceptions	Mass amendment - Cumulative effects must be considered except when <u>all</u> : 1. Structural work does not involve more than 2% of the total tributary area of horizontal framing members of any existing framed floor or roof. 2. Structural work does not alter shear walls above the foundation. 3. Structural work does not alter columns or diagonal braces. 4. Structural work does not create an opening in any framed floor or roof that has an area more than 2% of the framed floor or roof. 5. Structural work does not alter any floor or roof diaphragm and its connections such that in-plane shear resistance is reduced by more than 5%. 6. Structural work does not remove or reconfigure lateral load resisting frames, or foundations supporting them.	N/A
101.10	Mass amendment - Masonry walls. Must follow Appendix A1 where any of the following conditions exist: 1. Work area > 50% aggregate area 2. Occupancy increase by more than 25% <u>and</u> total occupancy is 100 or more. 3. Occupancy change to a relative hazard category of 1 or 2 per Table 912.5 or educational occupancy K to 12. 4. A Level 2 Alteration to Occupancy Category IV per ASCE 7-05 table 1-1.	N/A

Chapter 4: Classification of Work (Work Area Compliance Method)		
Section	Title	N/A and comments
402	REPAIRS	<i>See Below</i>
403	ALTERATIONS—LEVEL 1	<i>See Below</i>
404	ALTERATIONS—LEVEL 2	<i>See Below</i>
405	Mass amendment - ALTERATIONS—LEVEL 3	<i>See Below</i>
406	CHANGE OF OCCUPANCY	N/A
407	ADDITIONS	N/A
408	HISTORIC BUILDINGS	N/A
409	RELOCATED BUILDINGS	N/A

SECTION 402**REPAIRS**

402.1 Scope. *Repairs*, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

402.2 Application. *Repairs* shall comply with the provisions of Chapter 5.

402.3 Related work. Work on non-damaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* **and shall not be subject to the provisions of Chapter 6, 7, 8, 9 or 10.**

SECTION 403**ALTERATION—LEVEL 1**

403.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

403.2 Application. Level 1 *alterations* shall comply with the provisions of Chapter 6.

Applicable.

SECTION 404**ALTERATION—LEVEL 2**

404.1 Scope. Level 2 *alterations* include the reconfiguration of space, the *addition* or elimination of any door or window, their configuration or extension of any system, or the installation of any additional equipment.

Applicable.

SECTION 405**ALTERATION—LEVEL 3**

405.1 Scope. Level 3 *alterations* apply where the *work area* exceeds 50 percent of the aggregate area of the building.

N/A.

Chapter 5: Repairs (Work Area Compliance Method)		
Section	Title	N/A and comments
501	GENERAL	
501.1	Scope	
501.2	Conformance	
501.3	Flood hazard areas	N/A
502	BUILDING ELEMENTS AND MATERIALS	
502.1	Existing building materials	
502.2	New and replacement materials	
506	STRUCTURAL	
506.1	General	
506.2.1	Repairs for less than substantial structural damage (refer to definition of "substantial structural damage" in Chapter 2)	<i>Repair/Reconstruct bathroom and install ceiling in one bedroom.</i>
506.2.2	Repairs for substantial structural damage to vertical elements of the lateral-force-resisting system	N/A
506.2.2.1	Evaluation (determine whether building in pre-damaged state would comply with the IBC with reduced seismic forces per 101.5.4.2) (see Section 506.2.3.1 for additional trigger)	N/A
506.2.2.2	Extent of repair for compliant buildings (if pre-damaged building was compliant with IBC per the evaluation, may repair to the pre-damaged state)	<i>Repair/Reconstruct bathroom and install ceiling in one bedroom.</i>
506.2.2.3	Extent of repair for noncompliant buildings (specific requirements depending upon reason for damage)	N/A
506.2.3	Substantial structural damage to gravity load-carrying components (repaired gravity components must comply with dead and live load requirements of IBC; snow loads must be considered if snow caused damage; undamaged gravity-load components that receive loads from damaged components must also comply)	N/A
506.2.3.1	Lateral-force resisting elements (if damage was caused to the gravity load-carrying system by wind or seismic effects, then the building shall be evaluated in accordance with Section 506.2.2.1)	N/A
506.2.4	Flood hazard areas	N/A

**SECTION 501
GENERAL**

501.1 Scope. Repairs as described in Section 402 shall comply with the requirements of this chapter. Repairs to historic buildings shall comply with this chapter, except as modified in Chapter 11.

Applicable.

501.2 Conformance. The work shall not make the building less conforming than it was before the *repair* was undertaken.

Applicable, work does not make the building less conforming.

501.3 Flood hazard areas. In flood hazard areas, repairs that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *International Building Code*.

Not Applicable.

**SECTION 502
BUILDING ELEMENTS AND MATERIALS**

502.1 Existing building materials. Materials already in use in a building in conformance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the *code official* to render the building or structure unsafe.

All materials for repaired/replaced in compliance with section 502.2, see below.

502.2 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no *dangerous* or *unsafe* condition.

**SECTION 503
FIRE PROTECTION**

503.1 General. Repairs shall be done in a manner that maintains the level of fire protection provided.

Work does maintain existing level of fire protection, see section 603 in this report.

**SECTION 504
MEANS OF EGRESS**

504.1 General. Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

Work does maintain existing level of fire protection, see section 604 in this report.

SECTION 505

ACCESSIBILITY

505.1 General. Repairs shall be done in a manner that maintains the level of accessibility provided.

Work does maintain existing level of accessibility, no changes.

SECTION 506

STRUCTURAL

506.1 General. Structural repairs shall be in compliance with this section and Section 501.2. Regardless of the extent of structural or nonstructural damage, *dangerous* conditions shall be eliminated. Regardless of the scope of *repair*, new structural members and connections used for *repair* or rehabilitation shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

SECTION 507

ELECTRICAL

507.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material.

SECTION 508

MECHANICAL

508.1 General. Existing mechanical systems undergoing *repair* shall not make the building less conforming than it was before the *repair* was undertaken.

SECTION 509

PLUMBING

509.1 Materials. Plumbing materials and supplies shall not be used for repairs that are prohibited in the *International Plumbing Code*.

Chapter 6: Alterations—Level 1 (Work Area Compliance Method)		
Section	Title	N/A and comments
601	GENERAL	
601.3	Flood hazard areas	N/A
606	STRUCTURAL	
606.1	General	
606.2	Mass amendment - Addition or replacement of roofing or replacement of equipment	N/A
606.2 Exceptions	Mass amendment - Exceptions 1. Dead load increase $\leq 5\%$? (need to include cumulative effects) 2. Conventional light-frame construction and dead load increase $\leq 5\%$? (need to include cumulative effects) 3. Second layer of roofing ≤ 3 psf?	N/A
606.2.1	Mass amendment - Wall anchors for concrete and masonry buildings	N/A
606.3	Additional requirements for reroof permits	N/A
606.3.1	Mass amendment - Bracing for unreinforced masonry bearing wall parapets	N/A
606.3.2	Mass amendment - Roof diaphragms resisting wind loads in high-wind regions 1. Basic wind speed greater than 90 mph and occupancy category type III or IV 2. Basic wind speed is greater than or equal to 105 mph	N/A

SECTION 601

GENERAL

601.1 Scope. Level 1 alterations as described in Section 403 shall comply with the requirements of this chapter. Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 11.

601.2 Conformance. An *existing building* or portion thereof shall not be altered such that the building becomes less safe than its existing condition.

Exception: Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the *International Building Code*.

SECTION 602

BUILDING ELEMENTS AND MATERIALS

602.1 Interior finishes. All newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the *International Building Code*.

Revision #1 12/4/14

602.2 Interior floor finish. New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the *International Building Code*.

602.3 Interior trim. All newly installed interior trim materials shall comply with Section 806 of the *International Building Code*.

602.4 Materials and methods. All new work shall comply with materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

[FG] 602.4.1 International Fuel Gas Code.
Not Applicable.

SECTION 603

FIRE PROTECTION

603.1 General. Alterations shall be done in a manner that maintains the level of fire protection provided.

The following shall be installed as part of the repairs in order to improve the fire rating of the existing units;

- 1.) All new ceilings shall have 1-layers of 5/8" Fire Code gypsum board install with 3 1/2" mineral wool (1-Hour Fire Rated) R-16 insulation.***
- 2.) All new dwelling unit walls shall have 1-layer of 5/8" Fire Code gypsum board install, M.R. in bathrooms and kitchens.***
- 3.) Hard wired smoke detectors shall be installed in the third floor unit, one in each bedroom and a smoke/CO detector in the common area outside the bedrooms.***

SECTION 604

MEANS OF EGRESS

604.1 General. Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

- 1.) Install 2 Layers of 5/8" fire Code Gypsum.***
- 2.) Install smoke detectors at all levels outside unit doors and in basement area, install a heat detector from each unit to the hall smokes.***

SECTION 605

ACCESSIBILITY

605.1 General. A building, facility or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through 605.1.14, Chapter 11 of the *International Building Code* and ICC A117.1 unless it is *technically infeasible*. Where compliance with this section is *technically infeasible*, the *alteration* shall provide access to the maximum extent that is *technically feasible*.

A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 605.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.
4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC A117.1.

605.1.1 Entrances. Where an alteration includes alterations to an entrance, and the building or facility has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 605.2. Signs complying with Section 1110 of the *International Building Code* shall be provided.

605.2 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to a, or contains an area of, *primary function*, the route to the *primary function* area shall be accessible. The accessible route to the *primary function* area shall include toilet facilities or drinking fountains serving the area of *primary function*.

Exceptions:

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of *primary function*.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an *existing building*, facility or element.

SECTION 606

STRUCTURAL

606.1 General. Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.

Not Applicable.

SECTION 607
ENERGY CONSERVATION

607.1 Minimum requirements. Level 1 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.

- **3 1/2" mineral wool (1-Hour Fire Rated) R-16 insulation.**

Chapter 7: Alterations—Level 2 (Work Area Compliance Method)		
Section	Title	N/A and comments
701	GENERAL	
701.2	Alteration Level 1 compliance (all Level 2 work must also comply with Level 1 requirements)	N/A
701.3	Compliance (all new construction must comply with IBC)	N/A
707	STRUCTURAL	
707.2	New structural members	N/A
707.3	Minimum design loads	N/A
707.4	Existing structural elements carrying gravity load	N/A
707.4 Exceptions	Mass amendment - Exceptions 1. Stress increase $\leq 5\%$? (need to include cumulative effects) 2. Group R? Less than 6 units? And conventional light-frame construction?	N/A
707.5	Existing structural elements resisting lateral load	N/A
707.5.1	Mass amendment - Irregularities	N/A
707.6	Voluntary lateral-force-resisting system alterations	N/A

SECTION 701

GENERAL

701.1 Scope. Level 2 *alterations* as described in Section 404 shall comply with the requirements of this chapter.

Exception: Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Section 605.2 shall be permitted to comply with Chapter 6.

701.2 Alteration Level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 6.

701.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the *International Building Code*.

SECTION 702

SPECIAL USE AND OCCUPANCY

Not Applicable.

SECTION 703

BUILDING ELEMENTS AND MATERIALS

703.1 Scope. The requirements of this section are limited to work areas in which Level 2 *alterations* are being performed, and shall apply beyond the *work area* where specified.

SECTION 704

FIRE PROTECTION

704.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the *work area*.

See section 603 in this report.

704.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.5. Installation requirements shall be in accordance with the *International Building Code*.

704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the *International Building Code* as applicable to new construction;
2. The *work area* exceeds 50 percent of the floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

SECTION 705

MEANS OF EGRESS

705.1 Scope. The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the *work area* in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the *work area*.

See section 604 in this report.

SECTION 706

ACCESSIBILITY

706.1 General. A building, facility, or element that is altered shall comply with Section 605.

See section 605 in this report.

SECTION 707

STRUCTURAL

707.1 General. Structural elements and systems within buildings undergoing Level 2 alterations shall comply with this section.

SECTION 708

ELECTRICAL

708.1 New installations. All newly installed electrical equipment and wiring relating to work done in any *work area* shall comply with the materials and methods requirements of Chapter 5.

SECTION 709

MECHANICAL

709.1 Reconfigured or converted spaces. All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any *work area* shall be provided with natural or mechanical ventilation in accordance with the *International Mechanical Code*.

Mechanical air exhaust shall be provided for all new kitchen and/or bathroom relocation or reconfiguration.

SECTION 710

PLUMBING

710.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *International Plumbing Code* based on the increased occupant load.

Not Applicable, residential use

SECTION 711

ENERGY CONSERVATION

711.1 Minimum requirements. Level 2 *alterations* to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The *alterations* shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.

See section 607 of this report.

Chapter 8: Alterations—Level 3 (Work Area Compliance Method)		
Section	Title	N/A and comments
801	GENERAL	
801.2	Compliance (all Level 3 work must also comply with Levels 1 and 2 requirements)	N/A
807	STRUCTURAL	
807.1	General	
807.2	New structural elements	N/A
807.3	Existing structural elements carrying gravity load	N/A
807.4	Structural alterations	N/A
807.4 Exceptions	1. Group R? Less than 6 units? And conventional light-frame construction? 2. Alterations on lowest story only? And no change of occupancy?	Less than 6 units Existing 3 Family Dwelling
807.4.1	Evaluation and analysis	N/A
807.4.2	Substantial structural alterations	N/A
807.4.3	Mass amendment - Limited structural alteration	N/A