

Community B		
Existing three-family constructed circa 1921		
ITEM	CODE SOURCE	COMMENTS
Zone	2018 IBC/IEBC	R2 Residential
Risk Category	FEMA	Zone 1 (Wind speed to 100 mph); Category 4 (hurricane surge inundation zone)
Scope	2018 IBC/IEBC	Level 1 Alteration if replacing in kind any or all of the following: roofing, siding, insulation, windows, doors, HVAC, electrical, plumbing
		or Level 3 if adding or enlarging the existing building
Project Area	2018 IBC/IEBC	6,720 sf lot
Use & Occupancy	2018 IBC/IEBC	R-2 Residential
Construction Type	2018 IBC/IEBC	Type 5A, unsprinklered
Building Height	2018 IBC/IEBC	32'-6" existing (35'-0" allowed)
Means of Egress	2018 IBC/IEBC	Two apartment doors: front (30") and rear (32")
		Three existing common: front door (36"), rear stair (32"), and rear door (36")
Fire Separation	2018 IBC/IEBC	1-hr between floors; 1-hour around common stairs
Energy Conservation	2018 IECC	
Structural	2018 IBC/IEBC	2x8 floor and roof joists @ 16" o.c.; 2x4 exterior wall studs @ 16" o.c. balloon frame
Mechanical	2009 Intl Mechanical Code	
Plumbing	248 CMR 10.00 Uniform State plumbing Code	
Fire Protection	NFPA 13R	Unsprinklered
Electrical	MA Electrical Code which is an amended version of 2014 NFPA 70, National Electrical Code	
Fire Alarm	527 CMR MA Comprehensive Fire Safety Code which is an amended version of NFPA 1, Fire Code	

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

Zoning District: Community B - R1

(1) USE: Residential Existing three-family

(2)

Dimensional Requirements

		MIN LOT SIZE	MIN LOT AREA/ DWELLING UNIT	MIN. LOT DEPTH	MIN. LOT WIDTH (with front driveway access)	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	MAX. GROUND COVERAGE	MIN. LANDSCAPED AREA (% OF LOT)	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	PERVIOUS AREA, min. percentage of lot
REQUIRED BY CODE		10,000	2250	80'	36'	0.75	2 1/2 stories, 35'	50%	25%	15'	(6)'	20'	35%
EXISTING CONDITON		5,045	1682	80'	63'	0.70	3 stories, 32'-6"	35%	39%	4'-8" to porch	9'-6" (left), 28'-10" (right)	19'	38%
PROPOSED CONDITION													

