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MEMORANDUM

Project No.: 20160
Project Name: Lake shore Venture retail

To: Bill Ethier (CEO Greenville)
From: Keith Ewing, PE, TPI
Date: 5/21/2021
Re: Second Floor Accessibility
Cc:

One of the comments made during the preliminary meeting was about accessibility to the second floor of the building.

In the state of Maine Public Law Chapter 322, LD 1531 “An Act To Amend the Maine Human Rights Act Regarding accessible Building Standards, Page 13 Sub-part C (excerpt).

This subsection may not be construed to require the installation of an elevator for a facility that is less than 3 stories in height or has less than 3,000 square feet per story unless the facility is a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation or an airport passenger terminal or a facility covered by Title II of the Americans with Disabilities Act or unless the United States Attorney General determines that a particular category of facility requires the installation of elevators based on the usage of the facility any new building 3 or more stories in height is required to have an new building elevator. In this case the building is 2 stories and does not require an elevator.

The building second floor has two apartments that do not require a access to the second floor as no federal funding will be used in the construction.

The Assembly space on the second floor needs to be accessible. There is space in the assembly room for the movement of a handicap person. The bathrooms on the second-floor assembly area meet the requirements of an ADAAG 2010. Since the building is less then 2 stories an elevator is not required. The owner of the building is aware that a means of getting some one upstairs will need to be part of any rental agreement for use of the assembly space.