

ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	Salem YMCA	Docket #	V 25 - 089		
Address	1 Sewall Street	Docket #	C -		
City	Salem	Hearing	8/24/2026		
Bldg Type		Time of hearing	11:00 AM		
Complaint's Name		Plans on file?			
Complaint ?	Variance ?	Request for continuance?			
Jurisdiction:	3.3.2	If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.			
Building Permits:	Anticipated construction cost: \$3,500,000				
Assessed Value:	\$4,226,800				



Exhibit: 1
V25-089
AAB 1-117

Variances to be addressed:

Petitioner seeks relief from: 26.6: A minimum clear floor area shall be provided on both sides of all doors and gates.

On May 16, 2025 the Board received an application for variance for the above referenced address. The Board received additional information on May 23, 2025 and on June 16, 2025 the Board voted to Schedule a Hearing (See AAB 85-117)

On June 20, 2025 the Notice of Hearing was sent to all parties (See AAB 84)

At the hearing on October 6, 2025 the Board voted to Grant relief to 521 CMR 30, 27.4, and 26.6 on the condition that the petitioner provides annual status reports. The Board also granted relief to 27.2 on the condition that they implement the related recommendation from the Salem Commission on Disability and 24.2 on the condition that they provide the Board the policy for exterior access and have that information on their website. The Board continued for more information for their requests regarding 20.1, 28.1, 20.1, and 26.6. (See AAB 53-83)

On January 23, 2026 the Board received a response from the petitioner and at the February 23, 2026 meeting the Board voted to Grant relief to 20.1, 28.1, (on the condition they are provided an accommodation policy and info is posted on the website) and 25.1, and they Continued for more information for 26.6. (See AAB 19-52)

On April 14, 2026 the Board received a response from the petitioner and at the April 27, 2026 meeting the Board voted to schedule a hearing. On August 28, 2026 the Notice of Hearing was sent to all appropriate parties. (See AAB 2-18)

1 Sewall Street, Salem

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Tue 4/28/2026 12:01 PM

Bcc Trevor Rabidou <trevor.rabidou@socotec.us>; dlobsitz@saalem.com <dlobsitz@saalem.com>;
information@Disabilityrc.org <information@disabilityrc.org>; scummings@saalem.com
<scummings@saalem.com>

 2 attachments (1 MB)

Salem YMCA, 1 Sewall Street, Salem (V25-089) - Second Amended Notice of Action.pdf; August 2026 Notice of Hearing.pdf;

Good afternoon,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

VARIANCE HEARING

Docket Number **V 25 089**

RE: Salem YMCA, 1 Sewall Street, Salem

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **August 24, 2026** at **11:00 AM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Bernard Trevor Rabidou for modification of or substitution of the following Rules and Regulations: 26.6
A copy of the request is available for public inspection during regular business hours.

You should be aware that the burden of proof is upon the applicant requesting a variance to prove that compliance is either: 1. technologically infeasible or; 2. the cost of compliance is excessive without substantial benefit to a person with a disability.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

PLEASE NOTE: Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only.

ARCHITECTURAL ACCESS BOARD

Chairperson

Date: April 28, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission

RE: 1 Sewall Street, Salem

From Trevor Rabidou <trevor.rabidou@socotec.us>

Date Fri 4/10/2026 4:06 PM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Robert Freni <rwfreni@adaptiv.org>; Joyce, William (DPL) <William.Joyce@mass.gov>

 1 attachment (6 MB)

SLS 3.1692.01 - Salem YMCA - MAAB Variance Continued - 2026.04.10.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly,

Please see the attached additional information per the board's request.

Thank you,
Trevor

Trevor Rabidou, PE

Associate Principal

T.: +1 888 224 9911 | M.: +1 508 505 8987

trevor.rabidou@socotec.us

SOCOTEC Life Safety, LLC

75 Hood Park Drive, Suite 300

Charlestown, MA 02129

www.socotec.us

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From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Sent: Thursday, February 26, 2026 8:29 AM
Subject: 1 Sewall Street, Salem

External sender <molly.griffin@mass.gov>

Make sure you trust this sender before taking any actions.

Good morning,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
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SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

FIRST AMENDED NOTICE OF ACTION

Docket Number V 25 089

RE: Salem YMCA , 1 Sewall Street , Salem

On the Architectural Access Board received an additional submission from Petitioner

The additional documents were reviewed by the Board on February 23, 2026 At that meeting, the Board voted as follows:

#	Section	Result
1	20.1 & 28.1	GRANTED as proposed on the condition that: two forms of contact information are provided or the accommodation policy and that a status report is provided to the Board after one year on the use and implementation of the accommodation policy
2	20.1 & 28.1	GRANTED as proposed on the condition that: two forms of contact information are provided or the accommodation policy and that a status report is provided to the Board after one year on the use and implementation of the accommodation policy
3	25.1	GRANTED as proposed.
4	26.6	CONTINUED to request Petitioner provide the Board with: label the spaces and dimensional inf on clearance will not be met at the doors for which relief is requested

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: February 25, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palvinia Mendez WT

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 6

April 10, 2026

VIA EMAIL DELIVERY

Massachusetts Architectural Access Board
1000 Washington Street, Suite 710
Boston, MA 02118

Re: 1 Sewall St
Salem, MA
Variance Requests
SLS Project #3.1692.01
MAAB Docket Number V25-089

Dear Members of the Architectural Access Board,

SLS Boston Design, LLC (hereafter referred to as “SLS”) is submitting the following materials in response to the Board’s recent decision letter for Docket number V25-089 dated 2/25/26, continuing review of select variances for the project located on 1 Sewall St, Salem, MA.

As requested, we are providing the following:

1 Request for Continuation

1.1 Request 6 - Maneuvering Clearance at Low Traffic Doors

1.1.1 Initial Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §26.6 to permit the noncompliant maneuvering clearances at low traffic doors to remain.

1.1.2 Required Action from Board Comments

The board continued this request and asked for the following to be provided:

1. Plan identifying doors and spaces impacted by this request.
2. Labelling of spaces and dimensional information on clearances that will not be met for the doors being requested for relief.

The following has been provided in response to the request:

1. See Attachment A for floor plans / information on each door requesting relief. The doors highlighted in red on the spreadsheet indicate the deficiency and potential remediation / associated rough costs.

2 Conclusion

The project team understands that it is obligated to provide some accessibility upgrades due to the cost of work for the project. However, budgeting constraints due to the funding source for the project limit the team's ability to comply fully with the requirements of 521 CMR. With that said, the project team is going to commit to a number of accessibility upgrades to the facility in an effort to increase the accessibility and usability of the facility. The following upgrades are proposed to be completed as part of this current project; the cost of these upgrades totals \$182,590:

- Upgrade the existing entrance such that the main entrance to the YMCA space is accessible.
- Upgrade all accessible bathrooms on accessible floors such that they comply with the requirements of 521 CMR
- Install compliant handrails within the two primary staircases in the building; these staircases are the ones that serve the new roof deck space
- Install compliant handrails at all ramps within the building
- Replace all existing noncompliant door hardware within the building
- Install compliant signage throughout the building
- Upgrade the noncompliant doors along high traffic areas on the accessible floor levels. Upgrades may include adjusting maneuvering clearances, adding auto operators, etc.

If any additional information or clarifications are needed, please do not hesitate to contact us.

Prepared by:



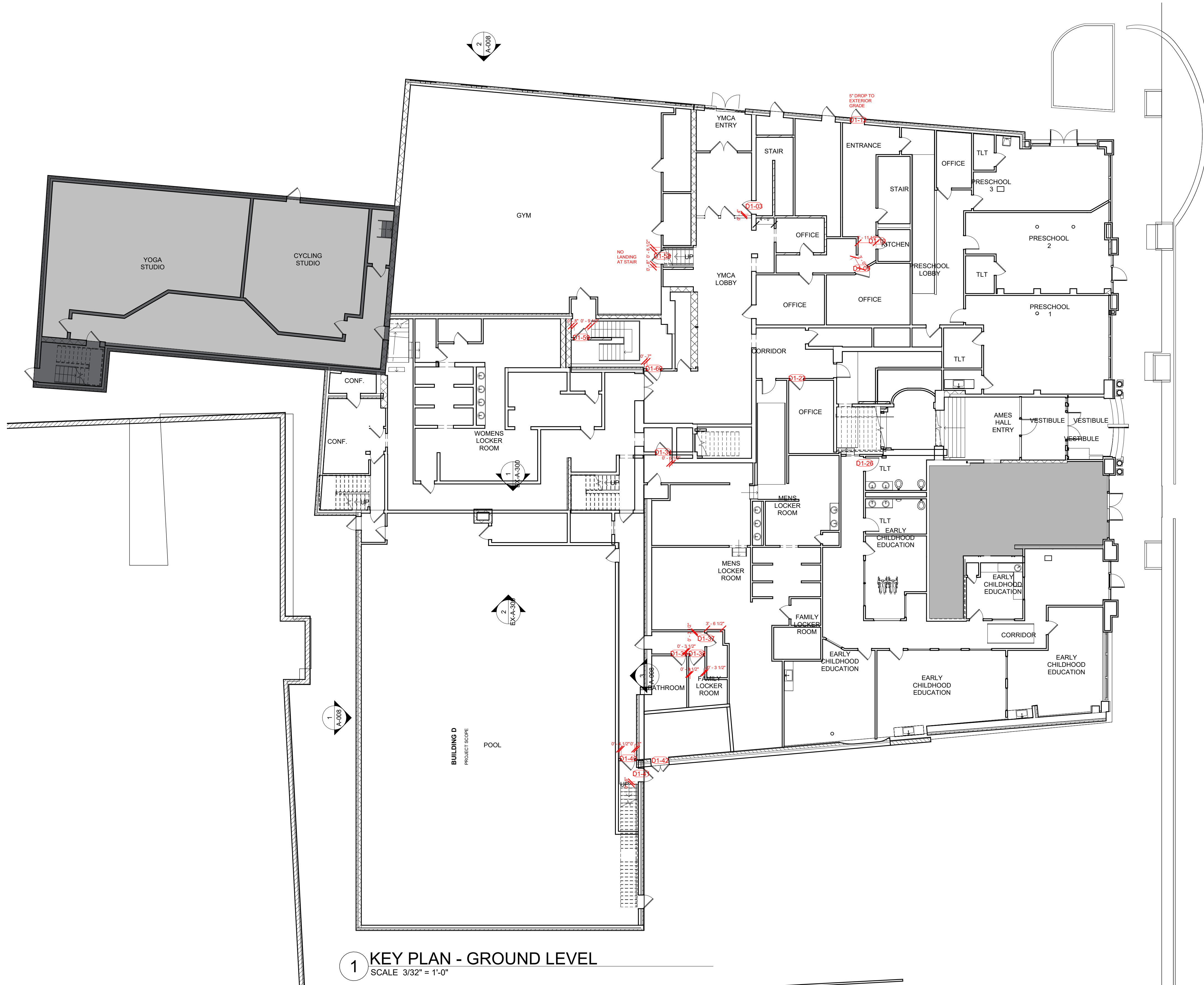
Bernard Trevor Rabidou, PE
Associate Principal

Attachment A – Door Maneuvering Clearance Requests

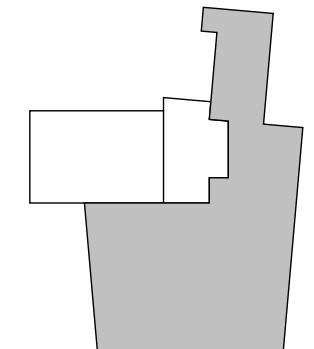


THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

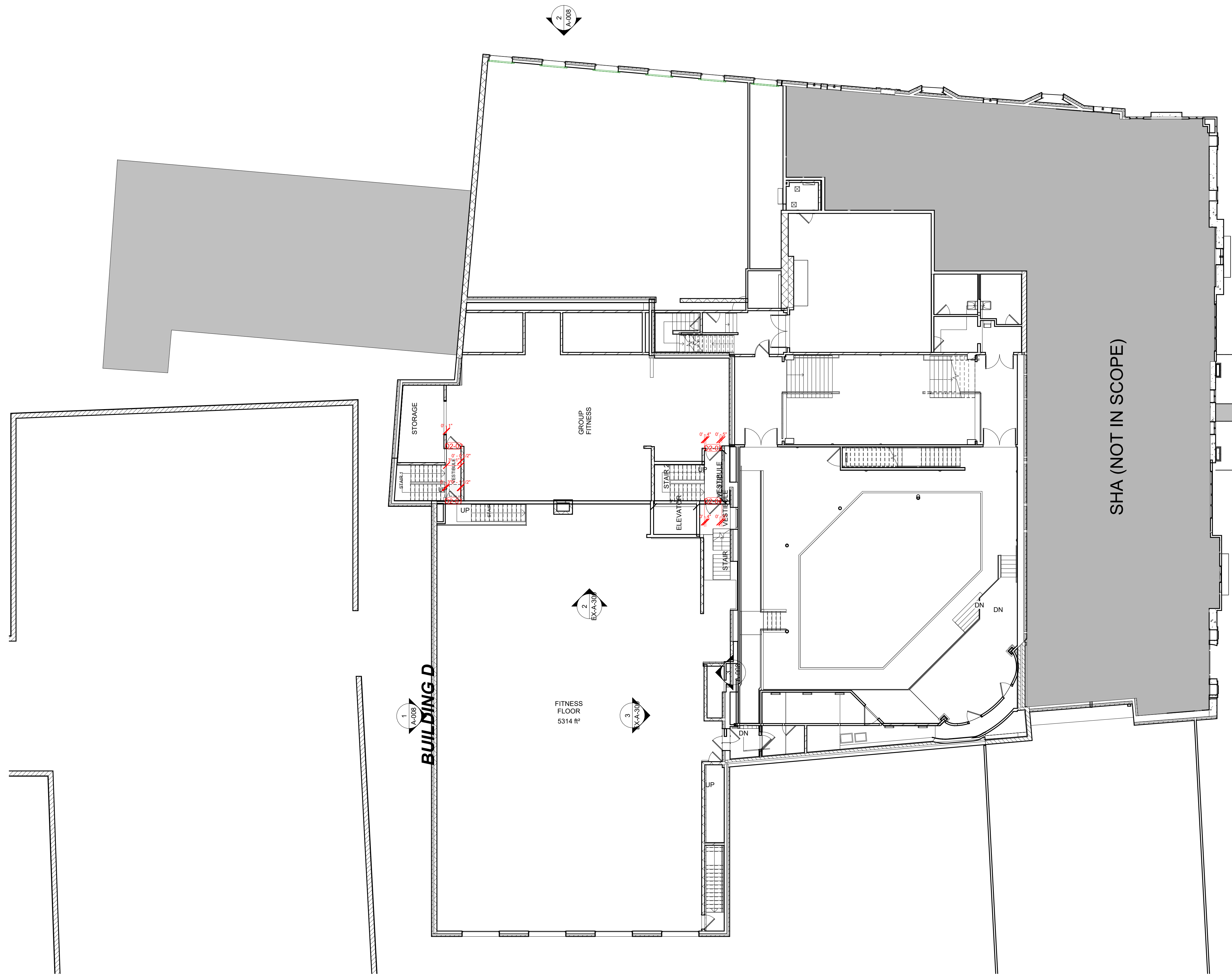
4/9/2025 2:03:38:17
G:\M\Drawings\Drawings\Projects\2025\01 - Salem YMCA - Door Coordination\1 - DETAIL - Level 1.dwg
ROOF TOP RECREATION



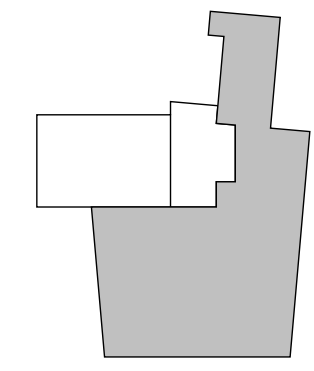
1 KEY PLAN - GROUND LEVEL
SCALE 3/32" = 1'-0"

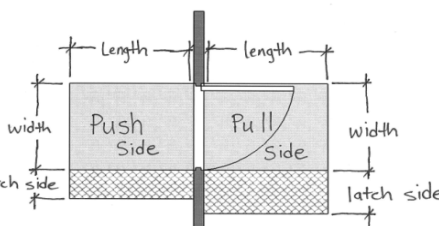
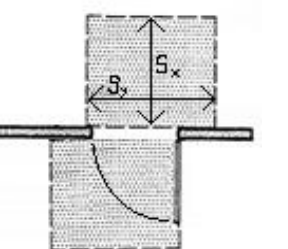
PROJECT	
ROOF TOP RECREATION	
1 Sewall Street Salem, MA	
CLIENT	
SALEM YMCA	
ARCHITECT	
 ADAPTIV ARCHITECTURE & PLANNING 44 CORNING ST. BEVERLY MA 01915	
LANDSCAPE	
 GROUND, INC.	
CIVIL & STRUCTURAL MECHANICAL ENGINEERING	
	
MECHANICAL ENGINEER SEAMAN ENGINEERING	
	
CODE CONSULTANT SLS FIRE	
	
ELECTRICAL ENGINEER ART ENGINEERING	
	
GEOTECHNICAL ENGINEER GEOTECHNICAL ENGINEERS	
	
COST ESTIMATING PM&C	
	
NO.	DATE
DESCRIPTION	
KEY PLAN	
	
LEVEL 1 - PLAN	
DRAWING TITLE	
SCALE 3/32" = 1'-0"	
DATE 31 MARCH 2025	
JOB NUMBER 24001	
CONSTRUCTION DOCUMENTS	
SUBMISSION	
DRAWING NUMBER	
A-101	

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1 LEVEL 2 - EXISTING PLAN
SCALE 3/32" = 1'-0"

PROJECT		ROOF TOP RECREATION	
		1 Sewall Street Salem, MA	
CLIENT		SALEM YMCA	
ARCHITECT		 adaptiv ADAPTIV ARCHITECTURE & PLANNING 44 CORNING ST. BEVERLY MA 01915	
LANDSCAPE GROUND, INC.			
CIVIL & STRUCTURAL B+AC ENGINEERING			
MEP/FP ENGINEER SEAMAN ENGINEERING			
CODE CONSULTANT SLS FIRE			
ELECTRICAL ENGINEER ART ENGINEERING			
GEOTECHNICAL ENGINEER GEOENGINEERS			
COST ESTIMATING PM&C			
NO.	DATE	DESCRIPTION	
KEY PLAN			
			
LEVEL 2 - PLAN			
DRAWING TITLE			
SCALE	3/32" = 1'-0"	DATE	31 MARCH 2025
JOB NUMBER		24001	
CONSTRUCTION DOCUMENTS			
SUBMISSION			
DRAWING NUMBER			
A-102			

DC - Door Checklist - BOYS LOCKER ROOM LEVEL			Measurement	Compliance																
Item #	Keyword	Technical Requirement		DBR-01	DBR-02	DBR-03	DBR-04	DBR-05	DBR-06	DBR-07										
Photos of the doors for review																				
D.01	Vestibule	If there are two doors in a series, is the clear space between the doors at least 48"x36" plus the width of any door swinging into the space? MAA-B/26.7	x in.	☒	☒	☒	☒	☒	☒	☒										
D.02	Sliding Door	If there is a sliding door, is there maneuvering clearance as required? MAA-B/26.6.5		☒	☒	☒	☒	☒	☒	☒										
		If there is an exterior sliding door is the threshold 3/4" high or less? MAA-B/26.10.3	in.	☒	☒	☒	☒	☒	☒	☒										
		If the threshold is 3/4" high is there a bevel of 1:4 or less on both sides? MAA-B/26.10.3		☒	☒	☒	☒	☒	☒	☒										
		Do sliding or folding door(s) have an opening force of 5 lb or less? MAA-B/26.8.1	lb.	☒	☒	☒	☒	☒	☒	☒										
D.03	Clearance	Measure and record the actual clear floor space for the entryway in question. EXAMPLE : FRONT APPROACH  • Push side: _____ x _____ (length) (width) (latch side) • Pull side: _____ x _____ (length) (width) (latch side)		☒	☒	☒	☒	☐	☒	☒										
D.04	Slope	Measure and record the slope within the clear floor space.  • Push side slope: Sx: _____ Sy: _____ • Pull side slope: Sx: _____ Sy: _____ Is the slope less than 2% in both directions with the clear spaces? MAA-B/26.6.1		☒	☒	☒	☒	☒	☒	☒	Pull side non compliant									
Door #: _____ Building: _____																				
DC - Door Checklist - BOYS LOCKER ROOM LEVEL			Measurement	Compliance																
Item #	Keyword	Technical Requirement		DBR-01	DBR-02	DBR-03	DBR-04	DBR-05	DBR-06	DBR-07										
D.05	Door	Is the door width between the door edge and the latch at least 32" when the door is open 90 degrees? MAA-B/26.5	in.	☒	☒	☐	☒	☒	☒	☒										
		Is the threshold 1/2" high or less? MAA-B/26.10.1	in.	☒	☒	☐ 28"	☒	☒	☒	☒										
		Is the threshold beveled at 1:2 or less? MAA-B/26.10.1		☒	☒	☒	☒	☒	☒	☒										
D.06	Closer	If the door has a closer, is the closer adjusted so that from an open position of 90 degrees, the door will take at least 6 seconds to close? MAA-B/26.9	s.	☒	☒	☒	☒	☒	☒	☒										
D.07	Hardware	Is the operating hardware mounted between 33" to 48" above the floor? MAA-B/26.11	in.	☒	☒	☒	☒	☒	☒	☒										
		Is the door hardware (e.g., lever, pull, panic bar) usable with one hand without tight grasping, pinching, or twisting of the wrist? MAA-B/26.11.3		☒	☒	☒	☒	☒	☒	☒										
		Is the hardware operable with one hand and through a single effort? MAA-B/26.11.3		☒	☒	☒	☒	☒	☒	☒										
		Is the push button for the automatic door within 48" for a forward reach or 54" for a side reach? MAA-B/26.11.2	in.	☒	☒	☒	☒	☒	☒	☒										
Considering all the above criteria, is the door in question compliant?				☒	☒	☐	☒	☒	☒	☒										
Summary:																				
Compliance: Is the door fully compliant with MAA-B?				☒	☒	☐	☒	☒	☒	☒										
Suggest Upgrade				No update.	No update.	Install new door with 32" clearance with fully compliant hardware and clearances.	No update.	No update.	No update.	No update.										
Cost Estimate				\$0.00	\$0.00	\$5,700.00	\$0.00	\$0.00	\$0.00	\$0.00										

[illegible]

[illegible]

[illegible]

DC - Door Checklist - LEVEL 2

Item #

Keyword

Technical Requirement

Measurement

Compliance

D2-01

D2-02

D2-03

D2-04

D2-05

D2-06

D2-07

D2-08

D2-09

D2-10

D2-11

D2-12

D2-13

D2-14

D2-15

Photos of the doors for review

D.01

Vestibule

If there are two doors in a series, is the clear space between the doors at least 48"x36" plus the width of any door swinging into the space? MAAB/26.7

x

in.

D.02

Sliding Door

If there is a sliding door, is there maneuvering clearance as required? MAAB/26.6.5

in.

If there is an exterior sliding door is the threshold 3/4" high or less? MAAB/26.10.3

in.

If the threshold is 3/4" high is there a bevel of 1:4 or less on both sides? MAAB/26.10.3

Do sliding or folding door(s) have an opening force of 5 lb or less? MAAB/26.8.1

lb.

D.03

Clearance

Measure and record the actual clear floor space for the entryway in question.

EXAMPLE : FRONT APPROACH

Length

Length

Width

Width

Push Side

Pull Side

Latch Side

Latch Side

• Push side:

X

(length)

(width)

(latch side)

• Pull side:

X

(length)

(width)

(latch side)

Do the above clearances measured comply with the selected entry approach clearance requirements? MAAB/26.8.2

D.04

Slope

Measure and record the slope within the clear floor space.

S_x

S_y

• Push side slope:

S_x

S_y

• Pull side slope:

S_x

S_y

Is the slope less than 2% in both directions with the clear spaces? MAAB/26.6.1

Door #:

Building:

DC - Door Checklist - LEVEL 2

Item #

Keyword

Technical Requirement

Measurement

Compliance

D2-01

D2-02

D2-03

D2-04

D2-05

D2-06

D2-07

D2-08

D2-09

D2-10

D2-11

D2-12

D2-13

D2-14

D2-15

D.05

Door

Is the door width between the door edge and the latch at least 32" when the door is open 90 degrees? MAAB/26.5

in.

Is the threshold 1/2" high or less? MAAB/26.10.1

in.

Is the threshold beveled at 1:2 or less? MAAB/26.10.1

D.06

Closer

If the door has a closer, is the closer adjusted so that from an open position of 90 degrees, the door will take at least 6 seconds to close? MAAB/26.9

s.

D.07

Hardware

Is the operating hardware mounted between 33" to 48" above the floor? MAAB/26.11

in.

Is the door hardware (e.g., lever, pull, panic bar) usable with one hand without tight grasping, pinching, or twisting of the wrist? MAAB/26.11.3

Is the hardware operable with one hand and through a single effort? MAAB/26.11.3

Is the push button for the automatic door within 48" for a forward reach or 54" for a side reach? MAAB/26.11.2

in.

Considering all the above criteria, is the door in question compliant?

Summary:

Compliance: Is the door fully compliant with MAAB?

Suggest Upgrade

No update, no shift with benefit the clearances. The door is located on a stair landing. Ladder to be removed.

No update, door between two CMU walls and leads to non accessible area.

Install push paddle for future accessible area.

Install push paddle for future accessible area.

No update, door swings into an existing CMU stairwell. Secondary egress.

No update.

No update.

No update.

No update.

No update.

No update.

No update.

No update.

No update.

No update.

Cost Estimate

\$0.00

\$0.00

\$8,000.00

\$8,000.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

AAB 18



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FIRST AMENDED NOTICE OF ACTION

Docket Number V 25 089

RE: Salem YMCA , 1 Sewall Street , Salem

On the Architectural Access Board received an additional submission from Petitioner

The additional documents were reviewed by the Board on February 23, 2026 At that meeting, the Board voted as follows:

#	Section	Result
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4	26.6	CONTINUED to request Petitioner provide the Board with: label the spaces and dimensional inf on clearance will not be met at the doors for which relief is requested

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

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Date: February 25, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palvinia Mendez WT

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 19

RE: 1 Sewall Street, Salem

From Trevor Rabidou <trevor.rabidou@socotec.us>

Date Fri 1/23/2026 11:40 AM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Joyce, William (DPL) <William.Joyce@mass.gov>; Robert Freni <rwfreni@adaptiv.org>

 1 attachment (4 MB)

SLS 3.1692.01 - Salem YMCA - MAAB Variance Continuation - 2026.01.23.pdf;

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Molly,

Please see the attached additional information for docket number V25-089 addressing the comments / requests from the board following the hearing on 10/6/25.

Please let us know if there is anything else you need.

Trevor

Trevor Rabidou, PE

Associate Principal

T.: +1 888 224 9911 | M.: +1 508 505 8987

trevor.rabidou@socotec.us

SOCOTEC Life Safety, LLC

75 Hood Park Drive, Suite 300

Charlestown, MA 02129

www.socotec.us

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From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Sent: Tuesday, November 4, 2025 8:43 AM

Subject: 1 Sewall Street, Salem

External sender <molly.griffin@mass.gov>

Make sure you trust this sender before taking any actions.

Good morning,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,

Molly

Molly Griffin

Program Coordinator

She/Her/Hers

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6th Floor

Boston, MA 02110-2012

www.mass.gov/AAB

617-727-0660

January 23, 2026

VIA EMAIL DELIVERY

Massachusetts Architectural Access Board
1000 Washington Street, Suite 710
Boston, MA 02118

Re: 1 Sewall St
Salem, MA
Variance Requests
SLS Project #3.1692.01
MAAB Docket Number V25-089

Dear Members of the Architectural Access Board,

SLS Boston Design, LLC (hereafter referred to as “SLS”) is submitting the following materials in response to the Board’s recent decision letter for Docket number V25-089, continuing review of select variances for the project located on 1 Sewall St, Salem, MA.

As requested, we are providing the following:

1 Request for Continuation

1.1 Request 1 – Accessible Route to Basement & Gymnasium

1.1.1 Initial Request

Due to the existing nature of the building, the project team respectfully requested the following:

- A variance from 521 CMR §20.1 & 28.1 to permit the existing basement, basketball court area, boys locker room and kids club areas to remain available without an accessible route to these spaces.

1.1.2 Required Action from Board Comments

The board continued this variance request and asked for the following to be provided:

1. Test drawings be provided for a permanent or portable lift to the basketball court.
2. Written policy for relocating the special programming in the basement on request.

The following has been provided in response to the continuation request:

1. See Attachment B for test drawings for a permanent lift to the basketball court. This attachment also includes the cost estimate for this scope of work.
2. See Attachment A for the written policy for relocating the special programming throughout the facility.

1.2 Request 2 - Accessible Route to Flex Gym Space

1.2.1 Initial Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §20.1 & 28.1 to permit the existing Level 2 flex gym space to remain available without an accessible route to this space.

1.2.2 Required Action from Board Comments

The board continued this variance request and asked for the following to be provided:

1. Test drawings be provided for an accessible route to the flex gym space.
2. Written policy for relocating the programming on request.

The following has been provided in response to the continuation request:

1. See Attachment C for test drawings to provide an accessible route to the flex gym space. Note that the scope of work includes (1) adding another stop to the elevator and opening the existing shaft wall and (2) construction of a new ramp to access the space.
2. See Attachment A for the written policy for relocating the special programming throughout the facility.

1.3 Request 4 - Existing Ramp

1.3.1 Initial Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §24.2 to permit the existing 12.5% slope of the ramp to remain.
- A variance from 521 CMR §24.3 to permit the existing ramp width (41" between handrails) to remain.

1.3.2 Required Action from Board Comments

The board granted this request and asked for the following to be provided:

1. Written policy outlining the exterior access route to access this space; the board also noted that this information should be posted on the website and mobile applications.

The following has been provided in response to the request:

1. See Attachment A for the written policy for relocating the special programming throughout the facility.

1.4 Request 5 - Ames Hall Entrance

1.4.1 Initial Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §25.1 to permit the existing inaccessible entrance to remain.

1.4.2 Required Action from Board Comments

The board continued this request and asked for the following to be provided:

1. Request if the accessible parking can be moved to the right of the accessible entrance where there are currently metered parking spaces.

The following has been provided in response to the request:

1. The parking spaces outside of the building are public spaces owned by the City of Salem. See Attachment D for confirmation that the YMCA has requested the accessible parking spaces be relocated; the team is still awaiting official confirmation from the City of Salem.

1.5 Request 6 - Maneuvering Clearance at Low Traffic Doors

1.5.1 Initial Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §26.6 to permit the noncompliant maneuvering clearances at low traffic doors to remain.

1.5.2 Required Action from Board Comments

The board continued this request and asked for the following to be provided:

1. Plan identifying doors and spaces impacted by this request.

The following has been provided in response to the request:

1. See Attachment E for updated floor plans. The first sheet identifies the existing conditions and the second identifies the proposed remediation / doors that are proposed to remain inaccessible. The table below summarizes the number of compliant and noncompliant doors before and after the proposed remediation:

Floor Level	Total # of Doors (existing)	# of Inaccessible Doors (existing)	# of Inaccessible Doors (proposed)	% Difference
B	27	14	14	0%
1	50	23	16	-30%
2	15	15	5	-67%

2 Conclusion

The project team understands that it is obligated to provide some accessibility upgrades due to the cost of work for the project. However, budgeting constraints due to the funding source for the project limit the team's ability to comply fully with the requirements of 521 CMR. With that said, the project team is going to commit to a number of accessibility upgrades to the facility in an effort to increase the accessibility and usability of the facility. The following upgrades are proposed to be completed as part of this current project; the cost of these upgrades totals \$182,590:

- Upgrade the existing entrance such that the main entrance to the YMCA space is accessible.
- Upgrade all accessible bathrooms on accessible floors such that they comply with the requirements of 521 CMR
- Install compliant handrails within the two primary staircases in the building; these staircases are the ones that serve the new roof deck space
- Install compliant handrails at all ramps within the building
- Replace all existing noncompliant door hardware within the building
- Install compliant signage throughout the building
- Upgrade the noncompliant doors along high traffic areas on the accessible floor levels. Upgrades may include adjusting maneuvering clearances, adding auto operators, etc.

If any additional information or clarifications are needed, please do not hesitate to contact us.

Prepared by:



Bernard Trevor Rabidou, PE
Associate Principal

Attachment A – Accommodation Policy



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

Accessibility Accommodation Policy: Class Relocation

Purpose

The YMCA is committed to providing inclusive access to programs and services. This policy outlines the procedure for accommodating participants who are unable to access classes held in non-handicap-accessible spaces by relocating those classes to an accessible studio when feasible.

Applicability

Certain group exercise and program classes are scheduled in the Group Exercise Studio, which is not currently handicap accessible. In addition to this we have various programs in the currently non-accessible basement. An accessible studio located on the first level is available for relocation as a reasonable accommodation.

Notification & Identification

- Classes held in non-accessible spaces will be clearly identified in schedules and registration materials.
- Participants requiring accessibility accommodations are asked to contact the YMCA Membership Team at least 24 hours in advance of the scheduled class.

Accommodation Procedure

Upon receiving an accommodation request:

- YMCA staff will assess the request and confirm feasibility.
- When possible, the class will be relocated to the accessible first level studio for that session.
- Instructors and participants will be notified of the temporary location change.
- Staff and signage will assist participants as needed.



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

Accessibility Accommodation Policy: Childhood Education Access

Purpose

The YMCA is committed to providing inclusive access to programs and services. This policy outlines the procedure for accommodating members of the Childhood Education program to have access through the front door in the case that the existing ramp is too difficult for them to utilize.

Applicability

The Childhood Education ramp is currently non compliant and cannot be made compliant without extensive work. We will be updating doors at the ramp with push paddles and signage on the ramp. There is a door from the Essex Street side that enters into the area and will be utilized as needed for full accessibility.

Notification & Identification

- Accessible signage will be installed along the current primary route.
- Participants requiring access from the entrance along Essex Street will be asked to contact the YMCA Membership Team at least 24 hours in advance of the visit.

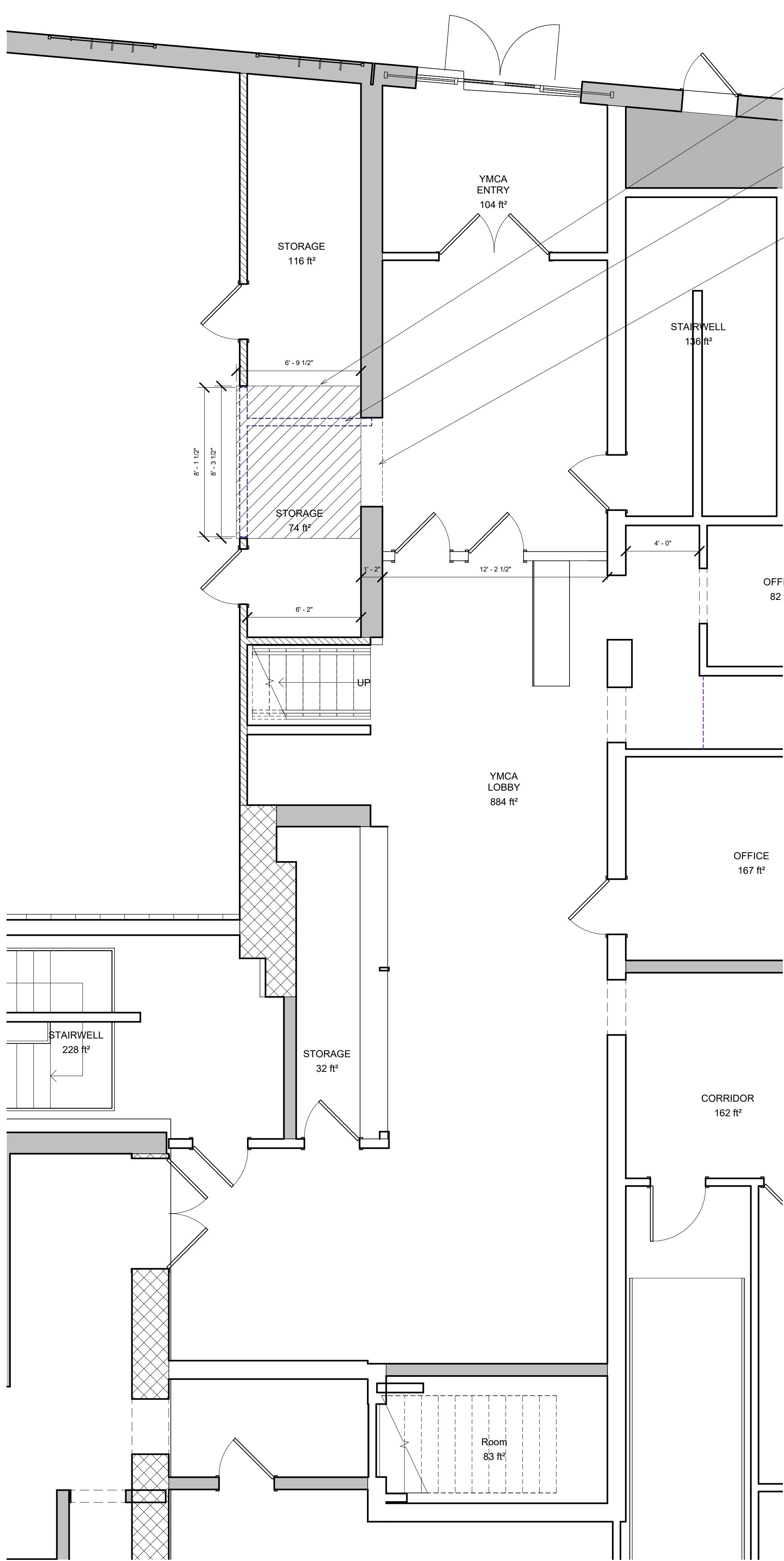
Accommodation Procedure

Upon receiving an accommodation request:

- YMCA staff will assess the request and confirm feasibility.
- YMCA Staff will be made available to open the Essex Street door to provide access to the member.
- Staff and signage will assist participants as needed.

Attachment B – Test Drawings for Permanent Lift to Basketball Court

11/4/2025 9:35:30
G:\My Drive\Adaptive Drive\03 Projects\2025\25007 - Salem YMCA - MAAB Approach\25003 - Salem YMCA - MAAB Approach.rvt
MAAB COORDINATION



1 LEVEL 1 FLOOR PLAN - EXISTING & DEMO
SCALE 1/4" = 1'-0"

CUT OUT AND FRAME
NEW OPENING IN THE
WOOD FRAMED FLOOR.

DEMOLISH EXISTING 2X4
WOOD FRAMED WALL.

DEMOLISH EXISTING BRICK
WALL AT NEW OPENING.
INSTALL STEEL HEADER.

REMOVE EXISTING
LOCKERS AND
BENCH FOR
RELOCATION.

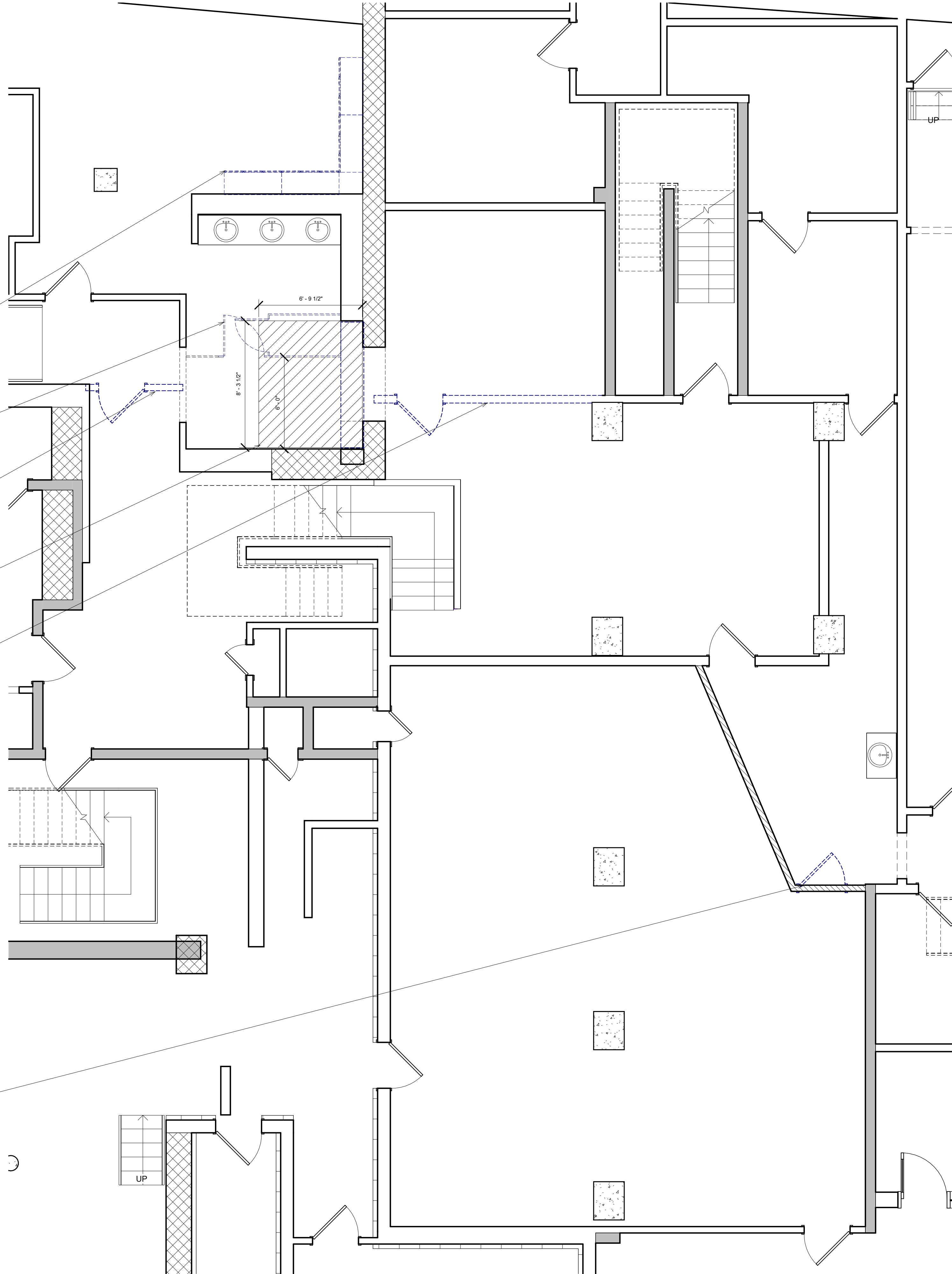
REMOVE EXISTING
TOILETS AND STALLS
FOR RELOCATION.

DEMOLISH EXISTING
DOOR AND 2X4
FRAMED WALL.

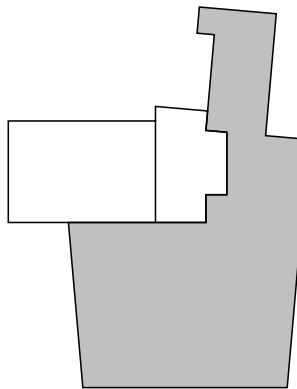
CUT OUT AND FRAME
NEW OPENING IN THE
WOOD FRAMED FLOOR.

DEMOLISH EXISTING
CMU WALL TO CEILING
LEVEL.

REMOVE EXISTING HALF
HT DOOR FOR
RELOCATION.



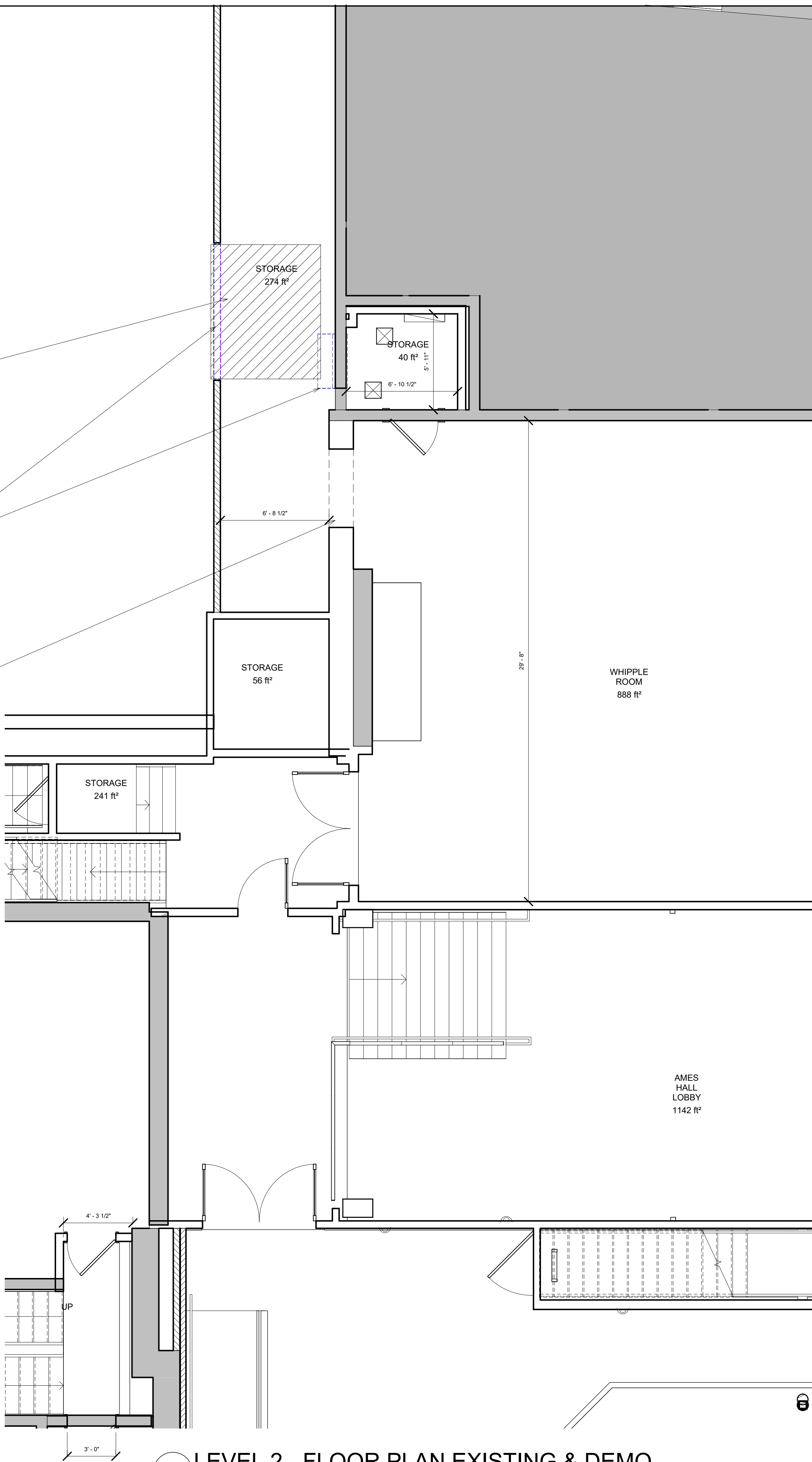
2 BASEMENT - FLOOR PLAN EXISTING & DEMO
SCALE 1/4" = 1'-0"

PROJECT MAAB COORDINATION 1 Sewall Street Salem, MA		
CLIENT SALEM YMCA		
ARCHITECT  ADAPTIV ARCHITECTURE & PLANNING 44 CORNING ST. BEVERLY MA 01915		
M/EP ENGINEER SEAMAN ENGINEERING 		
CODE CONSULTANT SLS FIRE 		
NO.	DATE	DESCRIPTION
KEY PLAN 		
EXISTING & DEMO REQUEST #01		
DRAWING TITLE		
SCALE 1/4" = 1'-0"	DATE DECEMBER 15, 2025	
JOB NUMBER 24001	CONSTRUCTION DOCUMENTS	
SUBMISSION DRAWING NUMBER		
A-100		

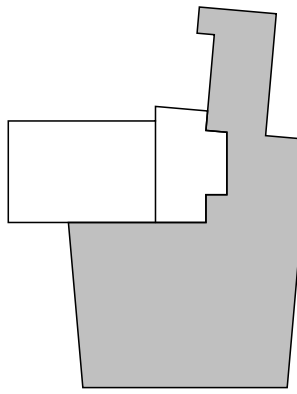
CUT OUT AND FRAME
NEW OPENING IN THE
WOOD FRAMED FLOOR.

DEMOLISH EXISTING
STAIR AND 2X4
FRAMED WALL.
REMOVE EXISTING
DOOR AND INFILL
OPENING.

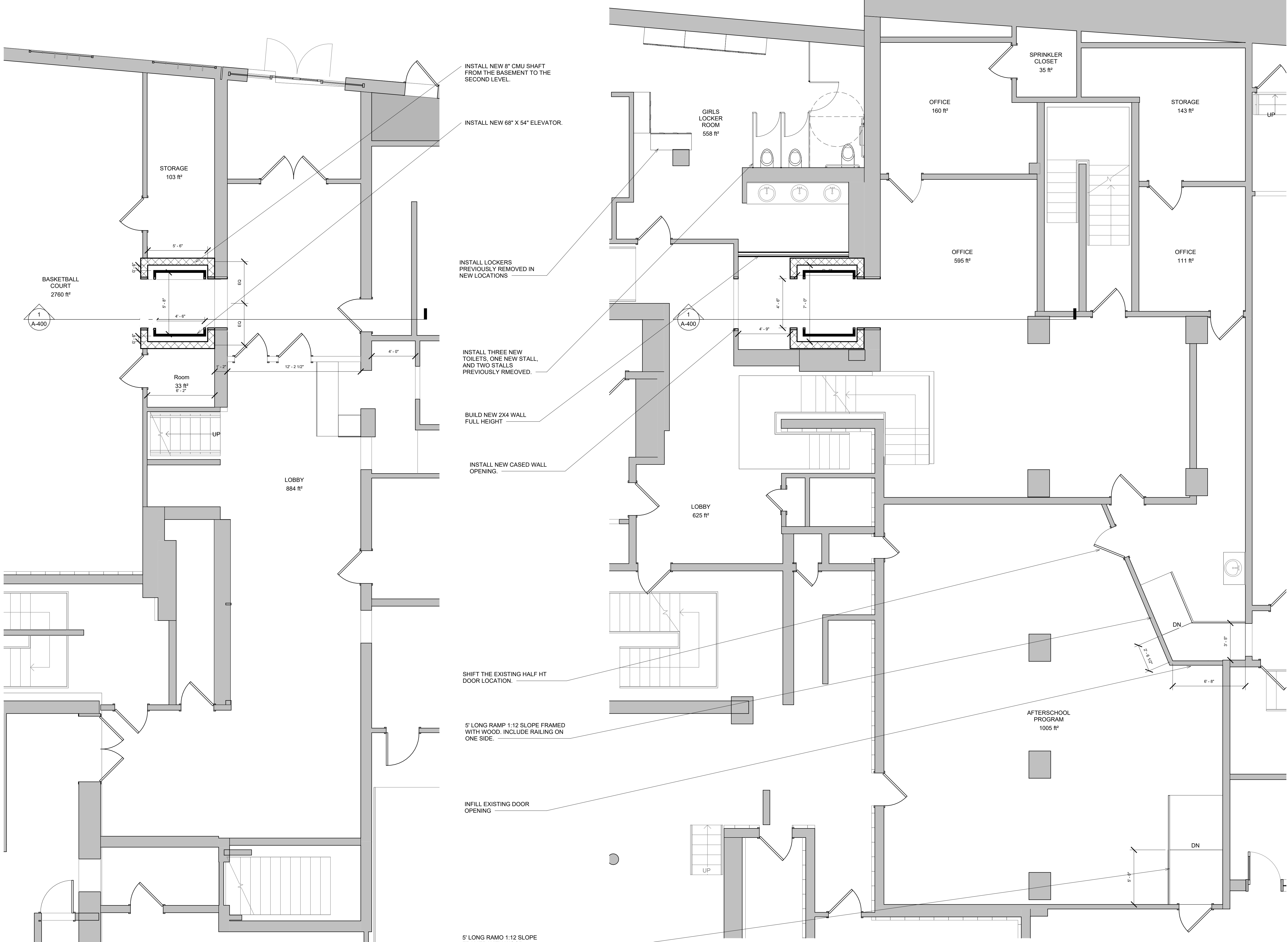
DEMOLISH EXISTING
BRICK WALL TO CEILING
LEVEL AND INSTALL A
STEEL HEADER.



1 LEVEL 2 - FLOOR PLAN EXISTING & DEMO
SCALE 1/4" = 1'-0"

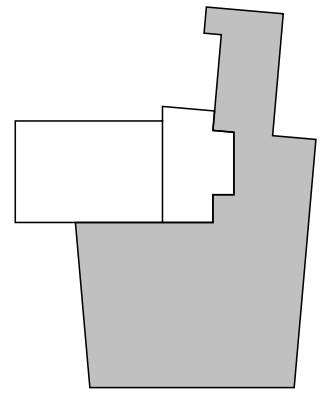
PROJECT MAAB COORDINATION 1 Sewall Street Salem, MA	
CLIENT SALEM YMCA	
ARCHITECT  adaptiv ADAPTIV ARCHITECTURE & PLANNING 44 CORNING ST. BEVERLY MA 01915	
M/P/E/P ENGINEER SEAMAN ENGINEERING 	
CODE CONSULTANT SLS FIRE 	
NO. DATE DESCRIPTION	
KEY PLAN 	
EXISTING & DEMO REQUEST #01	
DRAWING TITLE	
SCALE 1/4" = 1'-0"	DATE DECEMBER 15, 2025
JOB NUMBER 24001	
CONSTRUCTION DOCUMENTS	
SUBMISSION DRAWING NUMBER	
A-101	

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MAAB COORDINATION

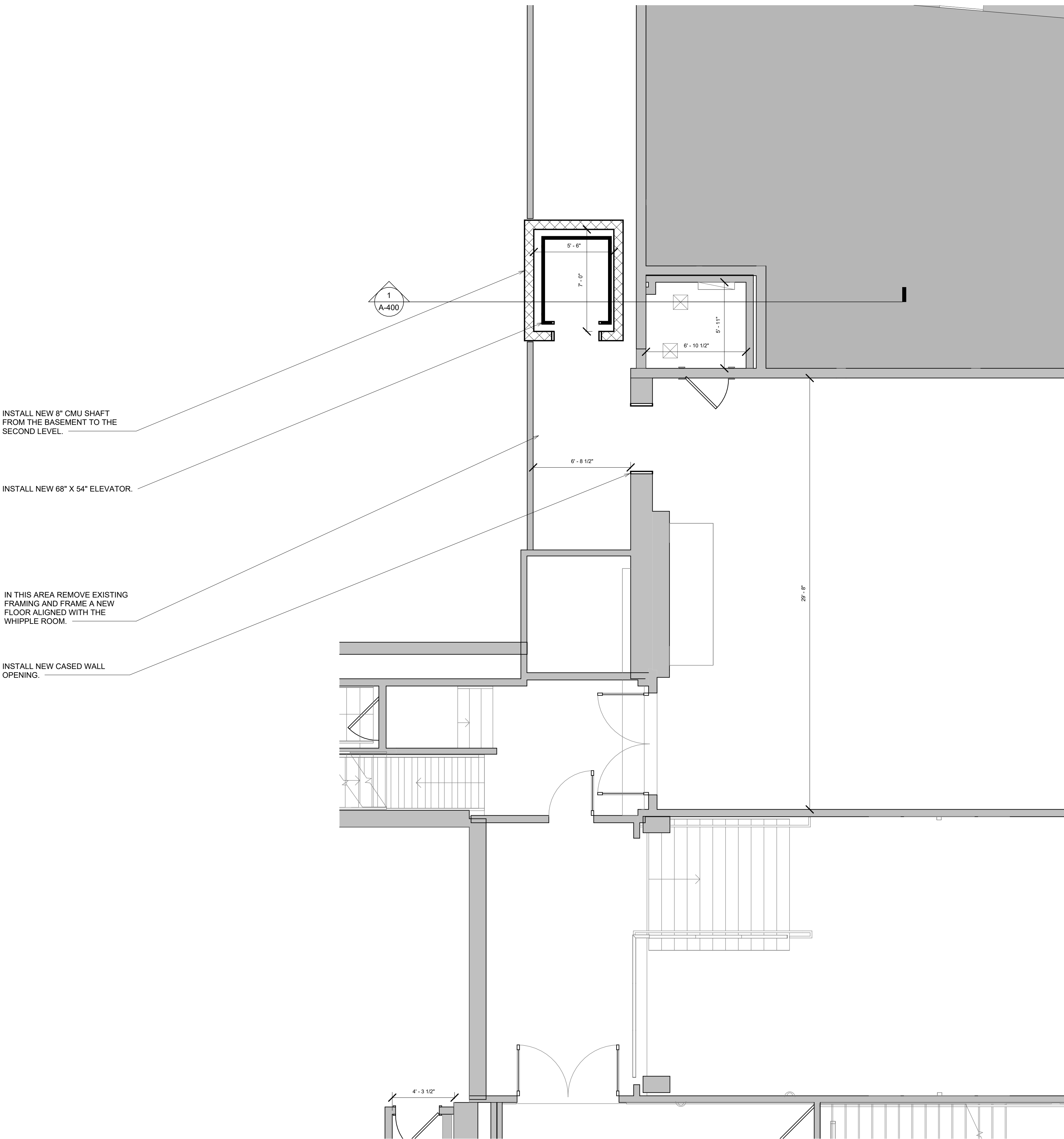


1 LEVEL 1 FLOOR PLAN
SCALE 1/4" = 1'-0"

2 BASEMENT - FLOOR PLAN
SCALE 1/4" = 1'-0"

PROJECT	
MAAB COORDINATION	
1 Sewall Street Salem, MA	
CLIENT	
SALEM YMCA	
ARCHITECT	
	
ADAPTIV ARCHITECTURE & PLANNING	
44 CORNING ST. BEVERLY MA 01915	
M/EP ENGINEER	
SEAMAN ENGINEERING	
	
CODE CONSULTANT	
SLS FIRE	
	
NO. DATE DESCRIPTION	
KEY PLAN	
	
FLOOR PLANS REQUEST #01	
DRAWING TITLE	
SCALE 1/4" = 1'-0" DATE DECEMBER 15, 2025	
JOB NUMBER 24001	
CONSTRUCTION DOCUMENTS	
SUBMISSION	
DRAWING NUMBER	
A-102	

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MAAB COORDINATION



1 LEVEL 2 - FLOOR PLAN NEW
SCALE 1/4" = 1'-0"

PROJECT

MAAB COORDINATION

1 Sewall Street Salem, MA

CLIENT

SALEM YMCA

ARCHITECT

 **adaptiv**

ADAPTIV ARCHITECTURE & PLANNING

44 CORNING ST,
BEVERLY MA 01915

MP/EP ENGINEER
SEAMAN ENGINEERING

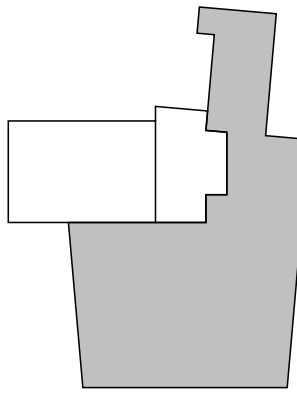


CODE CONSULTANT
SLS FIRE



NO.	DATE	DESCRIPTION
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KEY PLAN



FLOOR PLANS REQUEST #01

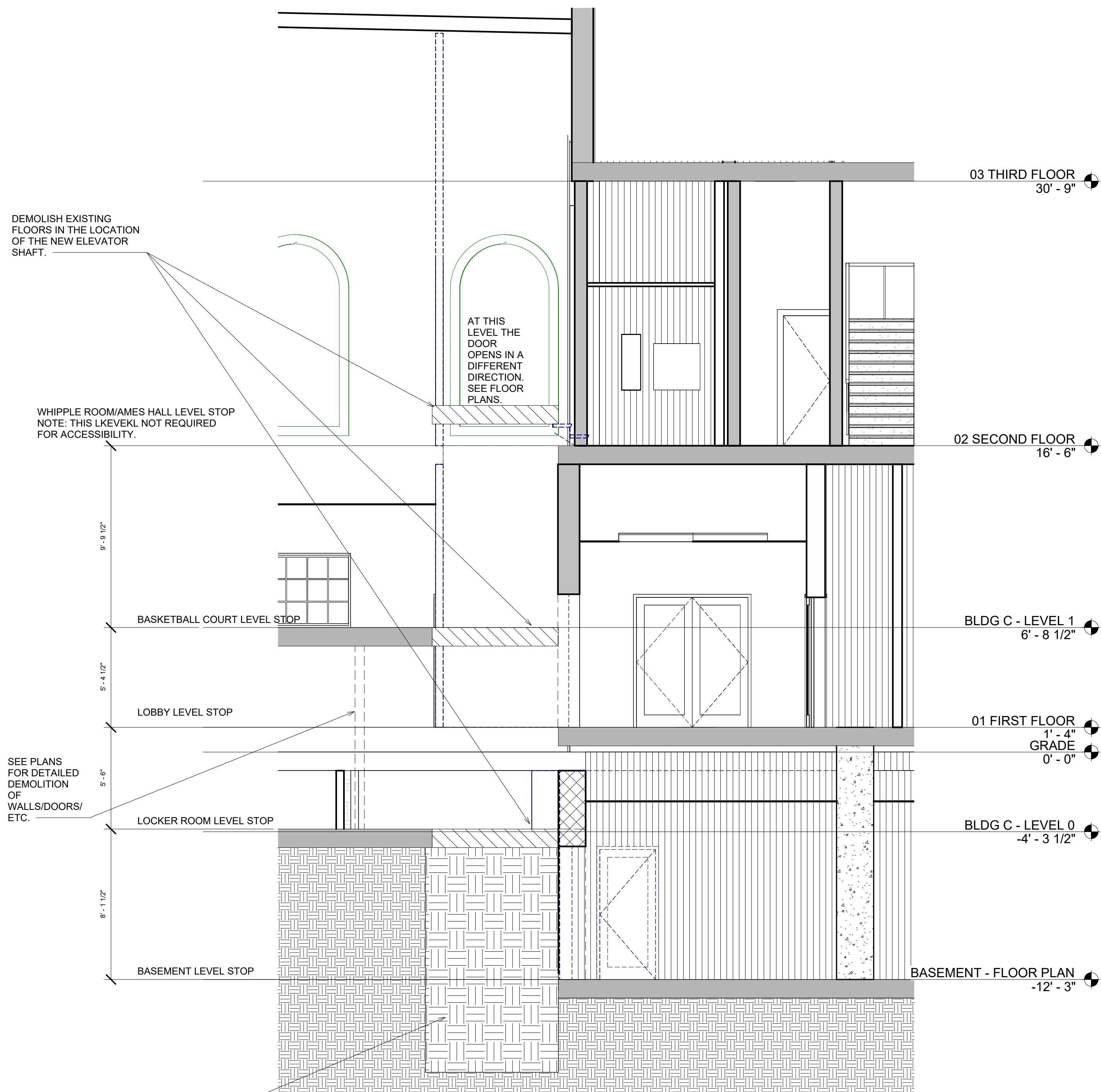
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SCALE 1/4" = 1'-0"	DATE 01/13/26
JOB NUMBER 24001	
SUBMISSION CONSTRUCTION DOCUMENTS	
DRAWING NUMBER	

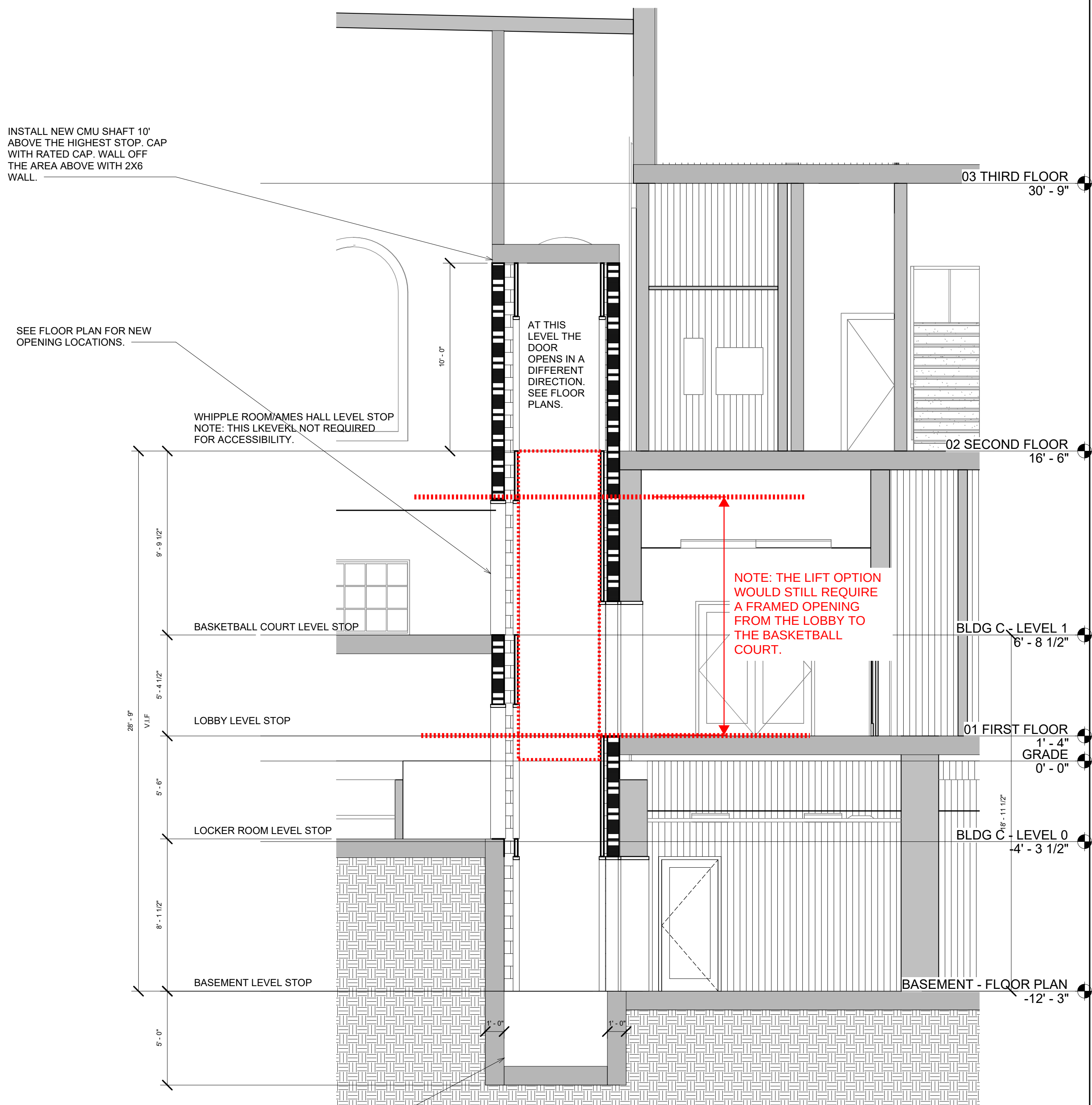
A-103

MAAB COORDINATION

1/14/2026 9:35:33
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MAAB COORDINATION



2 SECTION A - EXISTING & DEMO
SCALE 1/4" = 1'-0"



1 SECTION A - NEW
SCALE 1/4" = 1'-0"

PROJECT
MAAB COORDINATION
1 Sewall Street Salem, MA

CLIENT
SALEM YMCA

ARCHITECT
adaptiv
ADAPTIV ARCHITECTURE & PLANNING
44 CORNING ST,
BEVERLY MA 01915

ME/P/E ENGINEER
SEAMAN ENGINEERING
SEAMAN

CODE CONSULTANT
SLS FIRE
SLS

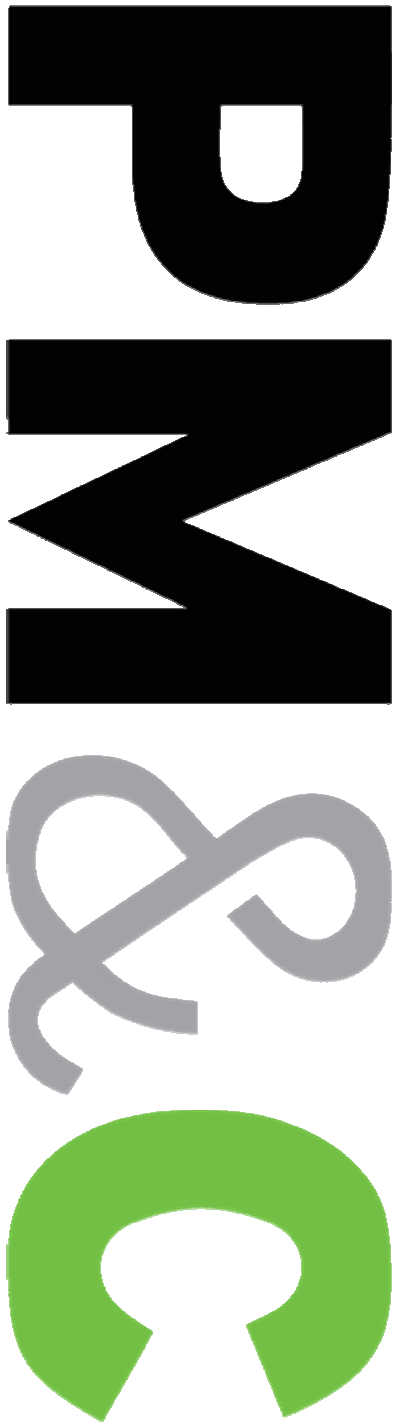
NO.	DATE	DESCRIPTION
KEY PLAN		

MAAB SECTIONS

DRAWING TITLE

SCALE 1/4" = 1'-0"	DATE 12/16/25
JOB NUMBER 24001	
CONSTRUCTION DOCUMENTS	
SUBMISSION	
DRAWING NUMBER	

A-400



**MAAB Variance
Estimate**

SALEM YMCA
New Elevator
Salem, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

ADAPTIV

1.20.26



SALEM YMCA
New Elevator
Salem, MA

1.20.26

MAAB Variance

BASIS OF ESTIMATE

This cost estimate was produced from MAAB Variance drawings, specifications and other documentation prepared by ADAPTIV and their design team dated 1.14.26. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be under:

Private bidding to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on **open shop wage** rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT INCLUDED IN THIS ESTIMATE

Items not included in this estimate are:

All professional fees and insurance

Site or existing conditions surveys investigations costs, including to determine subsoil conditions

Items identified in the design as Not In Contract (NIC)

Items identified in the design as by others

Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)

Hazardous material studies and any associated abatement.

ESTIMATE UNITS & ABBREVIATIONS LEGEND

ALW	ALLOWANCE	LS	LUMP SUM
ALT	ALTERNATE	LV(S)	DOOR LEAF/LEAVES
BF	BOARD FOOT	LVL	LAMINATED VENEER LUMBER
DY(S)	DAY	MTH(S)	MONTH
EA	EACH	NIC	NOT IN CONTRACT
FLT(S)	FLIGHT (OF STAIRS)	OPT	OPTION
GFA	GROSS FOOTAGE AREA	QTY	QUANTITY
GSF	GROSS SQUARE FOOTAGE	SF	SQUARE FOOTAGE
HR(S)	HOURLY	STOP	ELEVATOR STOP
HSS	HOLLOW STRUCTURAL SECTION	SY	SQUARE YARD
LBS	POUNDS	TN(S)	TONS (STEEL TONNAGE)
LF	LINEAR FOOTAGE	WK(S)	WEEK
LOC	LOCATION	YD(S)	YARD



SALEM YMCA
New Elevator
Salem, MA

1.20.26

MAAB Variance

MAIN CONSTRUCTION COST SUMMARY

	Construction Start		Estimated Cost
TRADE COSTS			
REQUEST 01 - New Elevator	May-26		\$606,083
SUBTOTAL TRADE COSTS	May-26		\$606,083
Design and Estimating Contingency		12.0%	\$72,730
Escalation to Construction Start	May-26	1.3%	\$7,879
SUBTOTAL			\$686,692
Subcontractor Bonds			In rates
General Conditions	8.0%		\$54,935
General Requirements	2.0%		\$13,734
Winter Conditions			excl
Insurances - GLI/Builders Risk	1.40%		\$9,614
Bond	1.00%		\$6,867
Building Permit			Waived
Overhead & Profit	10.0%		\$68,669
TOTAL ESTIMATED CONSTRUCTION COST REQUEST 01			\$ 840,511

ALTERNATE COSTS (Including Markups)

1. Cost included in Base to serve Whipple Room	DEDUCT	\$ (118,150)
2. Install LULA not elevator	DEDUCT	\$ (261,500)
3. Install Lift not elevator	DEDUCT	\$ (200,000)

COSTS FOR RQUEST 02 (Added Stop to Rooftop)	\$ 118,150
--	-------------------

AAB 37



SALEM YMCA
New Elevator
Salem, MA

1.20.26

MAAB Variance

CONSTRUCTION COST SUMMARY IN CSI FORMAT

New Elevator Request 01

DIVISION

Subtotal

Total

DIV. 2 EXISTING CONDITIONS

\$15,363

024100 Demolition

\$15,363

028000 Facility Remediation

See summary

DIV. 3 CONCRETE

\$50,000

033000 Concrete

\$50,000

DIV. 4 MASONRY

\$70,320

040001 Unit Masonry

\$70,320

DIV. 5 METALS

\$86,750

FSB 055001 Metal Fabrications

\$26,750

051000 Structural Framing

\$60,000

DIV. 7 THERMAL & MOISTURE PROTECTION

\$17,500

071000 Dampproofing & Waterproofing

\$14,000

075000 Membrane Roofing

078100 Fireproofing

\$2,000

078400 Penetration Firestopping

\$500

079200 Joint Sealants

\$1,000

DIV. 9 FINISHES

\$56,050

090004 Acoustical Ceilings

\$5,000

090006 Resilient Flooring

\$8,000

090007 Painting

\$2,500

092100 Gypsum Board Assemblies

\$40,550

DIV. 14 CONVEYING SYSTEMS

\$260,000

FSB 140001 Conveying Systems

\$260,000



SALEM YMCA
New Elevator
Salem, MA

1.20.26

MAAB Variance

CONSTRUCTION COST SUMMARY IN CSI FORMAT

New Elevator Request 01

DIVISION

Subtotal

Total

DIV. 21 FIRE PROTECTION

\$1,500

210000 Fire Protection

\$1,500

DIV. 22 PLUMBING

\$15,000

220001 Plumbing

\$15,000

DIV. 23 HVAC

\$8,000

230001 HVAC

\$8,000

DIV. 26 ELECTRICAL

\$25,600

260001 Electrical

\$25,600

SUBTOTAL DIRECT (TRADE) COST

Building

\$606,083



SALEM YMCA
New Elevator
Salem, MA

1.20.26

GFA 31,360

MAAB Variance

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
------	-------------	-----	------	-----------	------	---------------	------------

New Elevator Request 01

GROSS FLOOR AREA CALCULATION

GSF 31,360 sf

TOTAL GROSS FLOOR AREA (GFA) 31,360 sf

02 EXISTING CONDITIONS

024100 Demolition

Demo CMU walls	264	sf	15.00	3,960
Demo 2 x 4 stud walls	288	sf	6.00	1,728
Saw cut framing for new opening	90	lf	35.00	3,150
Demo floor for new elevator	180	sf	20.00	3,600
Demo floor for new ramp	1	ls	2,000.00	2,000
Remove existing lockers and bench for relocation	17	lf	25.00	425
Remove existing toilet partition for relocation	1	loc	500.00	500

SUBTOTAL: \$ 15,363

TOTAL, DIVISION 2 - EXISTING CONDITIONS \$15,363

03 CONCRETE

033000 Concrete

New elevator pit complete; includes excavation	1	ls	50,000.00	50,000
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SUBTOTAL: \$ 50,000

TOTAL, DIVISION 03 CONCRETE \$50,000

04 MASONRY

040001 Unit Masonry

Form opening in load bearing wall including new steel lintel	2	loc	15,000.00	30,000
CMU elevator shaft; 8" thick	896	sf	45.00	40,320

SUBTOTAL: \$ 70,320

TOTAL, DIVISION 04 MASONRY \$70,320

05 METALS

051000 Structural Framing

Form opening in floor/roof structure for new elevator	3	loc	20,000.00	60,000
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SUBTOTAL: \$ 60,000

055001 Metal Fabrications

Basement ramps	95	sf	70.00	6,650
Basement ramp guardrails	21	lf	350.00	7,350
Basement ramp handrails	25	lf	110.00	2,750
Elevator support	1	ls	10,000.00	10,000

SUBTOTAL: \$ 26,750

TOTAL, DIVISION 05 METALS \$86,750

07 THERMAL & MOISTURE PROTECTION

071000 Dampproofing & Waterproofing

Elevator pit waterproofing	1	loc	14,000.00	14,000
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SUBTOTAL: \$ 14,000

075000 Membrane Roofing

Modify roofing for roofing override NR

AAB 40



SALEM YMCA
New Elevator
Salem, MA

MAAB Variance

1.20.26

GFA 31,360

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
------	-------------	-----	------	-----------	------	---------------	------------

New Elevator Request 01

71	075000	SUBTOTAL:				\$	-
72							
73		078100 Fireproofing					
74		Fireproofing touch-up as req'd	1	ls	2,000.00	2,000	
75							
76	078100	SUBTOTAL:				\$	2,000
77							
78		078400 Penetration Firestopping					
79		Penetration firestopping as req'd	1	ls	500.00	500	
80							
81	078400	SUBTOTAL:				\$	500
82							
83		079200 Joint Sealants					
84		Joint sealants as req'd	1	ls	1,000.00	1,000	
85							
86	079200	SUBTOTAL:				\$	1,000
87							
88							
89	TOTAL, DIVISION 07 THERMAL & MOISTURE PROTECTION						\$17,500

09 FINISHES

94		092100 Gypsum Board Assemblies					
95		New 2x4 stud wall	150	sf	20.00	3,000	
96		Patch existing walls	1	ls	10,000.00	10,000	
97		Rated cap to elevator shaft	1	ls	4,500.00	4,500	
98		New toilet partitions	2	loc	2,400.00	4,800	
99		Reinstall existing lockers + bench	1	loc	250.00	250	
100		Reinstall existing toilet partition	1	loc	500.00	500	
101		New cased opening	2	loc	1,000.00	2,000	
102		Infill door opening	1	loc	1,500.00	1,500	
103		Install new operable door opener	1	loc	6,000.00	6,000	
104		Install new ramp at GYM	1	loc	8,000.00	8,000	
105							
106	092100	SUBTOTAL:				\$	40,550
107							
108		090004 Acoustical Ceilings					
109		Patch existing ceilings	1	ls	5,000.00	5,000	
110							
111	090004	SUBTOTAL:				\$	5,000
112							
113		090006 Resilient Flooring					
114		Patch existing flooring	1	ls	8,000.00	8,000	
115							
116	090006	SUBTOTAL:				\$	8,000
117							
118		090007 Painting					
119		Touch up/patching	1	ls	2,500.00	2,500	
120							
121	090007	SUBTOTAL:				\$	2,500
122							
123	TOTAL, DIVISION 09 FINISHES						\$56,050

14 CONVEYING SYSTEMS

127		140001 Conveying Systems					
128		New four stop elevator	1	ls	260,000.00	260,000	
129							
130		SUBTOTAL				\$	260,000
131	140001						
132							
133	TOTAL, DIVISION 14 CONVEYING SYSTEMS						\$260,000

21 FIRE PROTECTION

137		210000 Fire Protection					
138		Relocate sprinkler heads	3	loc	500.00	1,500	
139							
140	210000	SUBTOTAL				\$	1,500
141							
142	TOTAL, DIVISION 21 FIRE PROTECTION						\$1,500

22 PLUMBING

AAB 41



SALEM YMCA
New Elevator
Salem, MA

1.20.26

GFA 31,360

MAAB Variance

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
------	-------------	-----	------	-----------	------	---------------	------------

New Elevator Request 01

220001 Plumbing

Elevator pit sump + oil/water separator

1

ls

15,000.00

15,000

SUBTOTAL

\$

15,000

TOTAL, DIVISION 22 PLUMBING

\$15,000

23 HVAC

230001 HVAC

New split system

1

ls

8,000.00

8,000

SUBTOTAL

\$

8,000

TOTAL, DIVISION 23 HVAC

\$8,000

26 ELECTRICAL

260001 Electrical

Gear & Distribution

New feeders for elevator

1

ls

20,000.00

20,000

Lighting & Power

Elevator pit light

1

loc

600.00

600

Communication & Security Systems

Tele/Comm connections

1

ls

5,000.00

5,000

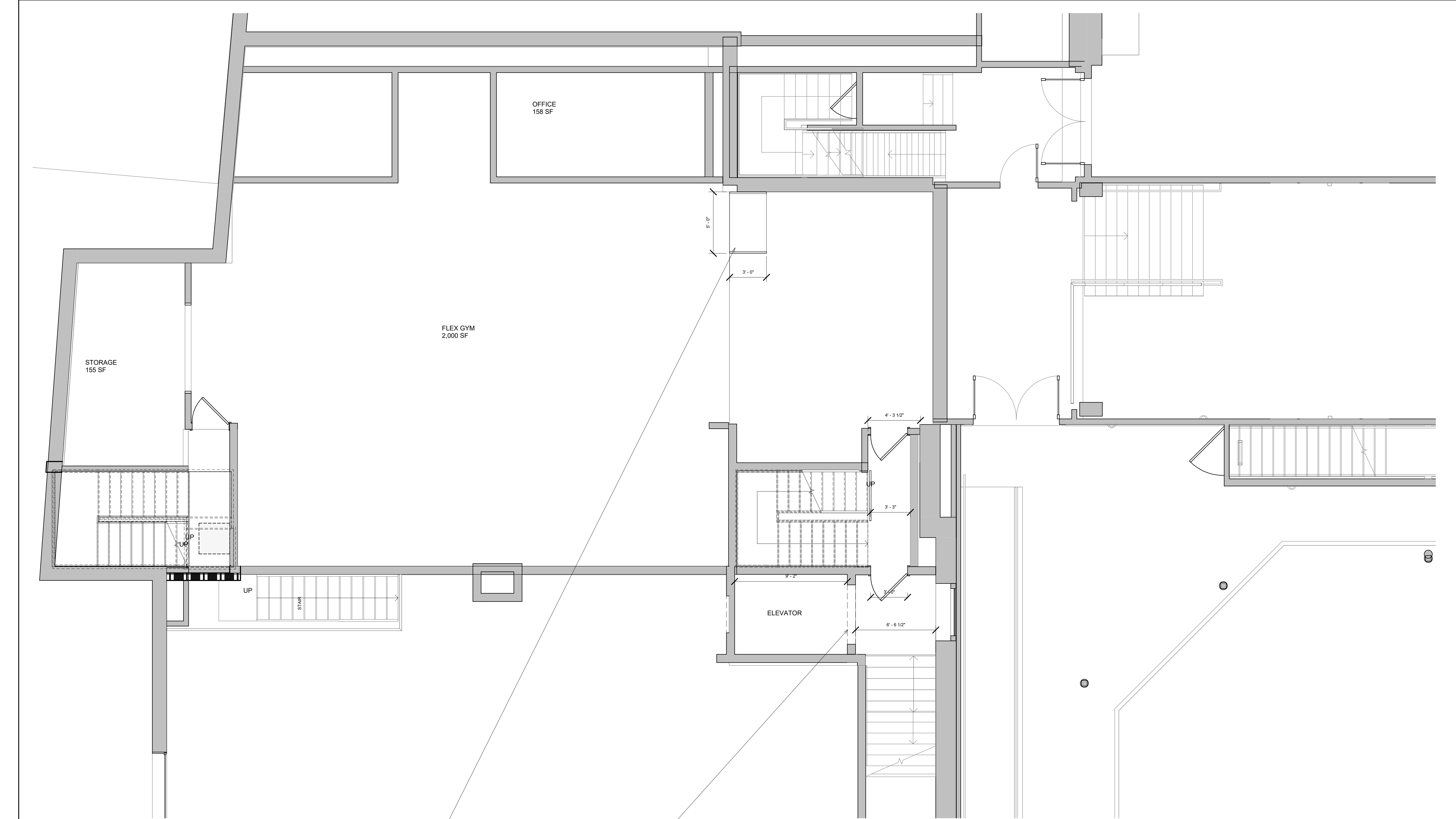
TOTAL, DIVISION 26 ELECTRICAL

\$25,600

\$25,600

AAB 42

Attachment C – Ramp to Flex Gym Space



1 LEVEL 2 - FLOOR PLAN - EXISTNG & DEMO -
SCALE 1/4" = 1'-0"

DEMOLISH SLOPED AREA IN THIS LOCATION OF THE
EXISTING FLOOR FOR NEW RAMP.

DEMOLISH CMU WALL FOR NEW
ELEVATOR OPENING

PROJECT

MAAB COORDINATION

1 Sewall Street Salem, MA

CLIENT

SALEM YMCA

ARCHITECT



ADAPTIV ARCHITECTURE & PLANNING

44 CORNING ST,
BEVERLY MA 01915

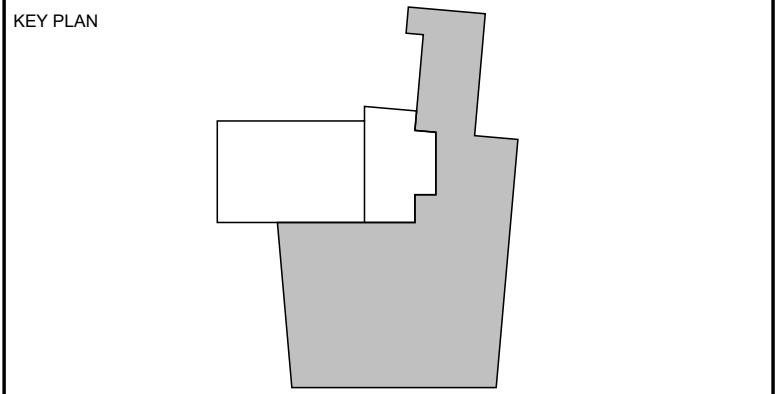
MEP/FP ENGINEER
SEAMAN ENGINEERING



CODE CONSULTANT
SLS FIRE



NO.	DATE	DESCRIPTION
-----	------	-------------



REQUEST #02 PLANS

DRAWING TITLE	
SCALE 1/4" = 1'-0"	DATE 01/14/26
JOB NUMBER 24001	
SUBMISSION CONSTRUCTION DOCUMENTS	
DRAWING NUMBER	

A-104



INSTALL PUCH PADDLES ON
STAIRWELL SIDES OF TWO
DOORS FOR ACCESSIBILITY.

AAB 45

Attachment D – Accessible Parking Spaces Letter



City of Salem, Massachusetts

Department of Transportation
98 Washington Street, 2nd Floor
Salem, MA 01970
www.salem.com

Dominick Pangallo, Mayor

David Kucharsky, Transportation Director

January 12th, 2026

Massachusetts Architectural Access Board
1000 Washington Street, Suite 710
Boston MA 02118

RE: Salem YMCA – Sewall Parking Lot Accessible Spaces

To Whom It May Concern:

I am writing this letter as it pertains to the Salem YMCA completing an accessibility review through the Massachusetts Architectural Access Board (MAAB) for their building located at 1 Sewall Street in downtown Salem. As part of this process, it has been asked whether the two existing accessible parking spaces located across Sewall Street could potentially be relocated to be directly in front of the main building entrance.

The City of Salem has jurisdiction over the adjacent parking lot and accessible spaces. As Director of the Transportation Department, I have oversight of the maintenance and operations of the lot and am willing to review the feasibility of this request. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, reading "David Kucharsky". The signature is written in a cursive style.

David Kucharsky

Director of Transportation

Cc: Dominick Pangallo, City of Salem Mayor

Attachment E – Door Compliance

EXISTING CONDITIONS

LEGEND

EXISTING NON ACCESSIBLE SPACES.

ASSUMED ACCESSIBLE ROUTE.

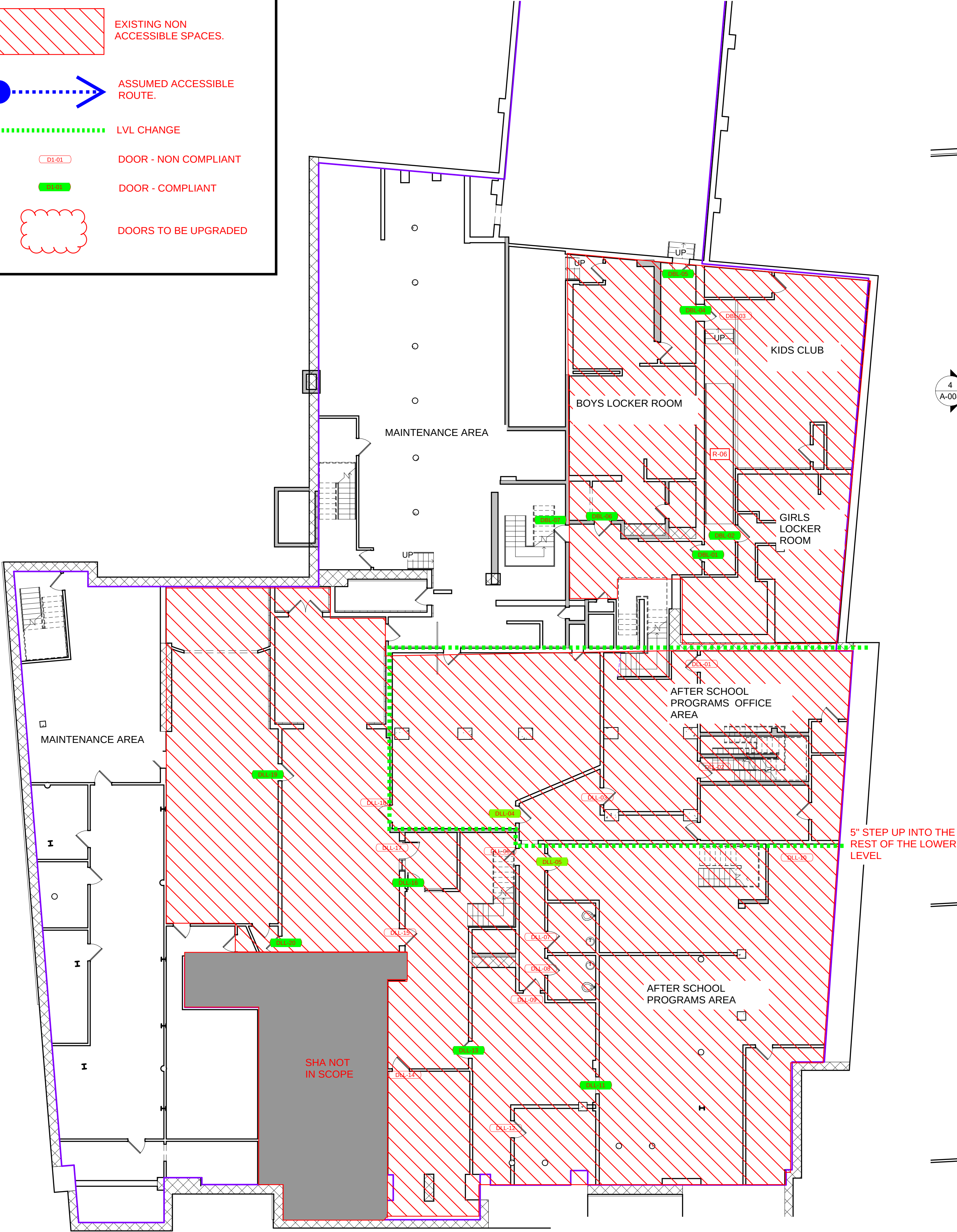
LVL CHANGE

D1-01

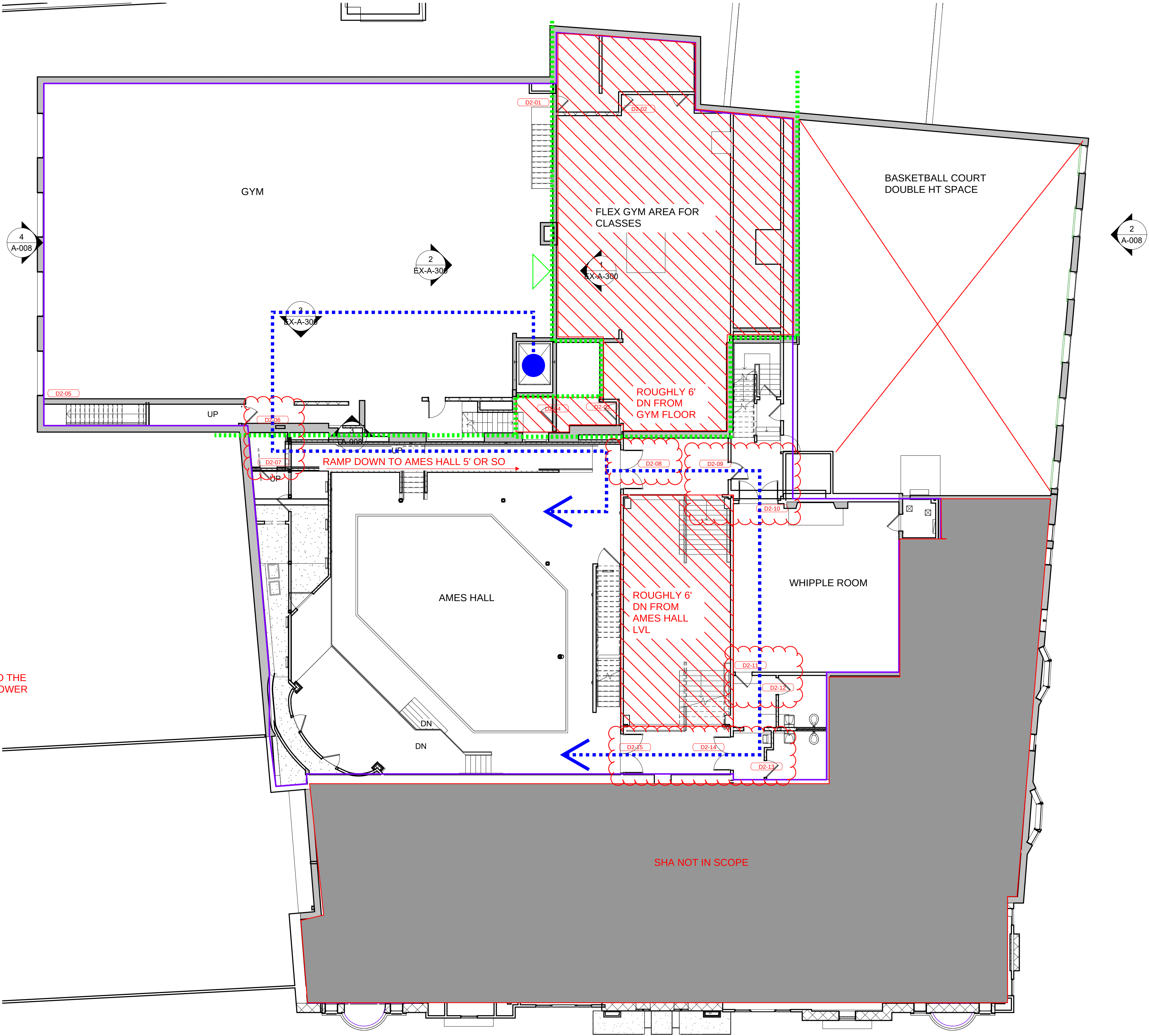
DOOR - NON COMPLIANT

DOOR - COMPLIANT

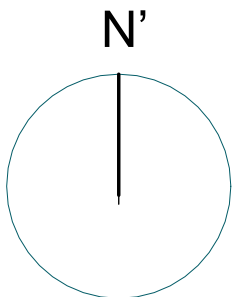
DOORS TO BE UPGRADED



BASEMENT (LOWER LEVEL)

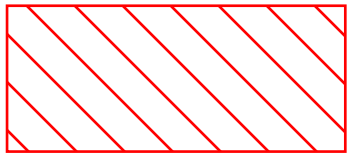


LEVEL 2



EXISTING CONDITIONS

LEGEND



EXISTING NON ACCESSIBLE SPACES.



ASSUMED ACCESSIBLE ROUTE.



LVL CHANGE



D1-01

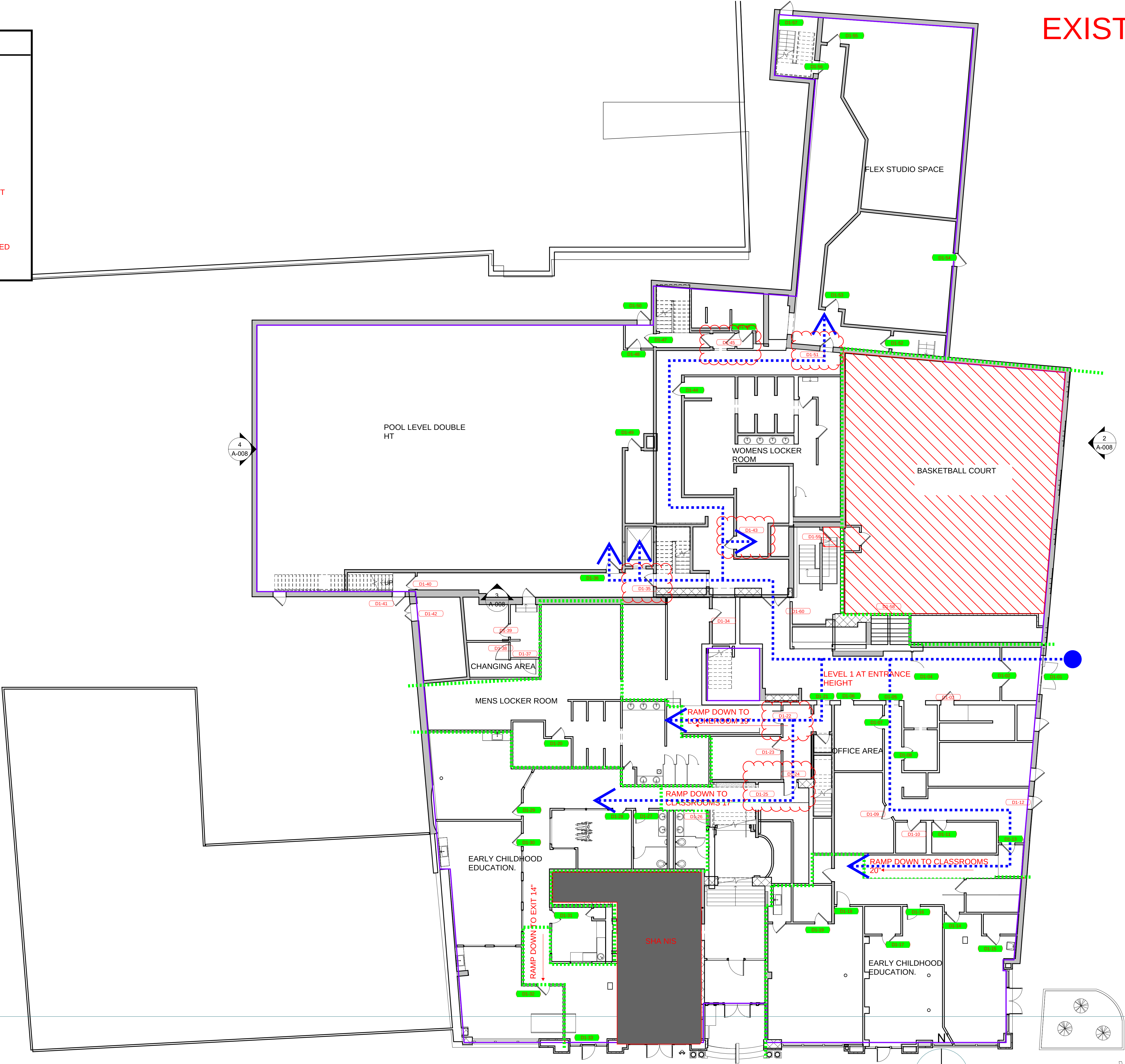
DOOR - NON COMPLIANT



DOOR - COMPLIANT



DOORS TO BE UPGRADED



1 01 FIRST FLOOR
SCALE 3/32" = 1'-0"

04/22/25

3/32" = 1'-0"

LEGEND

EXISTING NON ACCESSIBLE SPACES.

ASSUMED ACCESSIBLE ROUTE.

LVL CHANGE

DL-01

DOOR - NON COMPLIANT

DOOR - COMPLIANT

Basement (Lower Level) floor plan showing existing non-accessible spaces in red hatched areas, assumed accessible routes in blue dashed lines, and level changes indicated by green dotted lines. Rooms include Maintenance Area, Boys Locker Room, Girls Locker Room, Kids Club, and After School Programs Office Area. A large area is marked 'SHA NOT IN SCOPE'.

BASEMENT (LOWER LEVEL)

Level 2 floor plan showing existing non-accessible spaces in red hatched areas, assumed accessible routes in blue dashed lines, and level changes indicated by green dotted lines. Rooms include Gym, Flex Gym Area for Classes, Basketball Court Double HT Space, Ames Hall, Whipple Room, and After School Programs Area. A large area is marked 'SHA NOT IN SCOPE'.

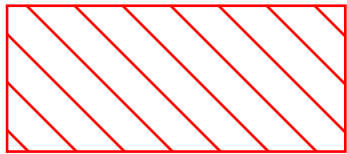
LEVEL 2

04/22/25
BASEMENT & LVL 2
SALEM YMCA

3/32" = 1'-0"

 adaptiv
AAB 51

LEGEND



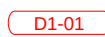
EXISTING NON ACCESSIBLE SPACES.



ASSUMED ACCESSIBLE ROUTE.



LVL CHANGE

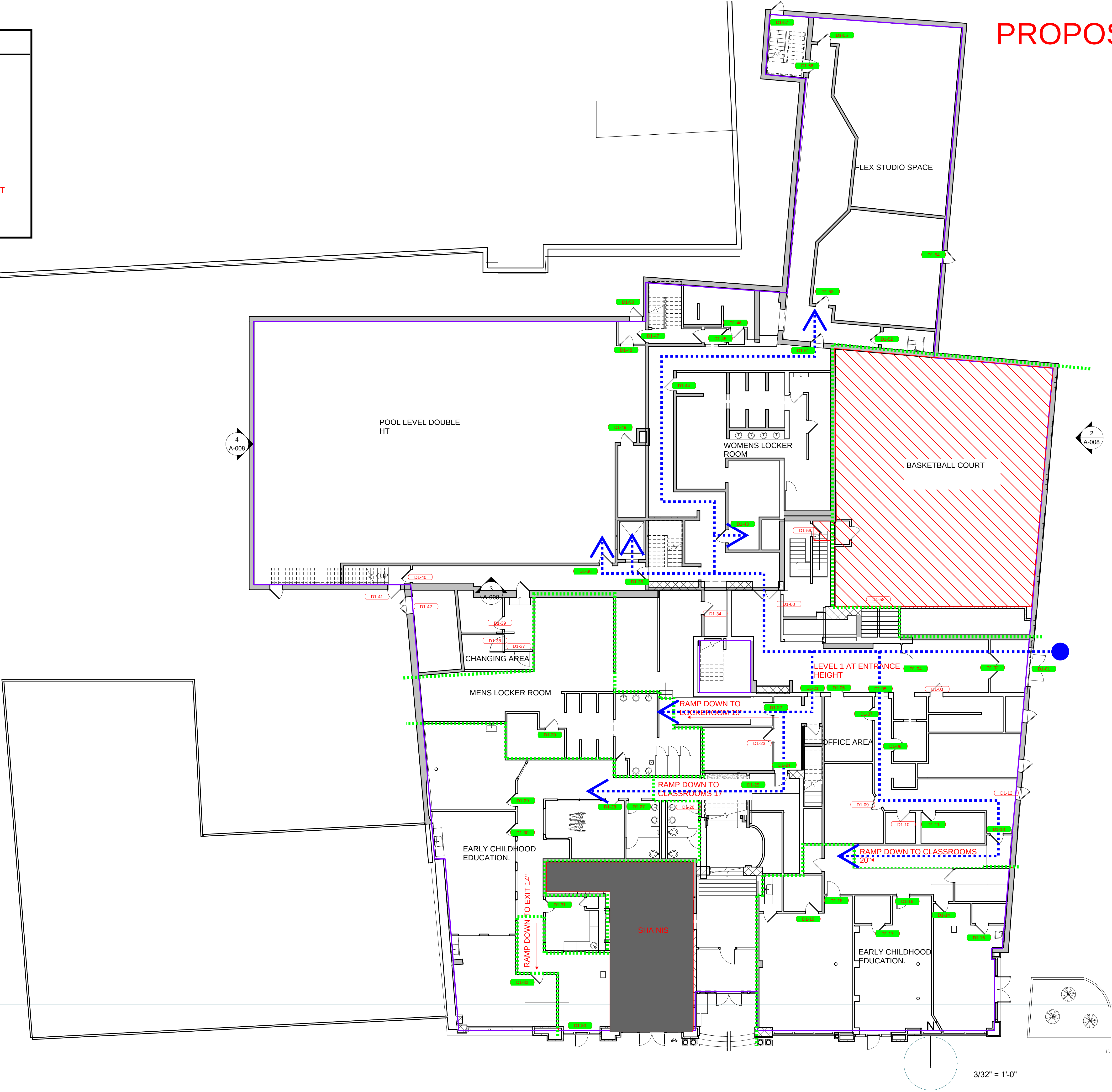


DOOR - NON COMPLIANT



DOOR - COMPLIANT

PROPOSED REMEDIATION



1 01 FIRST FLOOR
SCALE 3/32" = 1'-0"

04/22/25

3/32" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

ARCHITECTURAL ACCESS BOARD

Docket No. V25-089

In re)
)
Salem YMCA)
1 Sewall Street)
Salem)
_____)

BOARD DECISION

Procedural History

This matter is before the Architectural Access Board (“Board”) based on an Application for Variance submitted, pursuant to 521 CMR 4.00, on behalf of the YMCA of the North Shore, Inc (“Petitioner”) and received by the Board on May 16, 2025. This decision concerns Petitioner’s variance requests relating to 521 CMR 20.1, 28.1, 27.2, 24.2, 25.1, 26.6, 30, and 27.4 (accessible routes, elevators, stair treads and risers, ramp slope, door maneuvering clearances, restroom facility on an inaccessible floor, and handrails), as the Petitioner undertakes major updates to building.

On May 16, 2025, the Board received an application for variance for the above-referenced address. The Board received additional information on May 23, 2025, and on June 16, 2025, the Board voted to schedule a hearing. On June 20, 2025, a notice of hearing was sent to all parties.

A hearing was held regarding the above-listed location on October 6, 2025, in accordance with G.L. c. 30A, §§ 10 and 11; 801 CMR 1.02 *et seq.*; and 521 CMR 4.00.¹ Robert Freni, Trevor Rabidou, and Charity Lezama appeared for the Petitioner. The witnesses were sworn in by the Board Chair. The instant decision now memorializes the determinations made at that time.

Applicable Laws & Regulations

Pursuant to 521 CMR 3.3.2, “[i]f the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see **521 CMR 5[]**) of the *building* the entire *building* is required to comply with 521 CMR.”

¹ Pursuant to state law, the hearing was held online via the Microsoft Teams platform.

521 CMR 20.1 requires: “An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility. Accessible routes may include but are not limited to walks, halls, corridors, aisles, skywalks, and tunnels. Accessible routes may not include stairs, steps, or escalators, even if the stairs and steps are required to be accessible under 521 CMR.”

521 CMR 24.2 sets forth: “Ramps shall have the least possible slope. . . . The least possible slope should be used for any ramp. The maximum slope of a ramp shall be 1:12 (8.3%). (There is no tolerance allowed on slope, Refer to 521 CMR 2.4.4d). . . . The maximum rise for any run shall be 30 inches (30" = 762mm).”

521 CMR 25.1 mandates: “All public entrance(s) of a building or tenancy in a building shall be accessible. Public entrances are any entrances that are not solely service entrances, loading entrances, or entrances restricted to employee use only.”

521 CMR 26.6 sets forth: “minimum clear floor area shall be provided on both sides of all doors and gates. Exception: Doors equipped with automatic opening devices are exempt from 521 CMR 26.6.3, 26.6.4 and 26.8.”

521 CMR 27.2 states: “On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. Open risers are not permitted.”

521 CMR 27.4 provides various design requirements for handrails.

521 CMR 28.1 requires: “In all multi-story buildings and facilities, each level including mezzanines, shall be served by a passenger elevator. If more than one elevator is provided, each passenger elevator shall comply with 521 CMR 28. Accessible elevators shall be on an accessible route and located within the space with which it is intended to serve.”

521 CMR 30 mandates various requirements for toilet rooms.

Exhibits

The following documentation was entered into evidence:

- Exhibit 1: Board Packet AAB 1-35, including the Application for Variance and amendment, all correspondence, and project plans.
- Exhibit 2: Respondent’s hearing presentation.

Factual Findings

The following findings of fact and conclusions of law are supported by substantial evidence, based on the credited testimony of the witnesses, documents admitted into evidence and AAB records. G.L. c. 30A, § 11(2), § 14(7).

- 1) The facility is a three-story structure used primarily by the Salem YMCA, including for after-school activities for children. Ex. 1, AAB 6.
- 2) The focus of the upgrade is construction of a rooftop playground. Ex. 1, AAB 23.
- 3) Petitioner is performing accessibility upgrades where possible, in addition to seeking variances from the Board. Ex. 1, AAB 10.
- 4) The building is located in a registered historic district. Ex. 1, AAB 23.
- 5) The estimated cost of the work is over \$3.5 million, and the assessed value of the building is \$4,226,800; the town's assessment ratio is 94 percent. Ex. 1, AAB 24.

Discussion

Petitioner concedes that the Board has jurisdiction over Lamont House pursuant to 521 CMR 3.3.2 and the Board concurs. 521 CMR 3.3.2 requires that, “[i]f the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see **521 CMR 5.38**) of the *building* the entire *building* is required to comply with 521 CMR.”

However, pursuant to 521 CMR 4.1, an “owner or an owner’s representative or tenant who thinks that full compliance with 521 CMR is impracticable may apply to the Board for a variance from 521 CMR.” Impracticability is defined to mean either that compliance with 521 CMR “would be technologically unfeasible” or that it would “result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.” 521 CMR 5.00.

During this hearing, Petitioner’s team explained that this building is located in downtown Salem, and currently has no accessible outdoor space. Over 200 children are served by the building’s programs daily. Accordingly, Petitioner is undertaking construction of a rooftop playground, the cost of which triggers full compliance with 521 CMR for the entire building. While Petitioner is seeking multiple variances for this historic building, it is committing to \$182,000 of accessibility upgrades throughout the building, as well as approximately \$44,000 for elevator work.

Petitioner’s Request 1 seeks relief from the requirements in 521 CMR 20.1 and 28.1 to create an accessible route to the existing basement, basketball court, boys’ locker room and kids club. Petitioner described that it is not viable to excavate so that the existing elevator can serve the basement, and that installation of a separate elevator between the basement and first floor would cost \$602,000, and that a LULA here would cost \$350,000. The change in level is between 3 and 4 feet, and there is not enough space to install a compliant ramp. There is no other basketball court at this facility, but other than that, all basement programming can be replicated in accessible spaces.

Petitioner’s Request 2 seeks relief from the requirements in 521 CMR 20.1 and 28.1 to create an accessible route to the “flex gym space” on Level 2, which is dedicated to adult fitness classes. Adding an additional elevator stop to reach this level would cost

approximately \$80,000. Petitioner proposes to move specific fitness classes to other accessible locations if informed that an individual who requires an accessible route will be participating. The Board notes that this request might be more appropriate as temporary relief.

Petitioner's Request 3 seeks relief from the requirement in 521 CMR 27.2 for uniform tread heights. Altering one step in this existing marble stair flight would require removal and replacement of the entire flight; Petitioner argues it would be technically infeasible.

Petitioner's Request 4 seeks relief from the requirement in 521 CMR 24.2 for ramps to have the least possible slope. Petitioner asserts that the slope of the existing ramp is roughly 12 percent (compliance requires a maximum of approximately 8 percent), and that doors at either end of the ramp prevent revising the slope to make it compliant. Petitioner proposes installing handrails on both sides of the ramp, and argues that it is technically infeasible to achieve compliance at this location.

Petitioner's Request 5 seeks relief from the requirement in 521 CMR 25.1 that all entrances be accessible. This entrance is on a historic façade with three stone steps, and Petitioner argues that compliance here is technically infeasible. Petitioner contends this entrance is not widely used, and proposes to add signage directing visitors to the nearby accessible entrance.

Petitioner's Request 6 seeks relief from the requirement in 521 CMR 26.6 for minimum door clearances. Petitioner argues that it is technically infeasible for these doors to comply because of wall thickness and/or location within concrete masonry units, and because alternation could jeopardize the structural soundness of the building. In addition, Petitioner notes that these doors are in low traffic areas.

Petitioner's Request 7 seeks temporary relief, for bathrooms on inaccessible floors, from the requirement in 521 CMR 30 for bathroom facilities to be accessible. Petitioner requests a time variance in order to spread out the costs of this work, and is already making all bathrooms on accessible levels fully compliant.

Petitioner's Request 8 seeks temporary relief, due to cost, from the requirement in 521 CMR 27.4 for stair handrails to comply with the Board's design standards. Petitioner has indicated that it does intend to install compliant handrails for a majority of the building's stairs in time. The handrails for the two sets of stairs that will serve the rooftop playground will be compliant right away.

Petitioner's Request 9 seeks temporary relief, again due to cost, for doors located on inaccessible levels, from the requirement in 521 CMR 26.6 for minimum door clearances. Petitioner is committing to compliant maneuvering clearances now for doors that do not fall into Request 6 or Request 9; that is, for doors that are on accessible levels and are in "high-traffic" areas.

The Board has considered this application, including the information provided in the submitted documentation as well as the witnesses' testimony. The Board now finds that for some requests the evidence is sufficiently substantial to determine that compliance is impracticable as indicated below, and that for other requests, more information is required before this determination can be made.

Conclusion and Order

In light of all of the foregoing, the Board votes as follows:

- to **CONTINUE** Petitioner's Request 1 for relief from 521 CMR 20.1 (entrance) and 28.1 (elevator) and **ORDERS** Petitioner to provide the Board with: (1) test drawings for a permanent or portable lift to the basketball court; and, (2) the policy on relocating on request special programming in the basement;
- to **CONTINUE** Petitioner's Request 2 for relief from 521 CMR 28.1 (elevator) and **ORDERS** Petitioner to provide the Board with: (1) test drawings for a permanent or portable lift; and, (2) the policy on moving programming to accessible spaces;
- to **GRANT** Petitioner's Request 3 for relief from 521 CMR 27.2 (treads) on the **CONDITION** that Petitioner implement the related recommendation from the Salem Commission on Disability;
- to **GRANT** Petitioner's Request 4 for relief from 521 CMR 24.2 (slope) on the **CONDITION** that Respondent provide to the Board the policy for the exterior access route to the childhood education space, and to ensure information regarding the route is posted on the website and mobile application;
- to **CONTINUE** Petitioner's Request 5 for relief from 521 CMR 20.1 (entrance) to see if the accessible parking can be moved to the right of the accessible entrance where there are currently metered parking spaces;
- to **CONTINUE** Petitioner's Request 6 for relief from 521 CMR 26.6 (door clearances) for a plan identifying doors and spaces impacted by this request;
- to **GRANT** Petitioner's Request 7 for relief from 521 CMR 30 (toilet rooms) until January 1, 2030, and **ORDER** Petitioner to provide to the Board annual status reports regarding achieving compliance beginning on January 1, 2027;
- to **GRANT** Petitioner's Request 8 for relief from 521 CMR 27.4 (handrails) until January 1, 2030 and **ORDER** Petitioner to provide to the Board annual status reports regarding achieving compliance beginning on January 1, 2027;
- to **GRANT** Petitioner's Request 9 for relief from for relief from 521 CMR 26.6 (door clearances) until January 1, 2030 and **ORDER** Petitioner to provide to the Board annual status reports regarding achieving compliance beginning on January 1, 2027;

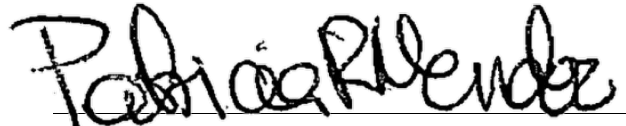
A true copy attest, dated: November 4, 2025

ARCHITECTURAL ACCESS BOARD

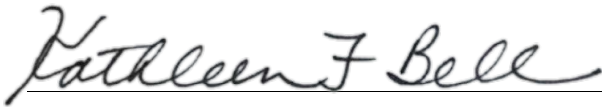
By:



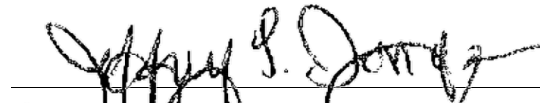
Dawn Guarriello, Chair



Patricia Mendez, Vice Chair



Kay Bell, Executive Office of Elder
Affairs Designee



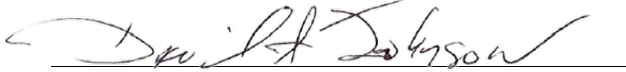
Jeffrey P. Dougan, Massachusetts Office on
Disability Designee



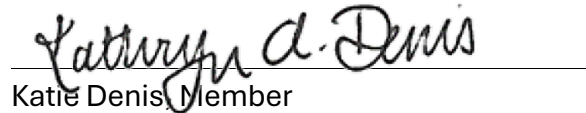
Pamela Daly



Elizabeth Myska, Member



David Johnson, Member



Katie Denis, Member

A complete administrative record is on file at the office of the Architectural Access Board.

This constitutes a final order of the Architectural Access Board. In accordance with G.L. c. 30A, §14 and G.L. c. 22, §13A, any person aggrieved by this decision may appeal to the Superior Court of the Commonwealth of Massachusetts within thirty (30) days of receipt of this decision.

SALEM YMCA ROOFTOP

Exhibit: 2
V25-089
AAB 59-82



Existing Playground



- 1,100 SF
- Occupancy = 14 students
- Limited play equipment

Future Playground

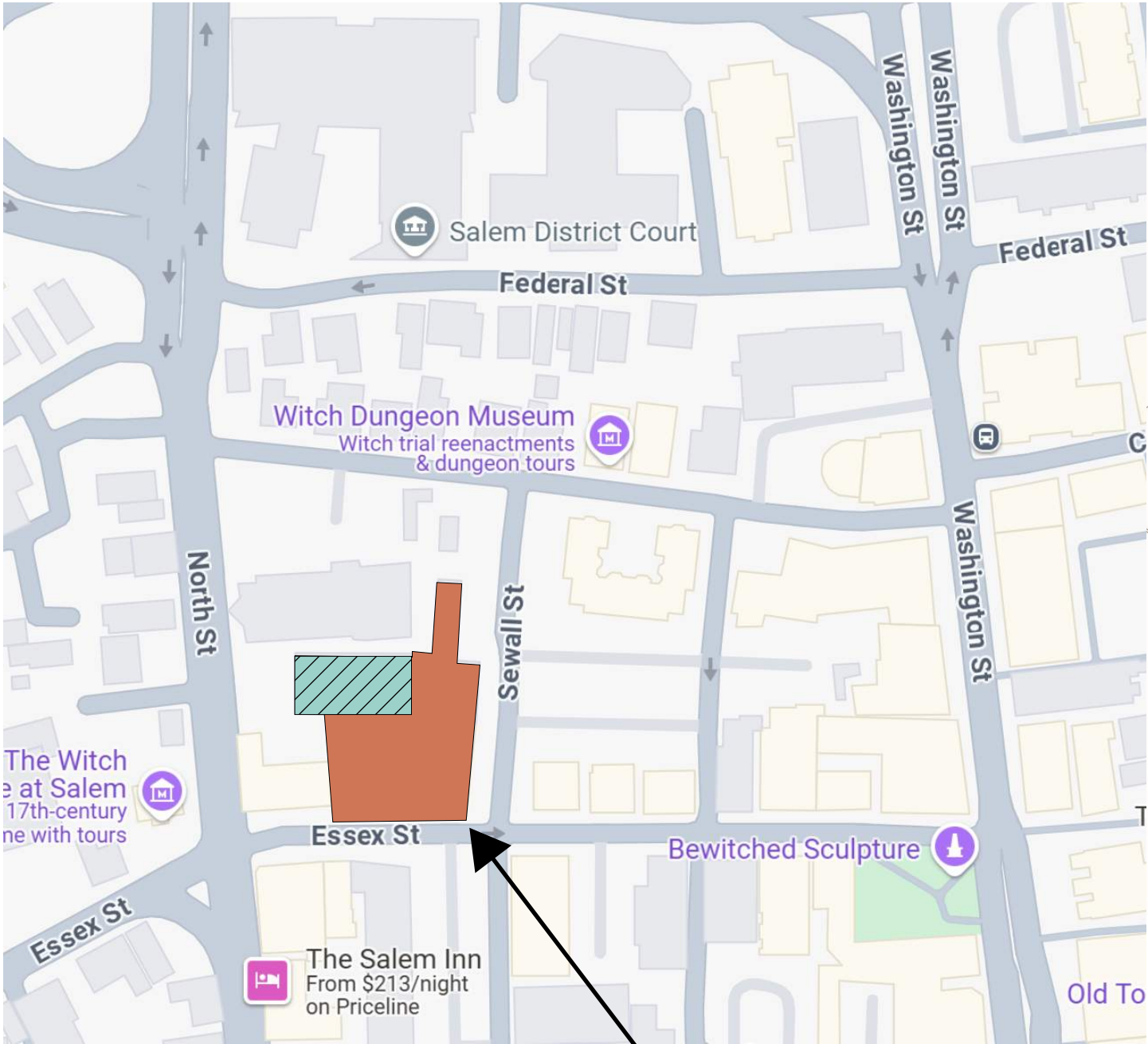


- 3,940 sf
- Occupancy = 52 students
- Two climbing structures, a track, space to run, and a multi-use sport court for older students in after care program



Existing Conditions

MAP VIEW

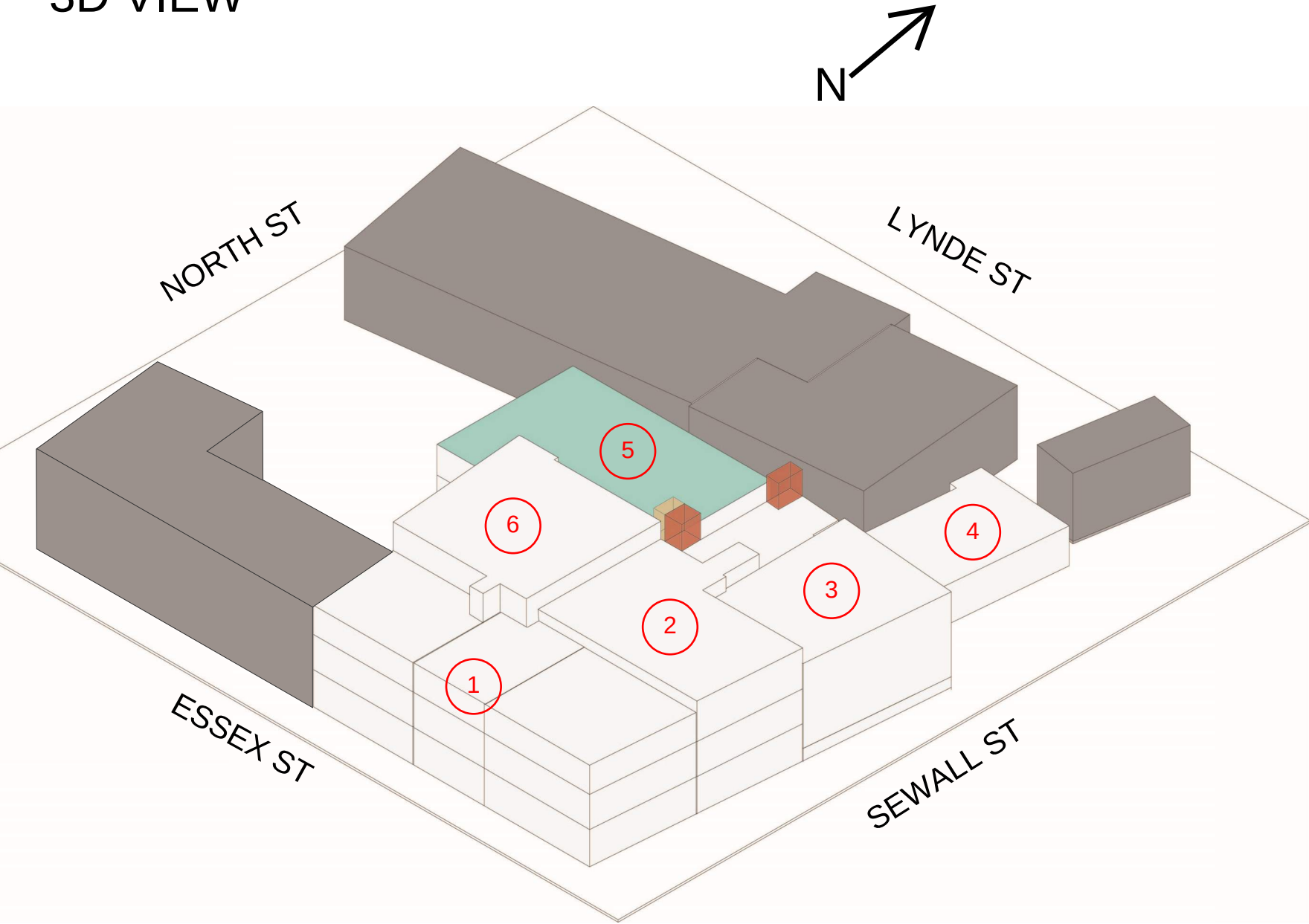


SITE PLAN LEGEND

- EXISTING YMCA BUILDING
- PROPOSED PROJECT AREA

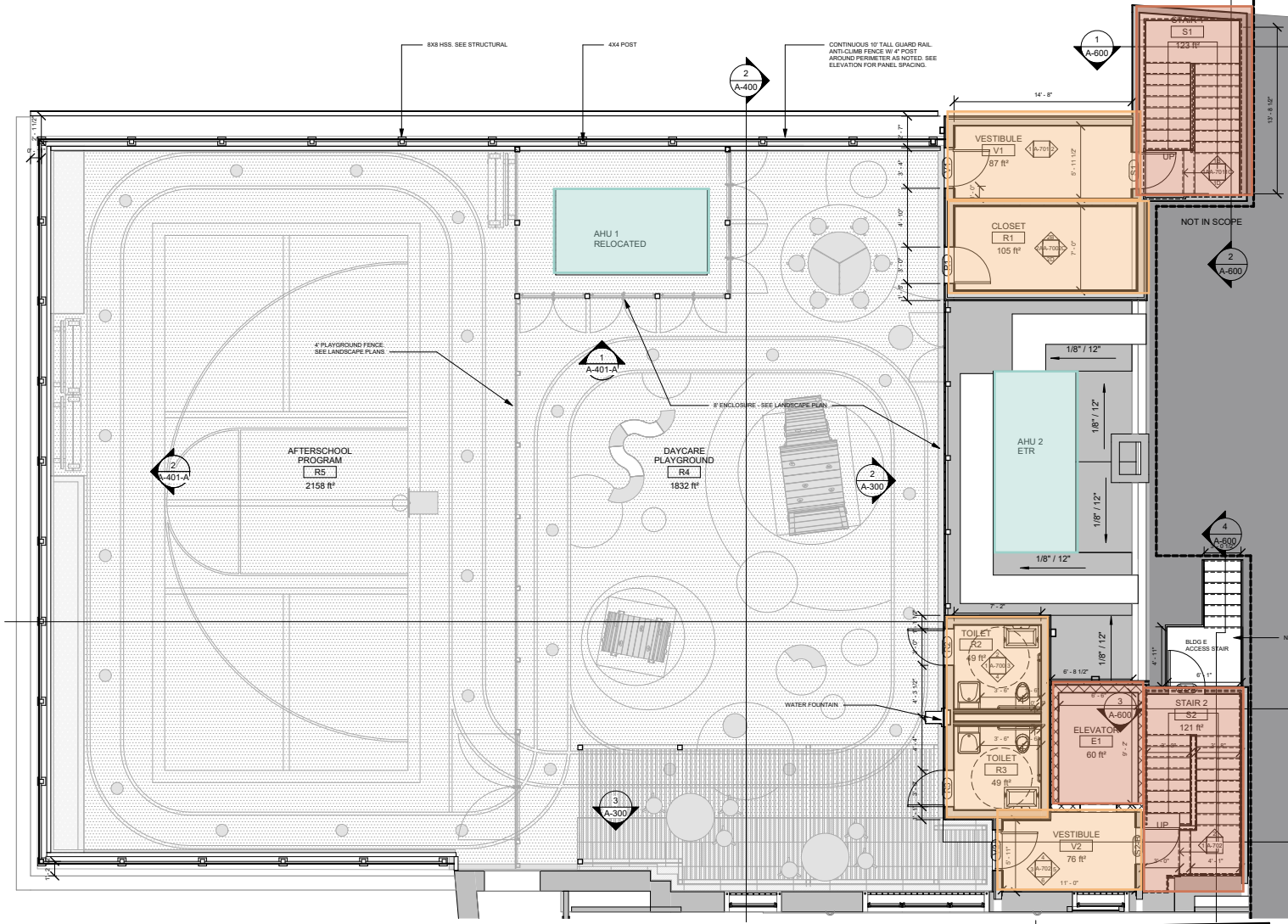
3D VIEW

3D VIEW

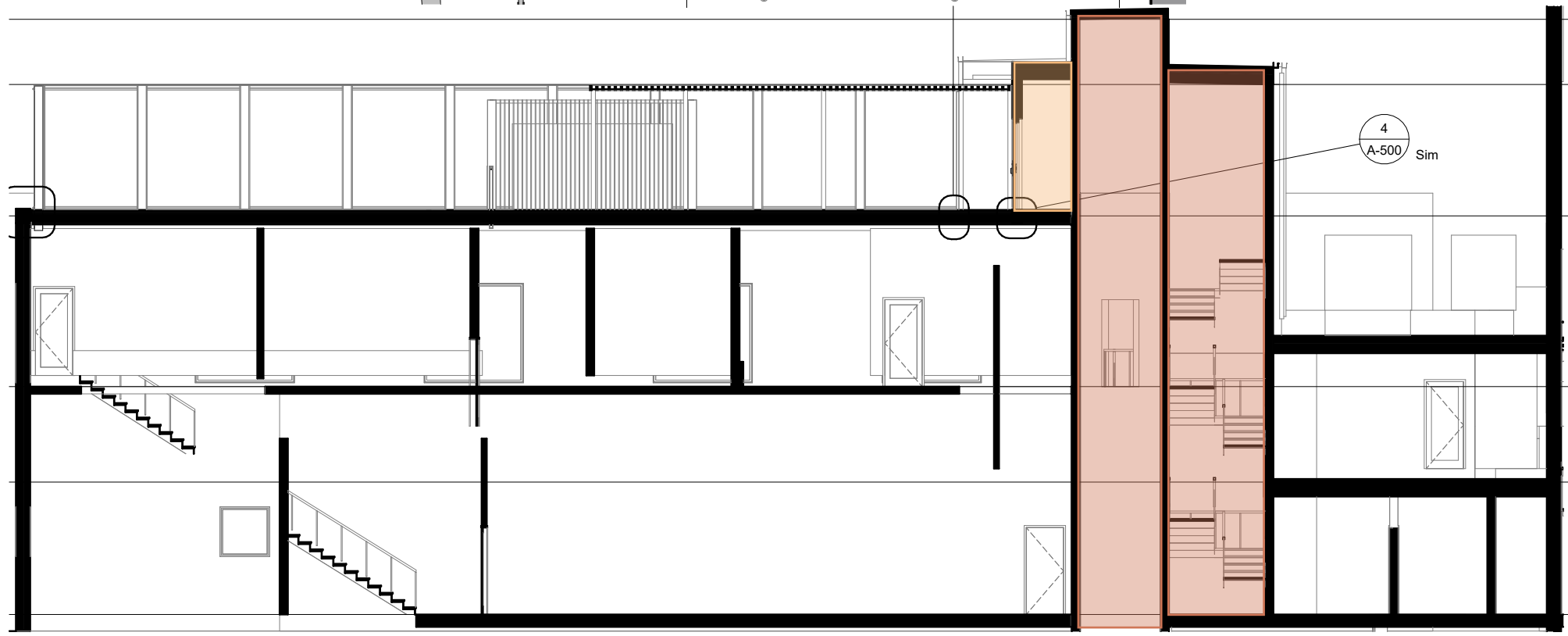


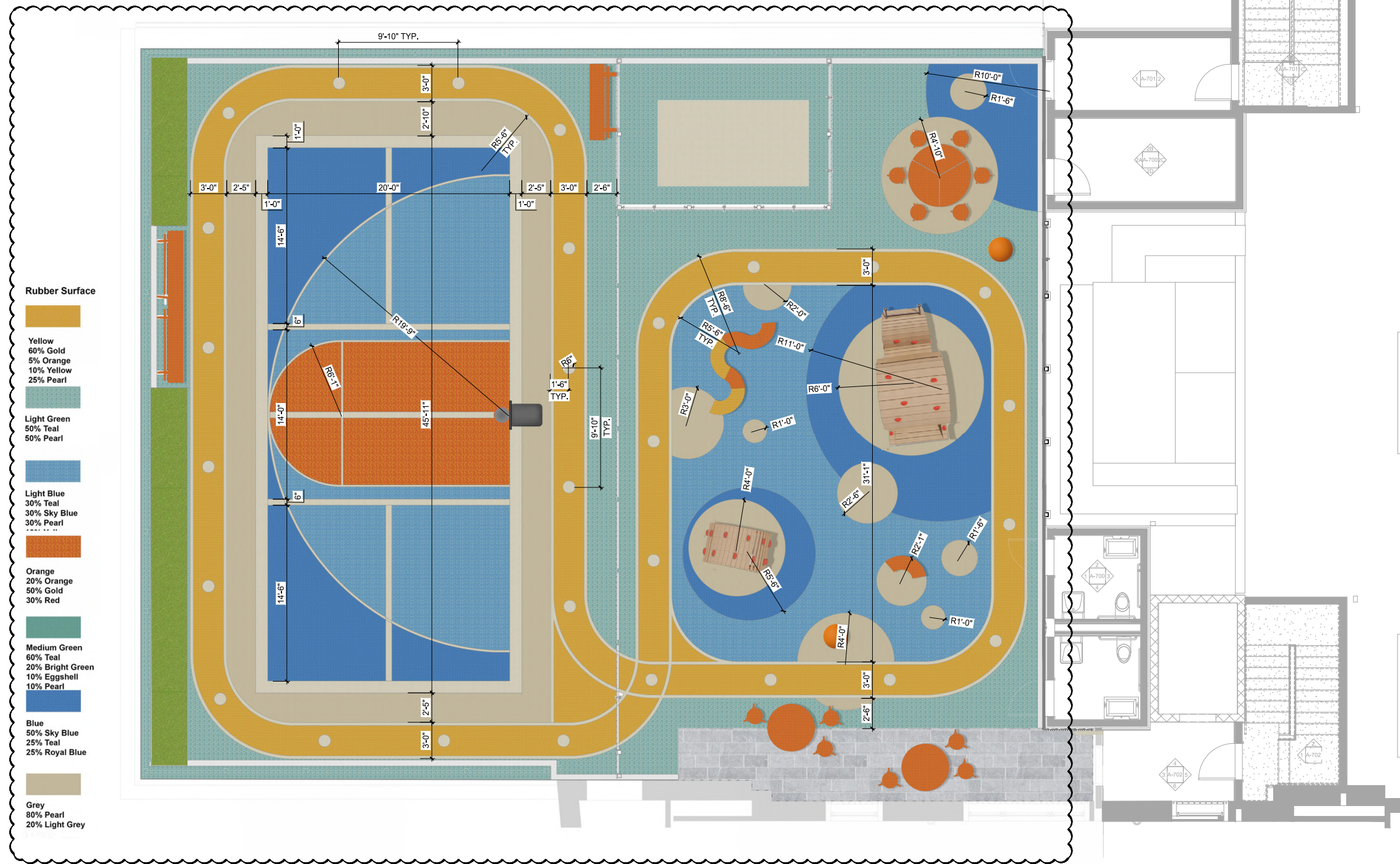
3D LEGEND

- NEIGHBORING BUILDINGS
- YMCA ROOFTOP PLAYGROUND
- YMCA FACILITY
- EXTENDED STAIRCASES
- EXTENDED ELEVATOR SHAFT



- AHU UNITS
- CIRCULATION
- NEW STRUCTURES





01 RUBBER SURFACE PLAN
SCALE: 1/4"=1'-0"

PROJECT

ROOF TOP RECREATION

1 Sewall Street Salem, MA

CLIENT

SALEM YMCA

ARCHITECT


ADAPTIV ARCHITECTURE & PLANNING
44 CORNING ST.
BEVERLY MA 01915

LANDSCAPE


GROUND, INC.

CIVIL & STRUCTURAL


ENGINEERING

MPI/PF ENGINEER


SEAMAN ENGINEERING

CODE CONSULTANT


SLS FIRE

ELECTRICAL ENGINEER


ART ENGINEERING
we build the future.

GEOTECHNICAL ENGINEER


GEOENGINEERS

COST ESTIMATING

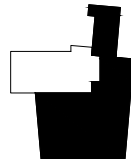

PM&C

NO.

DATE

DESCRIPTION

KEY PLAN



DRAWING TITLE

RUBBER SURFACE PLAN

SCALE

31 MARCH 2025

JOB NUMBER

24001

SUBMISSION

CONSTRUCTION DOCUMENTS

DRAWING NUMBER

L-105



THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED. TAKE APPROPRIATE PRECAUTIONS ACCORDINGLY.

LEGEND

EXISTING NON ACCESSIBLE SPACES.

ASSUMED ACCESSIBLE ROUTE.

LVL CHANGE

POTENTIAL NEW ACCESSIBLE ROUTE

ST-01

STAIR - NON COMPLIANT

ST-01

STAIR - COMPLIANT

D1-01

DOOR - NON COMPLIANT

DOOR - COMPLIANT

BR-01

BATHROOM - NON COMPLIANT

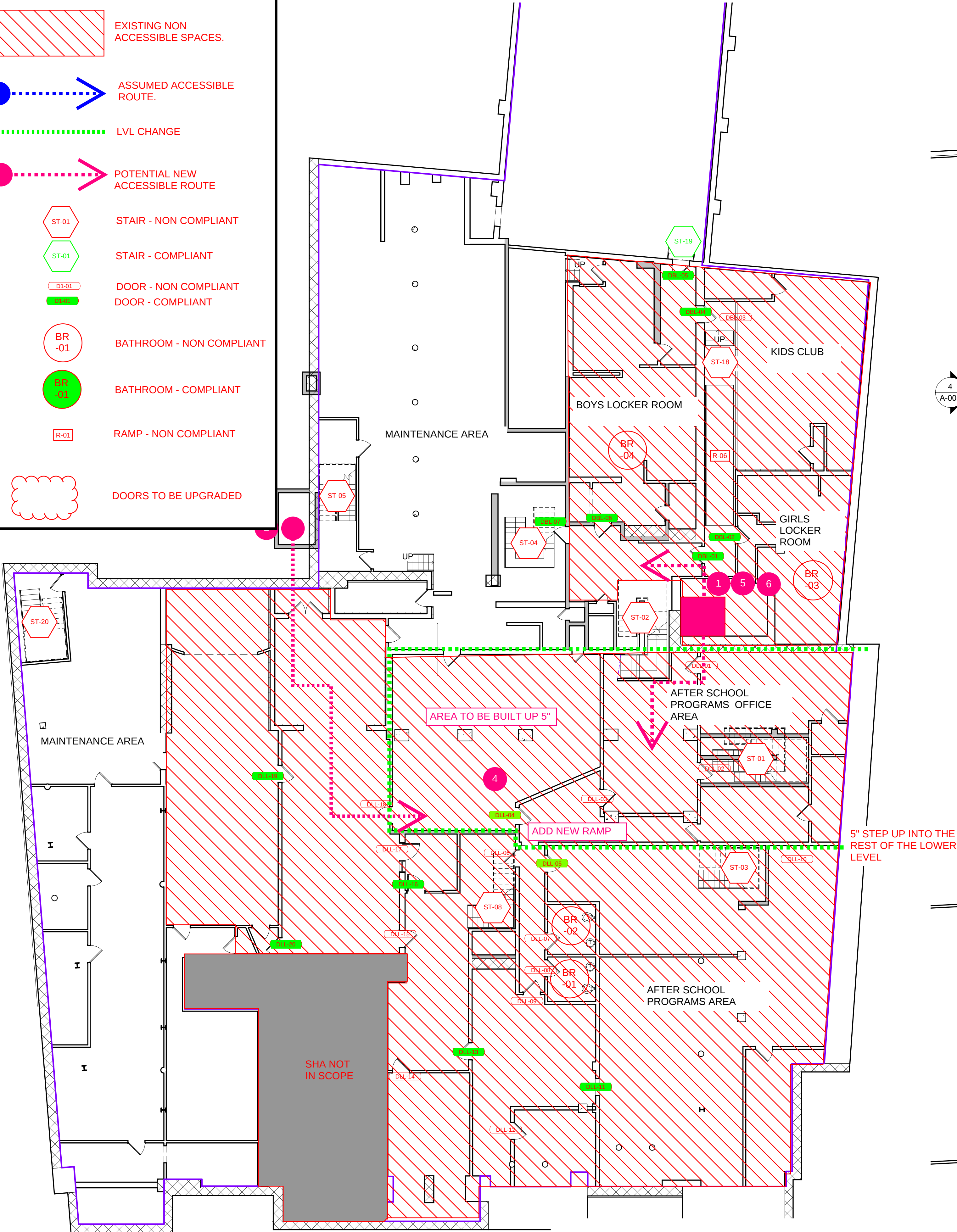
BR-01

BATHROOM - COMPLIANT

R-01

RAMP - NON COMPLIANT

DOORS TO BE UPGRADED



BASEMENT (LOWER LEVEL)

POTENTIAL PROJECTS

1

NEW ELEVATOR AT ENTRANCE FOR ACCESS TO THE BASEMENT (LOWER LEVEL), BOYS LOCKER ROOM LEVEL, MAIN LEVEL, THE BASKETBALL COURT, AND THE WHIPPLE ROOM.

2

EXTEND EXISTING ELEVATOR TO LOWER LEVEL. TUNNEL THROUGH SUBSOIL CONDITIONS AND CONSTRUCT NEW TUNNEL FOR ACCESS.

3

AT ELEVATOR TO BE UPGRADED WITH NEW ROOFTOP PROJECT, ADD ONE ELEVATOR STOP TO THE FLEX GYM AREA.

4

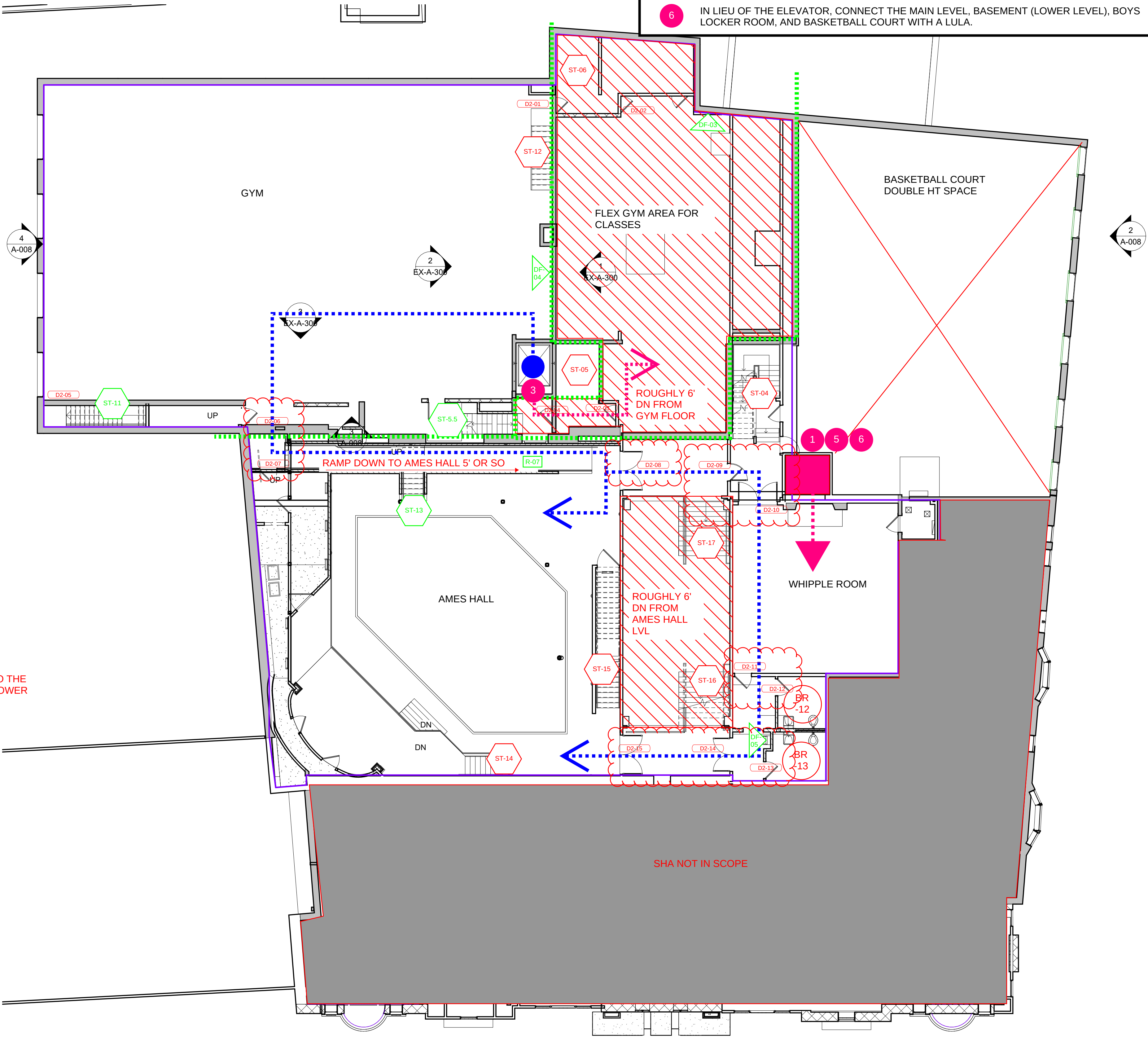
BUILD UP FLOOR AREA TO TYPICAL BASEMENT FLOOR HEIGHT (5"). INSTALL ONE RAMP AT 5" RISE.

5

IN LIEU OF THE ELEVATOR, CONNECT THE MAIN LEVEL AND BASEMENT WITH A LIFT.

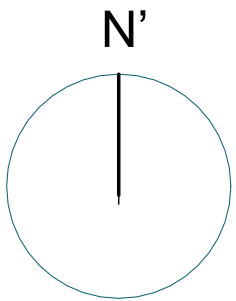
6

IN LIEU OF THE ELEVATOR, CONNECT THE MAIN LEVEL, BASEMENT (LOWER LEVEL), BOYS LOCKER ROOM, AND BASKETBALL COURT WITH A LULA.



LEVEL 2

04/22/25



3/32" = 1'-0"

LEGEND

EXISTING NON ACCESSIBLE SPACES.

ASSUMED ACCESSIBLE ROUTE.

LVL CHANGE

POTENTIAL NEW ACCESSIBLE ROUTE

ST-01

STAIR - NON COMPLIANT

ST-01

STAIR - COMPLIANT

D1-01

DOOR - NON COMPLIANT

DOOR - COMPLIANT

BR-01

BATHROOM - NON COMPLIANT

BR-01

BATHROOM - COMPLIANT

R-01

RAMP - NON COMPLIANT

R-01

RAMP - COMPLIANT

DOORS TO BE UPGRADED

POTENTIAL PROJECTS

1

NEW ELEVATOR AT ENTRANCE FOR ACCESS TO THE BASEMENT (LOWER LEVEL), BOYS LOCKER ROOM LEVEL, MAIN LEVEL, THE BASKETBALL COURT, AND THE WHIPPLE ROOM.

2

EXTEND EXISTING ELEVATOR TO LOWER LEVEL. TUNNEL THROUGH SUBSOIL CONDITIONS AND CONSTRUCT NEW TUNNEL FOR ACCESS.

3

AT ELEVATOR TO BE UPGRADED WITH NEW ROOFTOP PROJECT, ADD ONE ELEVATOR STOP TO THE FLEX GYM AREA.

4

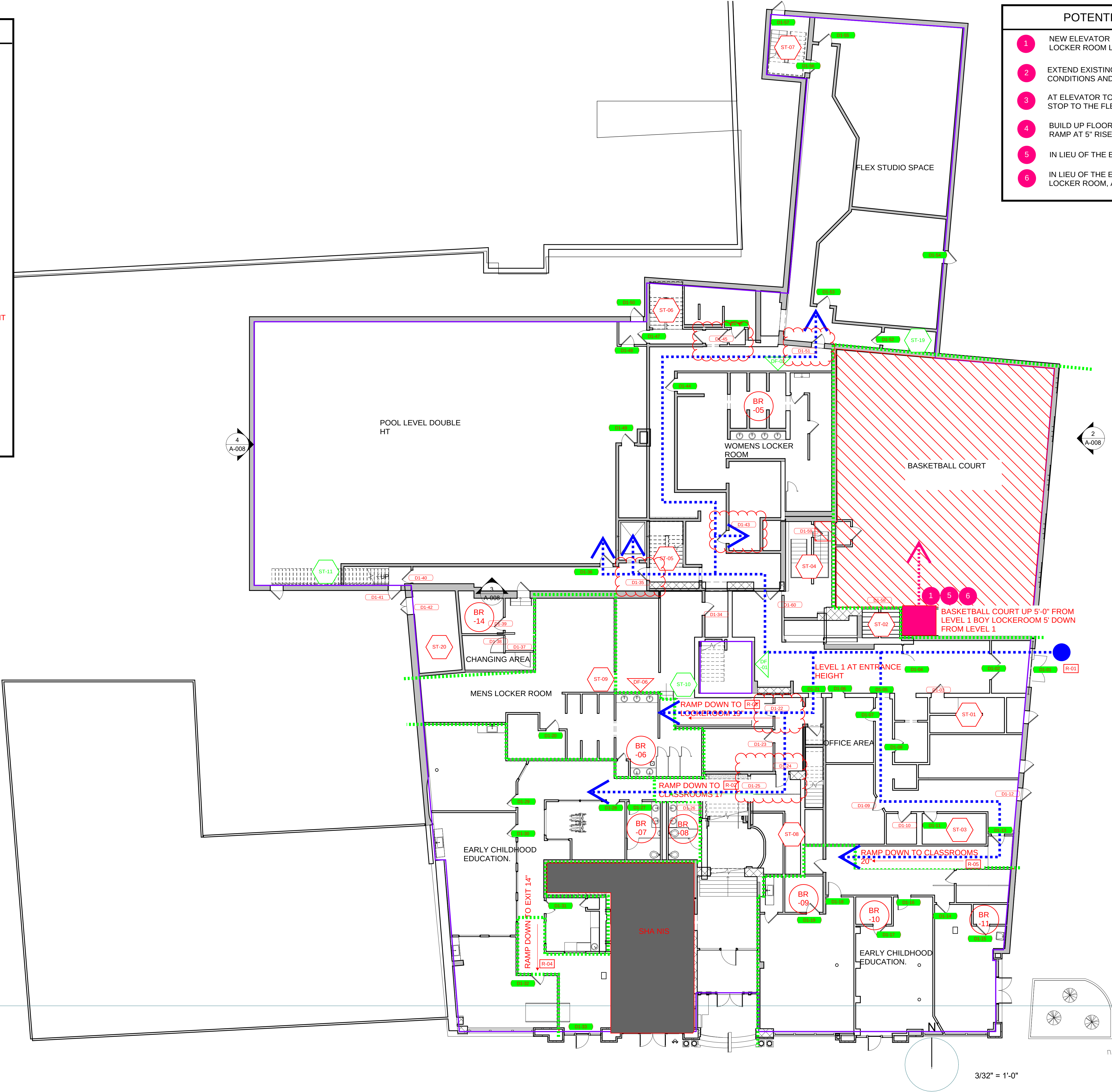
BUILD UP FLOOR AREA TO TYPICAL BASEMENT FLOOR HEIGHT (5"). INSTALL ONE RAMP AT 5" RISE.

5

IN LIEU OF THE ELEVATOR, CONNECT THE MAIN LEVEL AND BASEMENT WITH A LIFT.

6

IN LIEU OF THE ELEVATOR, CONNECT THE MAIN LEVEL, BASEMENT (LOWER LEVEL), BOYS LOCKER ROOM, AND BASKETBALL COURT WITH A LULA.



1

01 FIRST FLOOR

SCALE 3/32" = 1'-0"

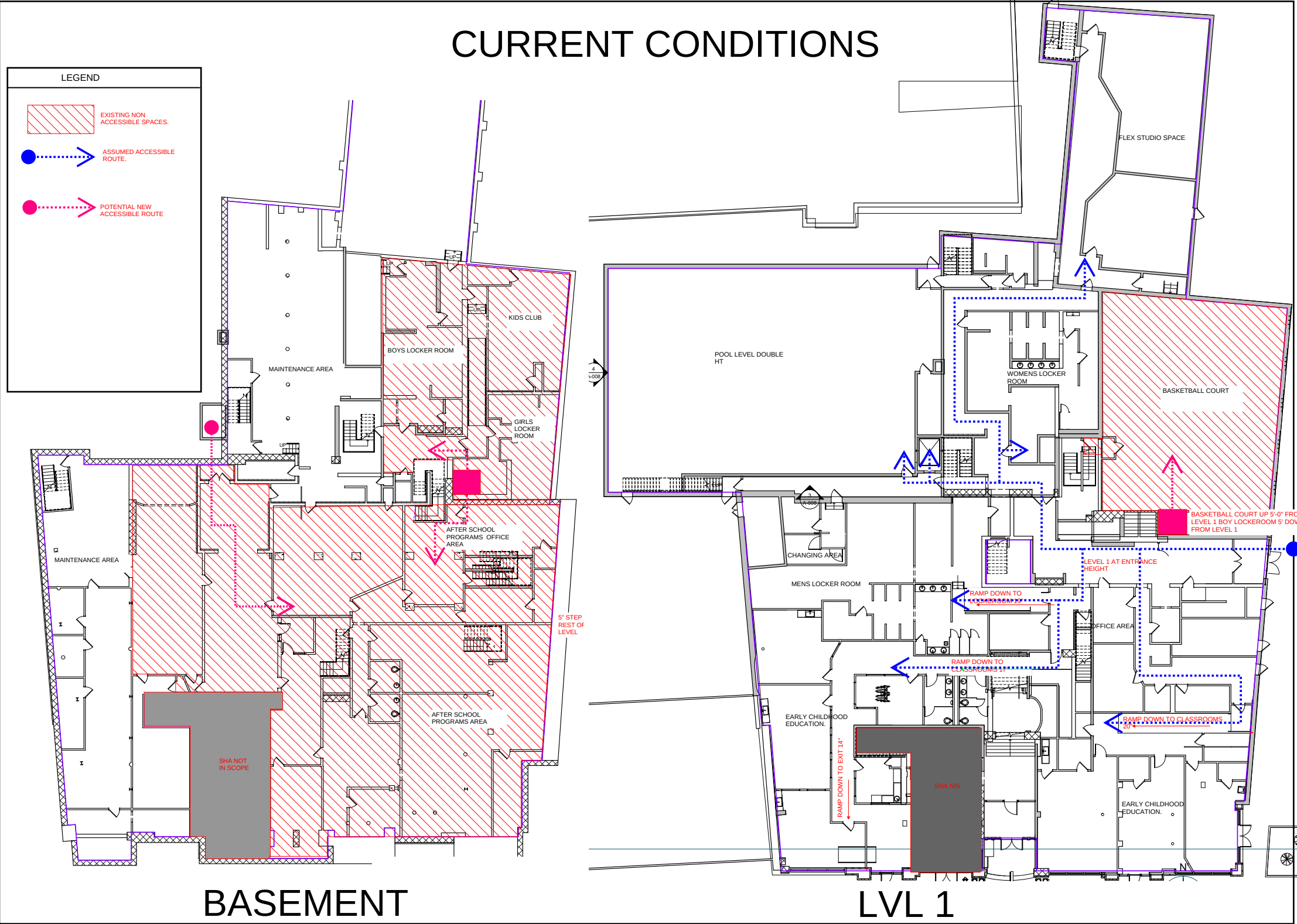
04/22/25

SALEM YMCA WORK COMMITTMENT SUMMARY

Note: All costs are estimates and will need to be revised once Construction Drawings are completed.

Project # 1	Accessible Entrance Upgrades	Install new signage, [pave the accessible walkway at the entrance, install new handrails at the existing.	\$44,800
Project # 2	Bathroom Upgrades	Upgrade accessible bathrooms with grab bars, compliant dispensers and toilets at compliant heights.	\$12,040
Project # 3	Stair Handrails	Install compliant handrails at the two primary staircases connecting the main floor to the new rooftop playground.	\$23,500
Project # 4	Ramp Upgrades	Install new handrails at ramps and one push paddle on an existing door.	\$30,000
Project # 5	Door Hardware Upgrades	Remove existing non-compliant hardware and install new compliant hardware throughout.	\$16,500
Project # 6	Signage Upgrades	Install new compliant signage at the entrance and accessible bathrooms.	\$7,500
Project # 7	Door Clearances along heavy traffic routes	Upgrade existing non compliant doors at high traffic areas with push paddles and shifting doors for required clearances.	\$48,250
Project # 8	Full sprinkler system	Install a new sprinkler system throughout for comprehensive building coverage with new BDA system.	\$425,000
Total committed projects		Total Accessible Upgrades Total Including Full Sprinkler Coverage	Total - \$182,590 Total - \$607,590

REQUEST #1(4.1): ACCESSIBLE ROUTE TO THE EXISTING BASEMENT, BASKETBALL COURT, BOYS LOCKER ROOM, KIDS CLUB



REQUEST

Permit the following existing spaces to remain without an accessible route:

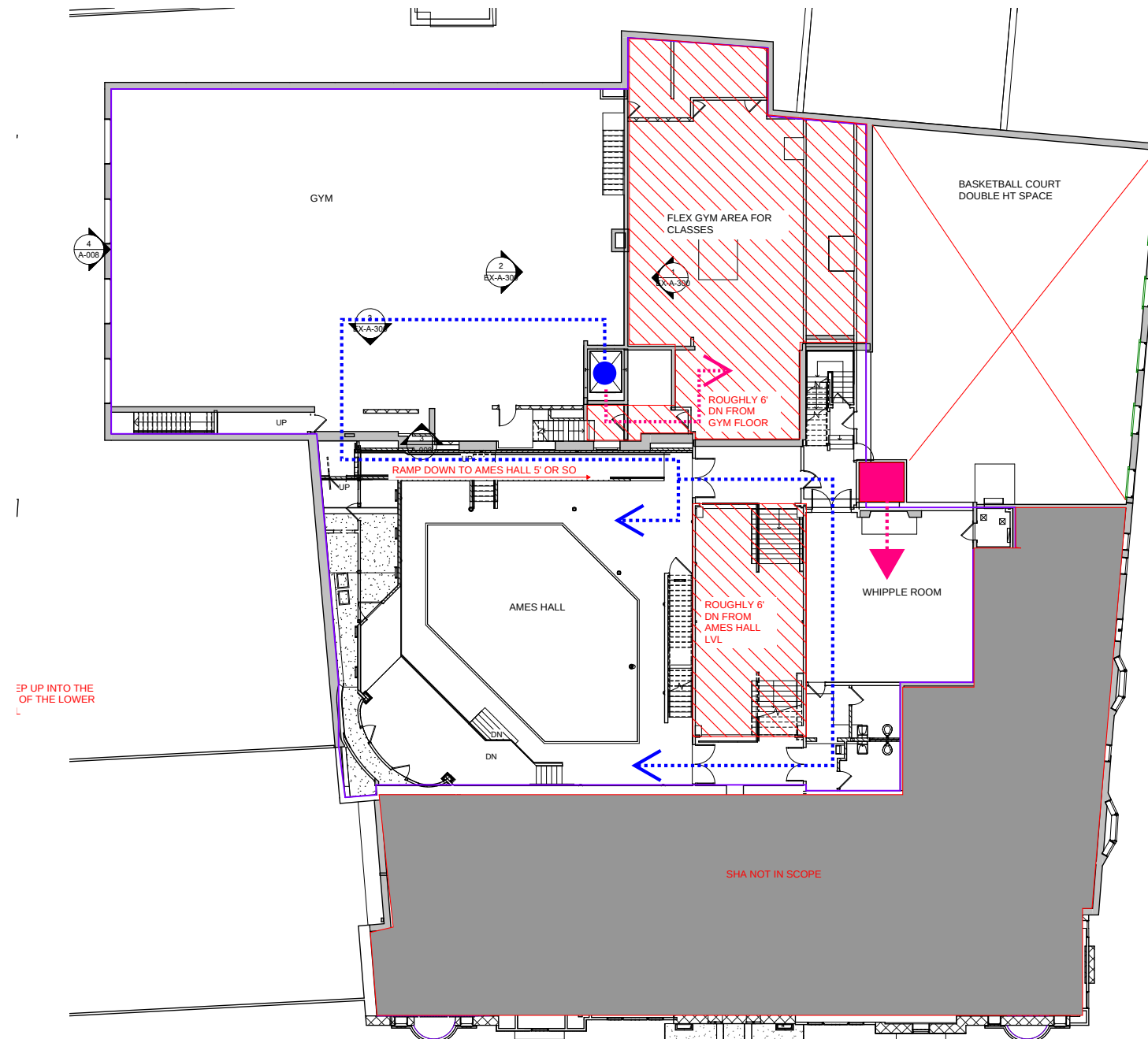
- Basement
- Basketball Court
- Boys Locker room
- Kids Club

REASONING

Access would require a new elevator with a cost estimate of roughly \$602,000 or 17% of the total project cost.

REQUEST #2 (5.1): ACCESSIBLE ROUTE TO FLEX GYM SPACE

CURRENT CONDITIONS



LVL 2

REQUEST

Permit the level 2 flex gym space to remain available without an accessible route to the space.

REASONING

The flex gym space elevation is 6'-0" roughly below the main gym area and not feasible to construct a ramp.

There is also additional flex gym spaces accessible one level 1 currently.

Adding one stop to the new elevator would cost \$80,000 roughly, which we feel would constitute an unreasonable cost due to the duplicate use of space.

REQUEST #3 (6.1): BASKETBALL COURT STAIR TREAD HEIGHT

CURRENT CONDITIONS



EXISTING STAIR

REQUEST

Permit the existing stairs to remain.

REASONING

The structure of the existing stair case is unknown. This would require a full analysis and the entire stair would need to be removed and reinstalled to do so.

We feel this constitutes technical in feasibility.

REQUEST #4 (6.1): EXISTING RAMP TO CHILDHOOD EDUCATION

CURRENT CONDITIONS



EXISTING RAMP

REQUEST

Permit the existing slope of the ramp to remain at roughly 12.5% and permit the existing width to remain at 41".

REASONING

In order to create a compliant slope the length of the ramp would need to be increased and doors at the top and bottom of the ramp do not permit this.

The width of the ramp cannot be expanded due to it being between Ames Hall and the locker room toilets.

We feel this would constitute technical in feasibility.

REQUEST #5 (8.1): AMES HALL ENTRANCE

CURRENT CONDITIONS



EXISTING ENTRANCE

REQUEST

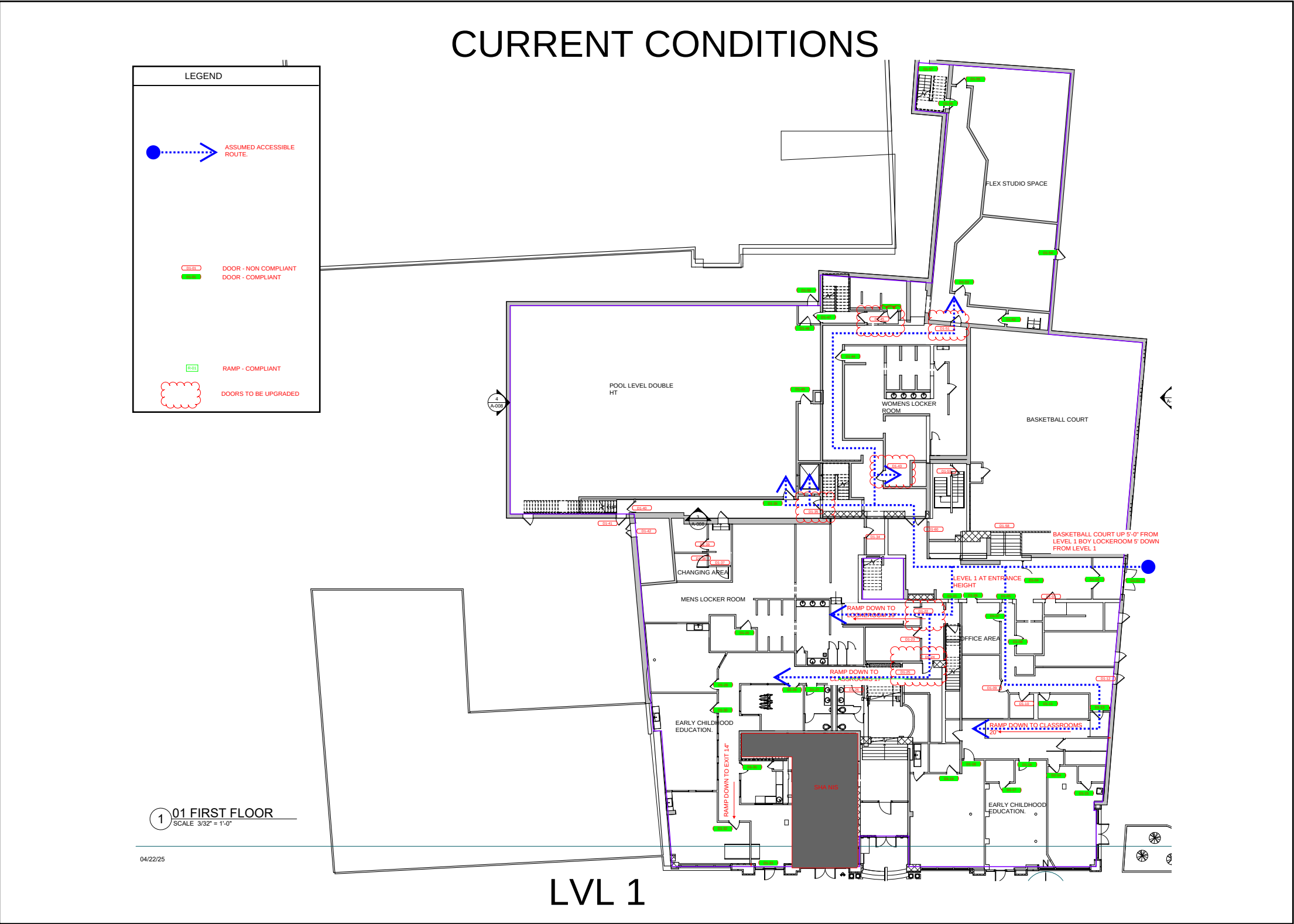
Permit the inaccessible entrance to remain.

REASONING

The stairs to the entrance are located directly on the property line and sidewalk with an elevation difference of 15" roughly.

There is not enough area to fit a compliant ramp and feel this would constitute technical infeasibility.

REQUEST #6 (9.1): MANEUVERING CLEARANCES AT LOW TRAFFIC DOORS (CONTINUED)



REQUEST

Permit non compliant maneuvering clearances at low traffic doors to remain.

REASONING

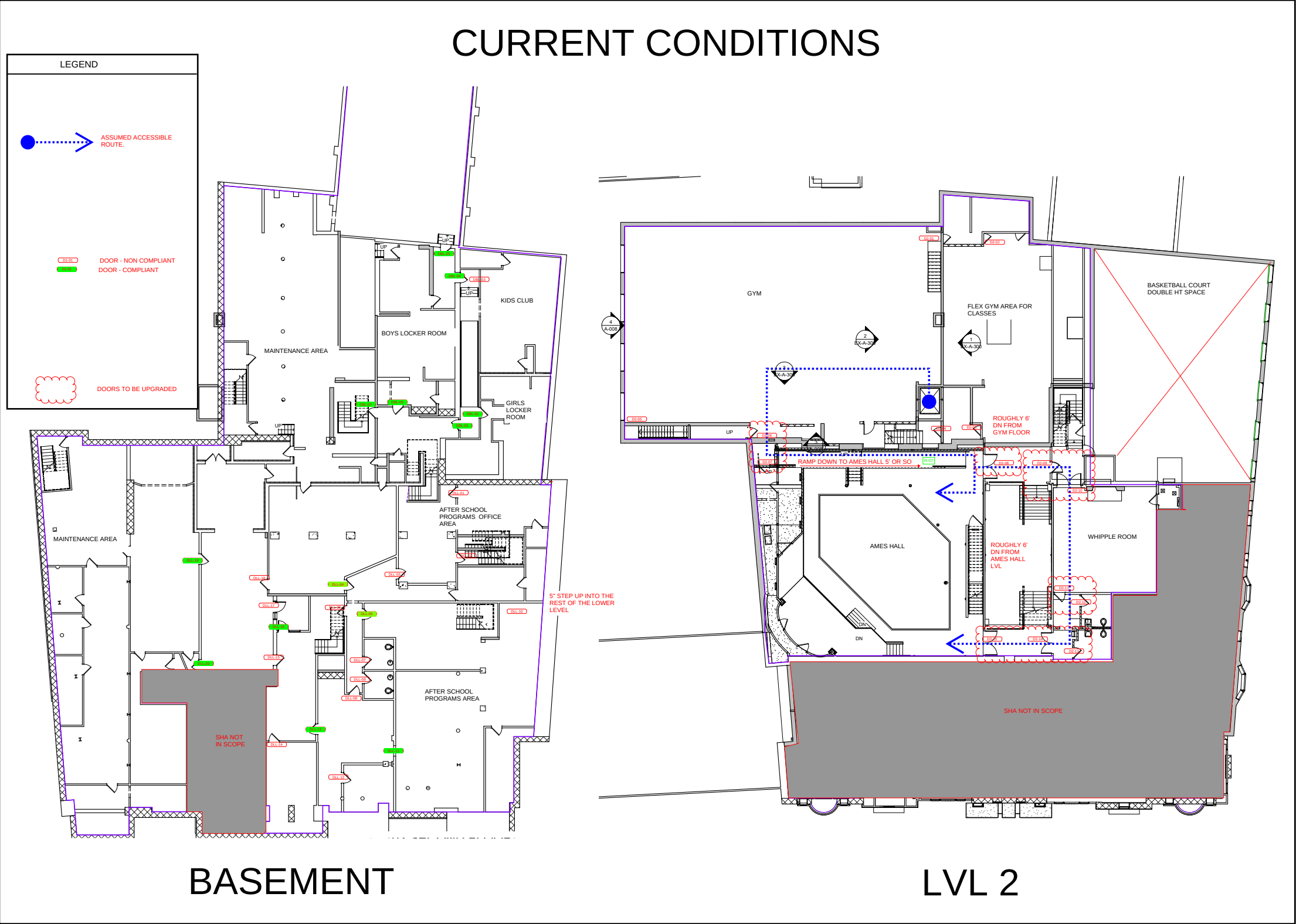
The building contains a number of doors located within CMU/brick walls within low traffic areas where modification would be difficult task and require independent structures.

Due tot he constraints we feel this would constitute technical in feasibility.

We propose modifying maneuvering clearances on doors within high traffic areas.

LVL 1 = 7 DOORS

REQUEST #6 (9.1): MANEUVERING CLEARANCES AT LOW TRAFFIC DOORS



REQUEST

Permit non compliant maneuvering clearances at low traffic doors to remain.

REASONING

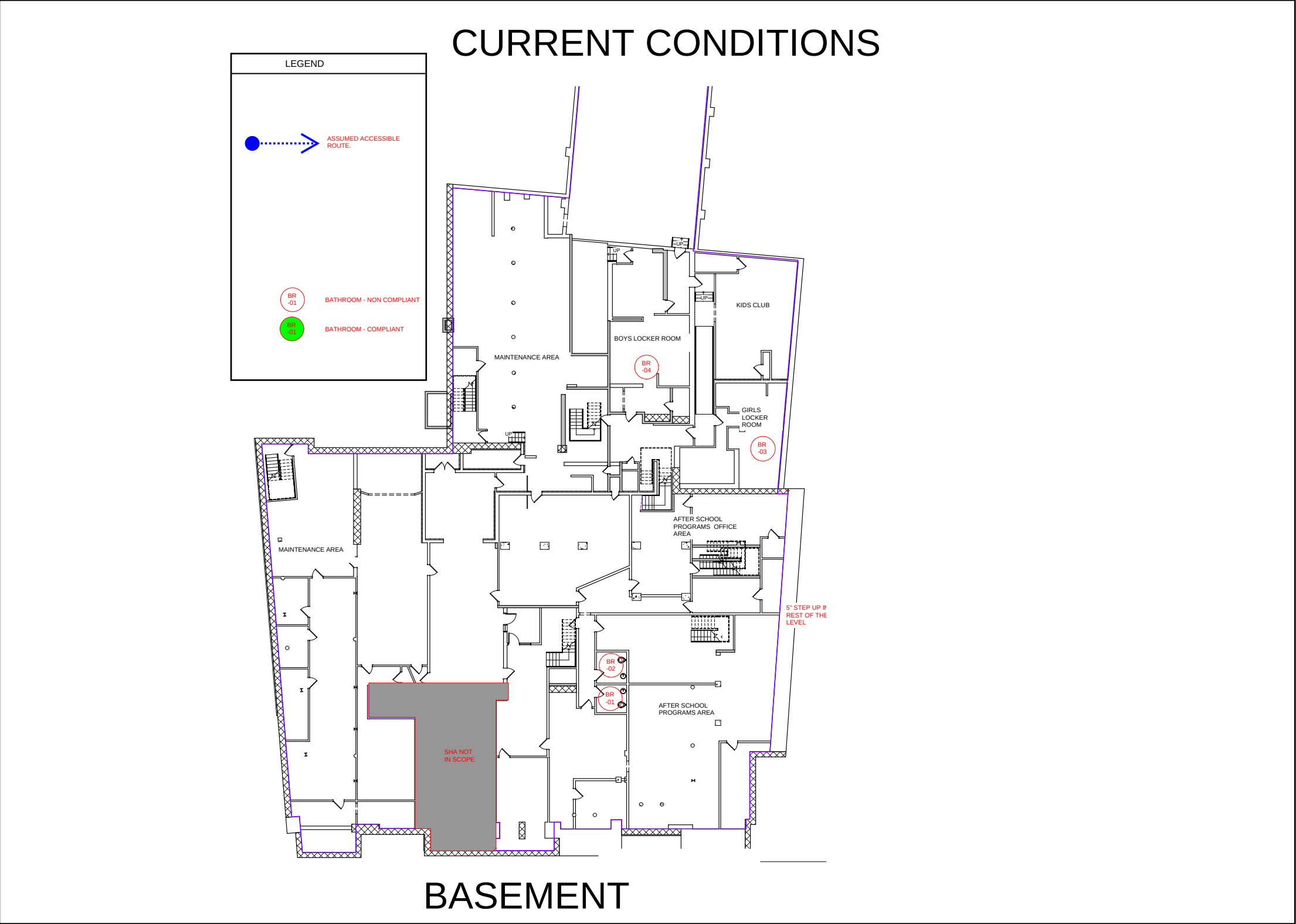
The building contains a number of doors located within CMU/brick walls within low traffic areas where modification would be difficult task and require independent structures.

Due to the constraints we feel this would constitute technical in feasibility.

We propose modifying maneuvering clearances on doors within high traffic areas.

BASEMENT = 0 DOORS
LVL 2 = 10 DOORS

REQUEST #7 (10.1): BATHROOMS - TIME VARIANCE



REQUEST

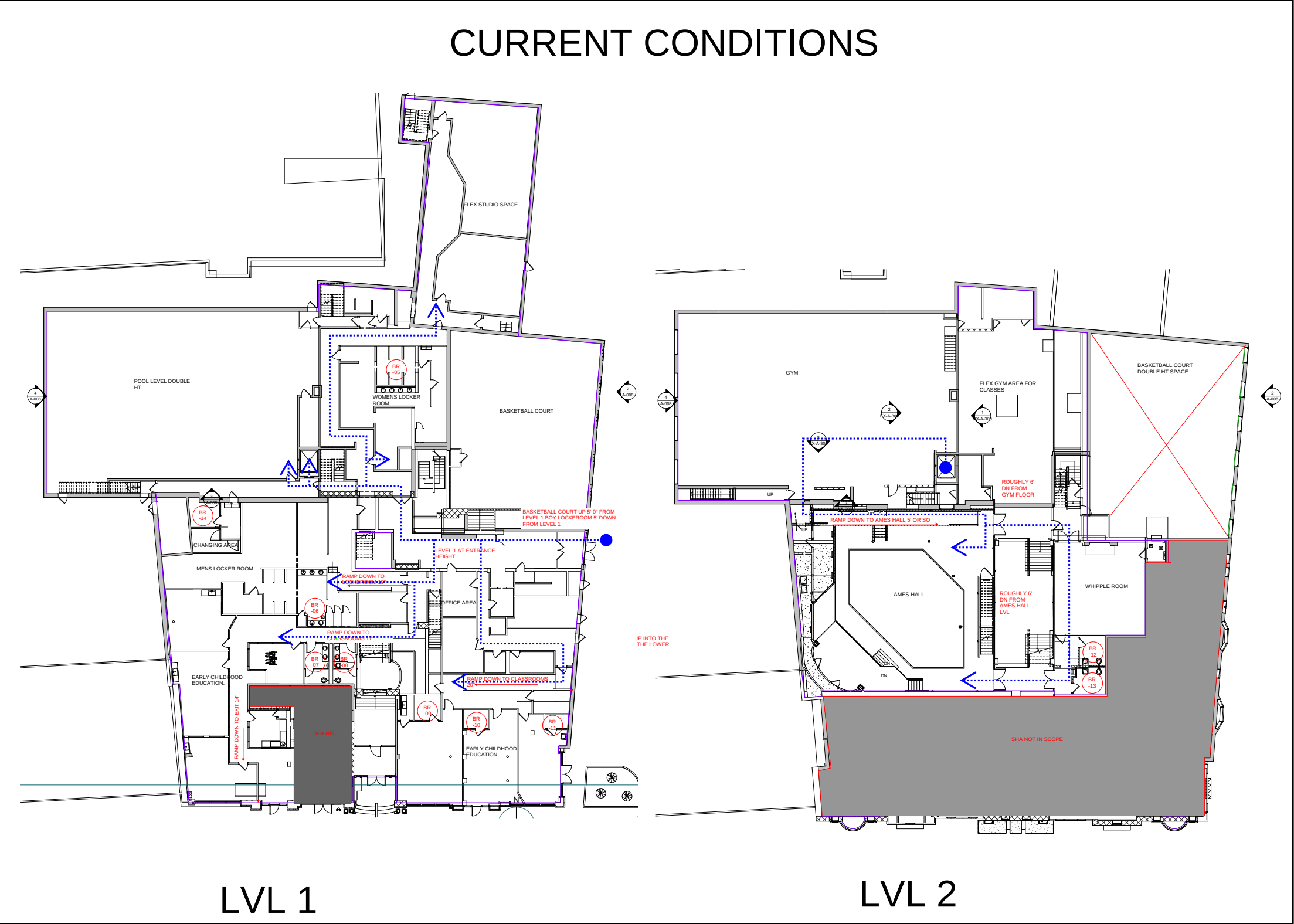
Time variance for bathrooms on the Basement level that is in accessible to remain non compliant until December 31, 2029.

REASONING

The basement is not currently provided along an accessible route. We feel this would constitute technical in feasibility as individuals would not currently be able to access the basement level.

We propose to upgrade the accessible bathrooms on accessible levels to be fully compliant.

REQUEST #7 (10.1): BATHROOMS - TIME VARIANCE (CONTINUED)



REQUEST

Time variance for bathrooms on the Basement level that is in accessible to remain non compliant until December 31, 2029.

REASONING

The basement is not currently provided along an accessible route. We feel this would constitute technical infeasibility as individuals would not currently be able to access the basement level.

We propose to upgrade the accessible bathrooms on accessible levels to be fully compliant.

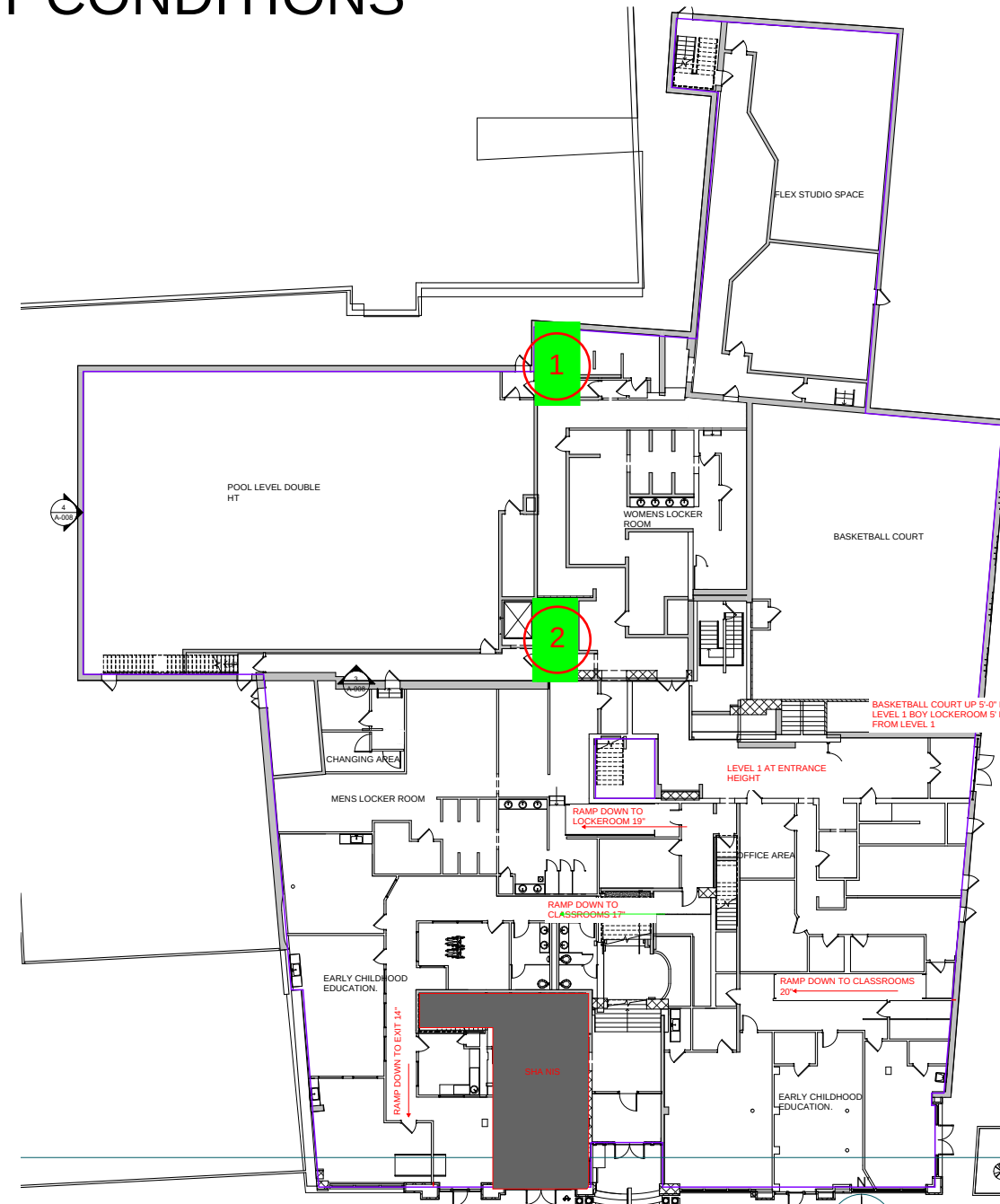
LVL 1 - 7 BATHROOMS
LVL 2 - 2 BATHROOMS

REQUEST #8 (11.1): TIME VARIANCE - HANDRAILS

CURRENT CONDITIONS



EXISTING HANDRAIL CONDITIONS



STAIRS TO BE UPGRADED

REQUEST

Time variance for the alteration of handrails at the majority of stairs that are non compliant until December 31, 2029.

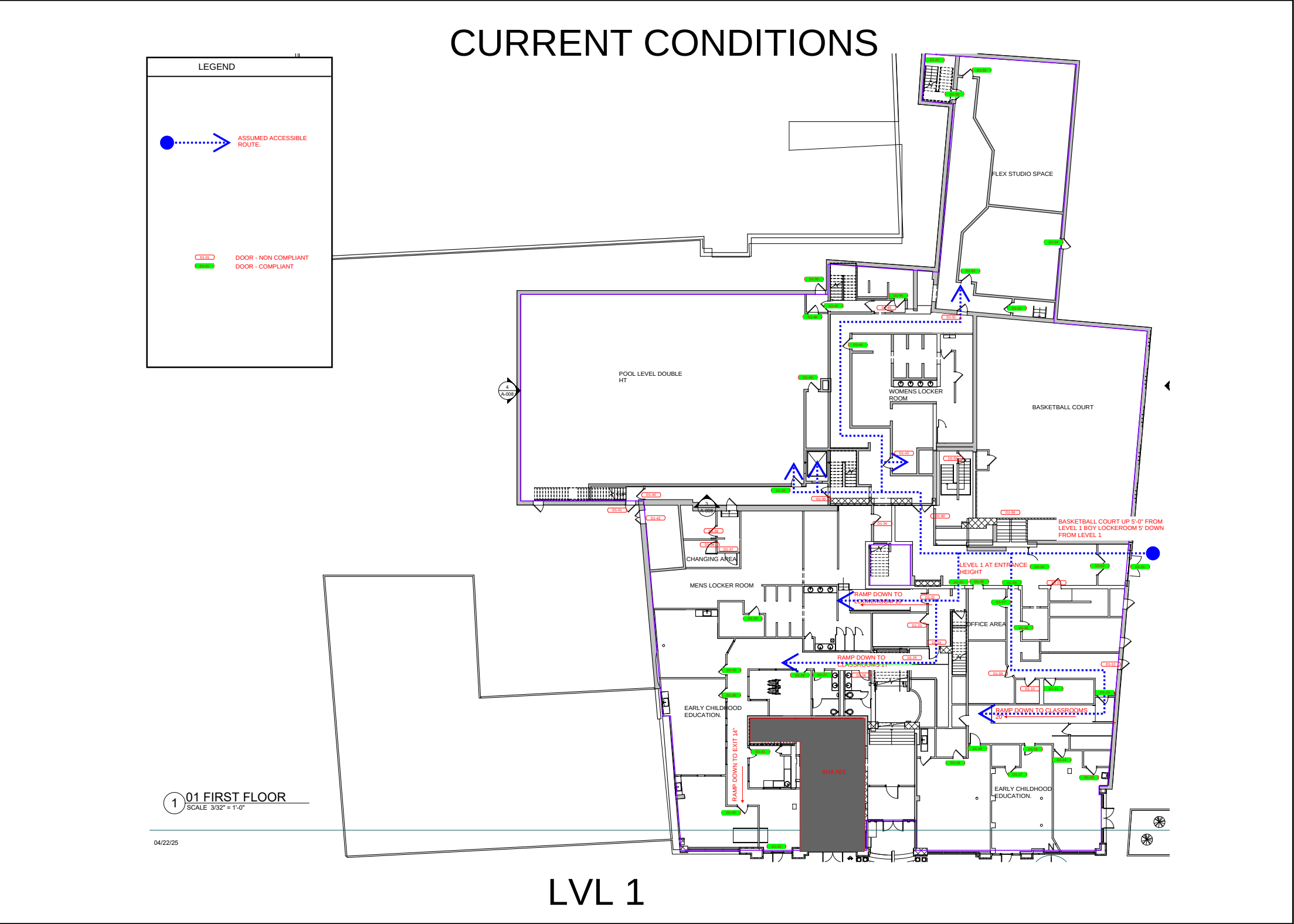
REASONING

The project team has estimated it would cost roughly \$34,000 to upgrade handrails throughout the building.

We feel this constitutes a technical in feasibility due to the excessive cost.

We propose to upgrade the handrails within the two stairs that will serve the new roof level as those stairs are the primary egress stairs and serve the new proposed roof deck area.

REQUEST #9 (12.1): TIME VARIANCE - DOOR MANEUVERING CLEARANCES



REQUEST

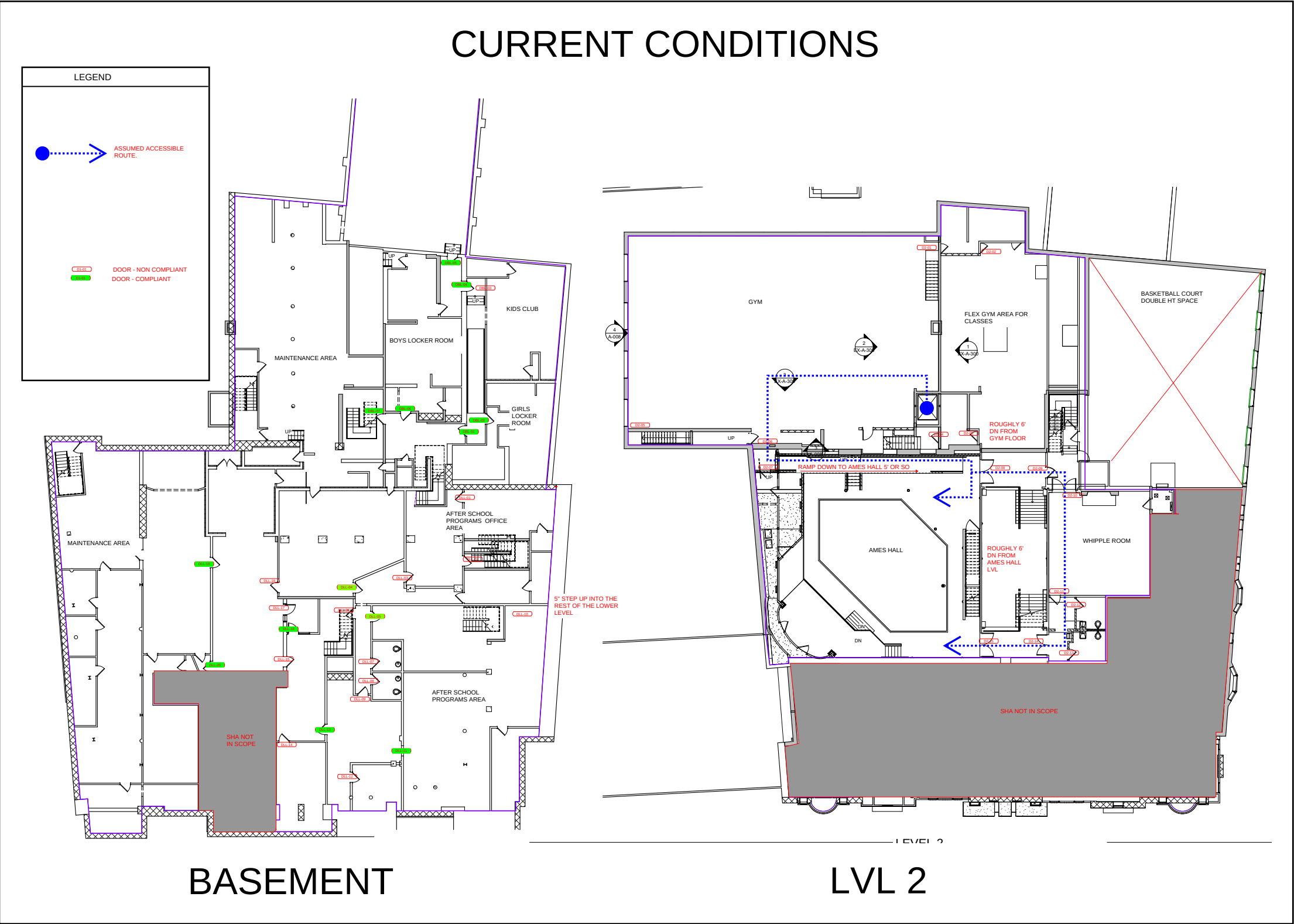
Permit the alternation of the door maneuvering clearances on the inaccessible floor levels to be completed by December 31, 2029.

REASONING

This request is for the doors located on inaccessible levels, these spaces are currently not provided with an accessible route and we feel this would constitute technical infeasibility as individuals who require mobility aids are not currently able to access these levels.

We are proposing to upgrade the maneuvering clearances at high traffic doors on the accessible levels.

REQUEST #9 (12.1): TIME VARIANCE - DOOR MANEUVERING CLEARANCES (CONTINUED)



REQUEST

Permit non compliant maneuvering clearances at low traffic doors to remain.

REASONING

The building contains a number of doors located within CMU/brick walls within low traffic areas where modification would be difficult task and require independent structures.

Due tot he constraints we feel this would constitute technical in feasibility.

We propose modifying maneuvering clearances on doors within high traffic areas.

BASEMENT = 0 DOORS
LVL 2 = 10 DOORS

Note: the Salem YMCA is currently working through the process up upgrading the entire building to be fully sprinklered in addition to the work outlined below.

VARIANCE REQUEST SUMMARY

REQUEST #	REQUEST	PROPOSED WORK
REQUEST # 1	Permit the basement, basketball court, boys locker room, and kids club to remain without an accessible route.	No proposed work along current inaccessible routes.
REQUEST # 2	Permit the level 2 flex gym to remain available without an accessible route.	No proposed work along current inaccessible route.
REQUEST # 3	Permit the existing basketball court stairs to remain.	No proposed work at the existing stair.
REQUEST # 4	Permit the existing ramp to Childhood Education to remain.	No proposed work at the existing ramp.
REQUEST # 5	Permit the inaccessible entrance at Ames Hall to remain.	No proposed work at the inaccessible entrance.
REQUEST # 6	Permit non compliant maneuvering clearances at low traffic doors to remain.	Modify maneuvering clearances at 16 doors.
REQUEST # 7	Time variance to upgrade bathrooms on inaccessible levels.	Upgrade accessible bathrooms on accessible levels to be fully complaint.
REQUEST # 8	Time variance to upgrade handrails on stairs other than the two primary stairs noted.	Upgrade the handrails on the two primary stairs that serve the new rooftop space.
REQUEST # 9	Permit non compliant maneuvering clearances at low clearance doors to remain.	Upgrade maneuvering clearances at high traffic doors.

SALEM YMCA WORK COMMITMENT SUMMARY

Note: All costs are estimates and will need to be revised once Construction Drawings are completed.

Project # 1	Accessible Entrance Upgrades	Install new signage, [pave the accessible walkway at the entrance, install new handrails at the existing.	\$44,800
Project # 2	Bathroom Upgrades	Upgrade accessible bathrooms with grab bars, compliant dispensers and toilets at compliant heights.	\$12,040
Project # 3	Stair Handrails	Install compliant handrails at the two primary staircases connecting the main floor to the new rooftop playground.	\$23,500
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Project # 5	Door Hardware Upgrades	Remove existing non-compliant hardware and install new compliant hardware throughout.	\$16,500
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Project # 8	Full sprinkler system	Install a new sprinkler system throughout for comprehensive building coverage with new BDA system.	\$425,000
Total committed projects		Total Accessible Upgrades Total Including Full Sprinkler Coverage	Total - \$182,590 Total - \$607,590



Name

Address

City

Bldg Type

Complaint's Name

Salem YMCA

1 Sewall Street

Salem

Docket #

Docket #

Hearing

Time of hearing

Plans on file?

V 25 - 089

C -

10/6/2025

2:00 PM

Complaint ?

Jurisdiction:

3.3.2

Variance ?

Request for continuance?

If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.

Building Permits:

Assessed Value:

Anticipated construction cost: \$3,500,000

\$4,226,800



Variances to be addressed:

9 total: 20.1, 28.1, 27.2, 24.2, 25.1, 26.6, 30, 27.4, 26.6
Accessible routes, elevators, stair treads and risers, ramp slope, door maneuvering clearances, restroom facility on an inaccessible floor, handrails.

On May 16, 2025 the Board received an application for variance for the above referenced address. The Board received additional information on May 23, 2025 and on June 16, 2025 the Board voted to Schedule a Hearing (See AAB 4-35)

On June 20, 2025 the Notice of Hearing was sent to all parties (See AAB 2-3)

1 Sewall Street, Salem

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Date Fri 6/20/2025 9:34 AM

Bcc dlobsitz@saalem.com <dlobsitz@saalem.com>; information@Disabilityrc.org <information@disabilityrc.org>; scummings@saalem.com <scummings@saalem.com>; Trevor Rabidou <trevor.rabidou@socotec.us>

 2 attachments (1 MB)

Salem YMCA, 1 Sewall Street, Salem (V25-089) - Notice of Action.pdf; October 2025 Notice of Hearing.pdf;

Good morning,

Please find attached the Notice or Decision for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

NOTICE OF ACTION

Docket Number **V 25 089**

RE: Salem YMCA , 1 Sewall Street , Salem

On May 16, 2025 the Architectural Access Board received an application submitted by Bernard Trevor Rabidou . This application and all attached documentation were reviewed by the Board on June 16, 2025 . At that meeting, the Board voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	See Application	SCHEDULE a hearing for this request. See attached Notice of Hearing.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: June 18, 2025

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palmeria Mendez WS

Chairperson
ARCHITECTURAL ACCESS BOARD **AAB 85**



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

YVONNE HAO
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

VARIANCE HEARING

Docket Number **V 25 089**

RE: Salem YMCA, 1 Sewall Street, Salem

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **October 6, 2025** at **2:00 PM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Bernard Trevor Rabidou for modification of or substitution of the following Rules and Regulations: See Application
A copy of the request is available for public inspection during regular business hours.

You should be aware that the burden of proof is upon the applicant requesting a variance to prove that compliance is either: 1. technologically infeasible or; 2. the cost of compliance is excessive without substantial benefit to a person with a disability.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

PLEASE NOTE: Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only.

ARCHITECTURAL ACCESS BOARD

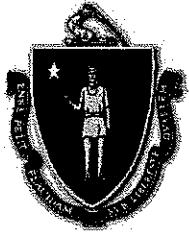
Chairperson

Date: June 20, 2025

cc: Local Building Inspector
Independent Living Center
Local Disability Commission

AAB 86

1-0303522



**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

V25-089
(Office Use Only)

APPLICATION FOR VARIANCE

RECEIVED

JUN 10 2025

EDP

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at:
<https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
 4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

1 Sewall St
Salem, MA 01970

2. State the name and address of the **owner** of the building/facility:

YMCA of the North Shore, Inc.
200 Cummings Center Suite 173D
Beverly, MA 01915

E-mail: lovascoc@northshoreymca.org

Telephone: 978-564-3061

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

The building at large is a 3-story structure. A majority of the building is occupied by the Salem YMCA (primary Group A-3 occupancy) with after school programming and additional office use.

RE: AAB Variance - 1 Sewall Street, Salem, MA

From Trevor Rabidou <trevor.rabidou@socotec.us>

Date Fri 5/23/2025 10:30 AM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Robert Freni <rwfreni@adaptiv.org>

 2 attachments (3 MB)

SLS 3.1692.01 - Salem YMCA MAAB Variance Supplement - 2025.05.23.pdf; SLS 3.1692.01 - Salem YMCA MAAB Variance - 2025.05.16.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly,

Please see supplemental letter providing more thorough justification for our variance requests. Original application included as well for reference.

Thanks,
Trevor

Trevor Rabidou, PE
Associate Principal
T.: +1 888 224 9911 | M.: 508-505-8987
trevor.rabidou@socotec.us

SOCOTEC Life Safety, LLC
75 Hood Park Drive, Suite 300
Charlestown, MA 02129
www.socotec.us



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From: Trevor Rabidou <trevor.rabidou@socotec.us>
Sent: Friday, May 16, 2025 2:16 PM
To: Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc: Robert Freni <rwfreni@adaptiv.org>
Subject: AAB Variance - 1 Sewall Street, Salem, MA

Hi William/Molly,

Please see the attached variance submission for the project referenced above.

Molly, per our conversation, we will be following up next week with supplemental information for these variance requests; wanted to get this in but we are still waiting on some cost estimates for the comprehensive submission.

Will send the check in the mail.

Thank you,
Trevor

Trevor Rabidou, PE
Associate Principal
T.: +1 888 224 9911 | M.: 508-505-8987
trevor.rabidou@socotec.us

SOCOTEC Life Safety, LLC
75 Hood Park Drive, Suite 300
Charlestown, MA 02129
www.socotec.us



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May 22, 2025

VIA EMAIL DELIVERY

Massachusetts Architectural Access Board
1000 Washington Street, Suite 710
Boston, MA 02118

Re: 1 Sewall St
Salem, MA
Variance Requests
SLS Fire Project #BOS 3.1692.01

To Whom it may Concern:

SLS Boston Design, LLC (SLS) has conducted a review of the conditions for the subject project located at 1 Sewall Street in Salem, MA. We offer the following justification for a variance requests in accordance with 521 CMR.

1 Applicable Codes

It is our understanding that the 9th Edition Massachusetts State Building Code (780 CMR) serves as the Code of Record for the project. 780 CMR Chapter 11 references Massachusetts Architectural Access Board Regulations (521 CMR) for accessibility code provisions.

2 Project Description

The current outdoor play space at the Salem YMCA is only 1,100 square feet, sized for just 14 children at a time. With 82 children in our Early Childhood Education program and another 120 in our school-age program, this space falls far short of meeting the needs of over 200 kids. Staff have tried to supplement by taking children to nearby parks, but growing traffic and population in Salem have made that unsafe and unsustainable. To meet this critical need, we're proposing a 3,940-square-foot rooftop playground, divided to serve both ECC and school-age groups, capable of safely accommodating 52 children at once. It will offer a dedicated, accessible, and secure space for children to play, grow, and move outdoors.

The project will also require the building to be fully sprinklered, estimated at around \$350,000, so we're working to make as much as possible compliant within reason. The facility is made up of four to five buildings that were constructed over time, each with different systems and often misaligned floor heights. The YMCA has done a tremendous job creating inclusive spaces for all members, but the physical conditions of these older buildings present real economic challenges to achieving full accessibility. As part of their ongoing commitment to inclusivity, the YMCA has developed accessible alternatives to areas that are not currently reachable by elevator or ramp, including accessible locker

rooms, a flex gym space, and accessible toilet rooms. This submission outlines what can be addressed immediately to improve accessibility, what we propose to complete within the next three to five years through a time variance, and what we respectfully request relief from due to the financial constraints tied to the existing building.

Bringing the entire building up to full accessibility code as part of this project would impose costs so substantial they could prevent the project from moving forward. This variance is essential to advancing a vital community resource.

It is anticipated that the cost of work will exceed 30% of the full and fair cash value of the building; therefore, it will require full compliance per 521 CMR 3.3.2.

3 Proposed Accessibility Upgrades

The project team understands that it is obligated to provide some accessibility upgrades due to the cost of work for the project. However, budgeting constraints due to the funding source for the project limit the team's ability to comply fully with the requirements of 521 CMR. With that said, the project team is going to commit to a number of accessibility upgrades to the facility in an effort to increase the accessibility and usability of the facility. The following upgrades are proposed to be completed as part of this current project; the cost of these upgrades totals \$182,590:

- Upgrade the existing entrance such that the main entrance to the YMCA space is accessible.
- Upgrade all accessible bathrooms on accessible floors such that they comply with the requirements of 521 CMR
- Install compliant handrails within the two primary staircases in the building; these staircases are the ones that serve the new roof deck space
- Install compliant handrails at all ramps within the building
- Replace all existing noncompliant door hardware within the building
- Install compliant signage throughout the building
- Upgrade the noncompliant doors along high traffic areas on the accessible floor levels. Upgrades may include adjusting maneuvering clearances, adding auto operators, etc.

The floor plans in Attachment A show the locations of the noncompliant conditions within the building. Any element shown in red is noncompliant while elements in green are compliant.

4 Accessible Routes

4.1 Variance Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §20.1 & 28.1 to permit the existing basement, basketball court area, boys locker room and kids club areas to remain available without an accessible route to these spaces.

4.2 Basis of Request

The following sections outline the basis of these requests.

4.2.1 Existing Conditions

The building at large is comprised of a number of buildings that have been combined over the years; accordingly, there are a number of level changes throughout the building.

Additionally, the existing elevator is located in the center of the building. Due to its location, this elevator would not be able to serve the basketball court space; additionally, the team would need to dig out the foundation to provide access to the basement level, which would constitute a technical infeasibility.

4.2.2 Cost of Work

Due to the existing conditions, the proposed solution would require the team to retrofit a new elevator in the building to serve these spaces. The cost estimate to install this new elevator was \$602,000, which accounts for an addition of roughly 17% to the proposed project.

Therefore, it is our professional opinion that this constitutes infeasibility due to excessive cost for full compliance with 521 CMR.

5 Accessible Route to Flex Gym Space

5.1 Variance Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §20.1 & 28.1 to permit the existing Level 2 flex gym space to remain available without an accessible route to this space.

5.2 Basis of Request

5.2.1 Technical Infeasibility of Modifications

The flex gym space on Level 2 is located roughly 6 feet below the elevation of the gym floor elevation; accordingly, it is our opinion that it is technically infeasible to install a compliant ramp to connect these two spaces.

Additional flex gym spaces are located on Level 1 and are located on an accessible route. These spaces serve the same function as the flex space on Level 2 and YMCA staff are advised that if an individual who requires an accessible route will be utilizing the programming, such programs are located in the accessible flex spaces.

The project team has evaluated adding an additional elevator stop, which would cost \$80,000. Due to the presence of other accessible flex gym spaces in the building, it is our opinion that this would constitute an unreasonable cost to the project.

6 Stair Tread to Basketball Court

6.1 Existing Condition

The existing stairs from Level 1 to the basketball court has one tread (bottom tread) that is not the same height as the other treads (see figure below).

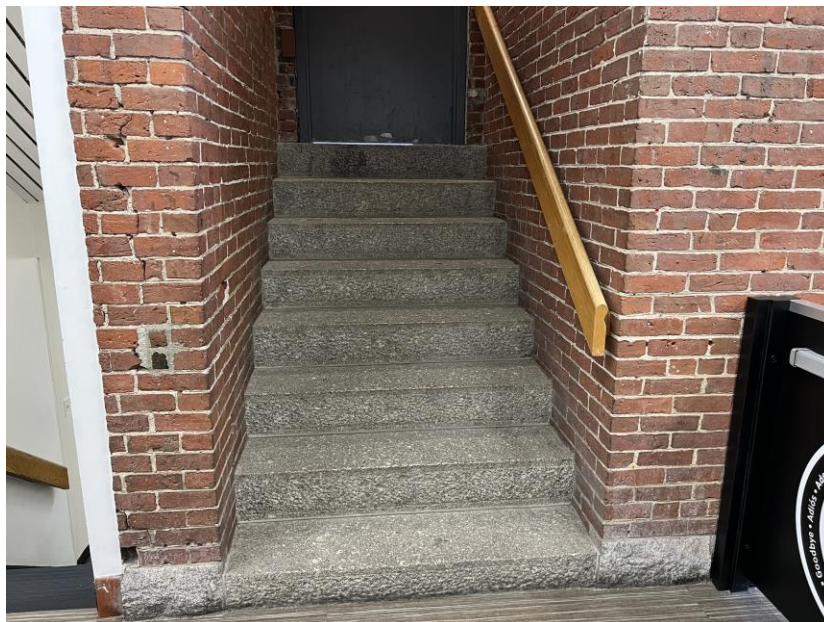


Figure 1: Existing Stair Condition

6.2 Variance Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §27.2 to permit the existing stair treads to remain.

6.3 Basis of Request

This is an existing marble stair flight and would require significant analysis to evaluate the structure beneath these stairs.

Additionally, ensuring compliance would require the entire stair length to be removed and replaced. Accordingly, it is our opinion that this would constitute a technical infeasibility.

7 Existing Ramp

7.1 Existing Condition

The ramp on Level 1 that serves part of the early childhood education area has a slope of roughly 12.5% (see figure below).



Figure 2: Existing Ramp Condition

7.2 Variance Requests

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §24.2 to permit the existing 12.5% slope of the ramp to remain.
- A variance from 521 CMR §24.3 to permit the existing ramp width (41" between handrails) to remain.

7.3 Bases of Requests

7.3.1 Ramp Slope

As indicated previously, the slope of the existing ramp is roughly 12.5%; in order to create a compliant slope, the length of the ramp would need to be increased by 8 feet. There are doors at the top and bottom of the ramp that would not allow for the extension of the ramp.

Accordingly, due to the existing constraints it is our opinion that this would constitute a technical infeasibility.

7.3.2 Ramp Width

As indicated previously, the width of the ramp currently measures 41", and the existing ramp is not provided with handrails.

The left side of the ramp (when looking at the figure above) is adjacent to the Ames Hall stair and a set of bathrooms; the right side of the ramp is adjacent to the locker room toilets. Therefore, widening the ramp would require significant reconfiguration of this building area and would require significant modification to plumbing fixtures and other fixtures within the bathrooms / locker rooms.

Accordingly, due to the existing constraints it is our opinion that this would constitute a technical infeasibility.

7.3.3 Proposed Modifications

The project team will provide handrails on both sides of this ramp to increase the usability of the ramp.

8 Ames Hall Entrance

8.1 Existing Condition

The existing Ames Hall entrance is accessed via three stair risers. The entrance is located directly on the public way (see figure below).



Figure 3: Ames Hall Entrance

8.2 Variance Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §25.1 to permit the existing inaccessible entrance to remain.

8.3 Bases of Requests

8.3.1 Technical Infeasibility of Ramp

The stairs to this entrance are located directly on the property line; accordingly, the construction of a ramp would need to cut into the existing finished flooring.

Additionally, the depth of the alcove is roughly 12 feet; the elevation difference from the street to the finished floor level is roughly 15". Accordingly, there is not enough depth within the alcove to provide a ramp with a 1:12 slope.

Accordingly, due to the existing constraints it is our opinion that this would constitute a technical infeasibility.

8.3.2 Proposed Modifications

The Ames Hall entrance is not widely used to access the facility. The entrance to the YMCA provides an accessible route to Ames Hall and is located in close proximity to this entrance.

The project team will propose to provide signage at the Ames Hall entrance indicating the location of the accessible building entrance..

9 Maneuvering Clearance at Low Traffic Doors

9.1 Variance Request

Due to the existing nature of the building, the project team respectfully requests the following:

- A variance from 521 CMR §26.6 to permit the noncompliant maneuvering clearances at low traffic doors to remain.

9.2 Basis of Request

9.2.1 Technical Infeasibility of Modifications

The building contains a number of doors that are located within CMU or brick walls within low traffic areas that cannot be provided with compliance maneuvering clearances due to the thickness of the walls. Additionally, modification of these walls would be a difficult task that would require an independent structural evaluation to ensure the structural integrity of the building.

Accordingly, due to the existing constraints it is our opinion that this would constitute a technical infeasibility.

9.2.2 Proposed Modifications

The project team is proposing to modify the maneuvering clearances on the doors within the high traffic areas to provide adequate clearances for a majority of the facility.

10 Time Variance – Bathroom Facilities

10.1 Existing Condition

The project contains a number of inaccessible bathroom facilities located on inaccessible levels of the building (e.g. basement level).

10.2 Variance Request

The project team respectfully requests the following:

- A time variance from 521 CMR Chapter 30 to permit alteration of the restroom facilities on the inaccessible floor levels (e.g. basement) to be completed by December 31, 2029.

10.3 Basis of Request

10.3.1 Technical Infeasibility of Modifications

This request is for the bathrooms located on the inaccessible floor levels. These spaces are not currently provided with an accessible route. Accordingly, it is our opinion that this would constitute a technical infeasibility as individuals who require mobility aids are not currently able to access these level(s).

10.3.2 Proposed Modifications

As part of the project, the project team is committing to upgrading the accessible bathrooms on the accessible levels of the building to ensure that the accessible levels comply with the requirements of 521 CMR.

11 Time Variance – Handrails

11.1 Existing Condition

All of the existing stairs in the building are provided with noncompliant handrails.

11.2 Variance Request

The project team respectfully requests the following:

- A time variance from 521 CMR §27.4 to permit alteration of the handrails at a majority of stairs to be completed by December 31, 2029.

11.3 Basis of Request

11.3.1 Cost Impact Infeasibility of Modifications

The project team has estimated that it would cost roughly \$34,000 to upgrade the handrails at all stairs within the building. Due to funding constraints and other proposed upgrades proposed as part of this project, it is our opinion that this constitutes infeasibility due to excessive cost.

11.3.2 Proposed Modifications

As part of the project, the project team is committing to upgrading the handrails within the two stairs that serve the roof level, as those stairs are the primary egress stairs within the building and serve the work area on the new proposed roof deck.

12 Time Variance – Door Maneuvering Clearances

12.1 Existing Condition

A number of doors within the building are not provided with compliant maneuvering clearances.

12.2 Variance Request

The project team respectfully requests the following:

- A time variance from 521 CMR §26.6 to permit alteration of the door maneuvering clearances on the inaccessible floor levels (e.g. basement) to be completed by December 31, 2029.

12.3 Basis of Request

12.3.1 Technical Infeasibility of Modifications

This request is for the doors located on the inaccessible floor levels. These spaces are not currently provided with an accessible route. Accordingly, it is our opinion that this would constitute a technical infeasibility as individuals who require mobility aids are not currently able to access these level(s).

12.3.2 Proposed Modifications

As part of the project, the project team is committing to upgrading the maneuvering clearances at the high traffic doors located on the accessible levels of the building.

13 Conclusion

Based on the above statements, it is our opinion that the alternate methods stated above meets the intent of 521 CMR. We respectfully request your approval of the proposed variances.

If you have any questions regarding the information included in the report above, please do not hesitate to contact us.

Prepared by:



Bernard Trevor Rabidou, PE
Associate Principal

AAB Variance - 1 Sewall Street, Salem, MA

From Trevor Rabidou <trevor.rabidou@socotec.us>

Date Fri 5/16/2025 2:22 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Robert Freni <rwfreni@adaptiv.org>

 1 attachment (2 MB)

SLS 3.1692.01 - Salem YMCA MAAB Variance - 2025.05.16.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi William/Molly,

Please see the attached variance submission for the project referenced above.

Molly, per our conversation, we will be following up next week with supplemental information for these variance requests; wanted to get this in but we are still waiting on some cost estimates for the comprehensive submission.

Will send the check in the mail.

Thank you,
Trevor

Trevor Rabidou, PE
Associate Principal
T.: +1 888 224 9911 | M.: 508-505-8987
trevor.rabidou@socotec.us

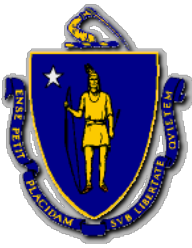
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**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

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V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
 4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

1 Sewall St
Salem, MA 01970

2. State the name and address of the **owner** of the building/facility:

YMCA of the North Shore, Inc.
200 Cummings Center Suite 173D
Beverly, MA 01915

E-mail: lovascoc@northshoreymca.org

Telephone: 978-564-3061

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

The building at large is a 3-story structure. A majority of the building is occupied by the Salem YMCA (primary Group A-3 occupancy) with after school programming and additional office use.

4. Total square footage of the building/facility: 40,825

Per floor: _____

a. Total square footage of tenant space (if applicable): _____

5. What was the original year of construction for the building/facility: 1898?

6. Check the nature of the work performed or to be performed:

☐

New Construction

☐

Addition

☒

Reconstruction/Remodeling/Alteration

☐

Change of Use

7. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

The current outdoor play space at the Salem YMCA is only 1,100 square feet, sized for just 14 children at a time. With 82 children in our Early Childhood Education program and another 120 in our school-age program, this space falls far short of meeting the needs of over 200 kids. Staff have tried to supplement by taking children to nearby parks, but growing traffic and population in Salem have made that unsafe and unsustainable. To meet this critical need, we're proposing a 3,940-square-foot rooftop playground, divided to serve both ECC and school-age groups, capable of safely accommodating 52 children at once. It will offer a dedicated, accessible, and secure space for children to play, grow, and move outdoors.

8. Is the building or facility historically significant? ☒ Yes ☐ No

a. If yes, check one of the following and indicate date of listing:

☐

National Historic Landmark

☐

Listed individually on the National Register of Historic Places

☒

Located in a Registered Historic District

☐

Listed in the State Register of Historic Places

☐

Eligible for listing

(In which registry?)

b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board's Jurisdiction (see *Section 3 of the Board's Regulations*) has been triggered?

2.6 ☐ 3.2 ☐ 3.3.1(a) ☐ 3.3.1(b) ☐ 3.3.2 ☒ 3.3.4 ☐ 3.4 ☐

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Use additional sheets if necessary.)

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit:

\$ 3,500,000.00

12. Has a certificate of occupancy been issued for the facility? ☒ Yes ☐ No

If yes, state the date it was issued: _____

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility? ☐ Yes ☐ No

a. If so, list the AAB docket number of the complaint _____

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: \$ 4,226,800.00

Is the assessment at 100%? ☐ Yes ☐ No

If not, what is the town's current assessment ratio? 94%

15. State the phase of design or construction of the facility as of the date of this application:
Construction Documents

Please list specific technical sections, not 521 CMR 3.

Request #1

Section(s) for which you are seeking relief: 20.1, 28.1Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

An accessible route is not currently provided to either the basement, basketball court area, boys locker room and kids club areas. For the basement, there is no elevator access as the location of the central elevator is located outside of the footprint of the basement level. The basketball court is located on the first floor but is served by a level change stair. Due to the elevation difference, it is not practicable to install a ramp in this location.

The project team has evaluated the installation of a new elevator to serve both of these areas. The cost of that installation is \$602,000, which is roughly 17% of the overall construction budget. Accordingly, it is our opinion that this would be an unreasonable cost to the project, which is intended to provide an accessible roof deck area.

Types of Attachments for this Request:

☒ Floor/Site Plans, ☒ Cost Estimates,
☐ Photographs, ☒ Test Drawings,
☐ Other(s): _____

Request #2

Section(s) for which you are seeking relief: 20.1, 28.1Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

An accessible route is not provided to the flex gym space located on Level 2. This flex gym space is utilized for specialty fitness programming by the YMCA.

Additional flex gym spaces are located on Level 1 and are located on an accessible route. These spaces serve the same function as the flex space on Level 2 and YMCA staff are advised that if an individual who requires an accessible route will be utilizing the programming, such programs are located in the accessible flex spaces.

The project team has evaluated adding an additional elevator stop, which would cost \$80,000. Due to the presence of other accessible flex gym spaces in the building, it is our opinion that this would constitute an unreasonable cost to the project.

Types of Attachments for this Request:

☒ Floor/Site Plans, ☒ Cost Estimates,
☐ Photographs, ☒ Test Drawings,
☐ Other(s): _____

Request #3

Section(s) for which you are seeking relief: 27.2

Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

The existing stairs from Level 1 to the basketball court has one tread that is not the same height as the other treads. This is an existing marble stair flight and would require significant analysis to evaluate the structure beneath these stairs.

Additionally, ensuring compliance would require the entire stair length to be removed and replaced. Accordingly, it is our opinion that this would constitute a technical infeasibility.

Types of Attachments for this Request:

☒ Floor/Site Plans, ☐ Cost Estimates,
☒ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #4

Section(s) for which you are seeking relief: 24.2

Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

The existing ramp has a slope of roughly 12%. There are corridor doors located at the top and bottom of this ramp, which limit the ability to revise the slope of the ramp.

The project team is proposing to provide compliant handrails on both sides of the ramp and revising the door at the top to provide an auto operator for ease of use of the ramp.

Due to the existing conditions, it is our opinion that this would constitute a technical infeasibility.

Types of Attachments for this Request:

☒ Floor/Site Plans, ☐ Cost Estimates,
☒ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request # 5

Section(s) for which you are seeking relief: 25.1

Are you seeking temporary relief Yes ☐ No ☐

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

The existing Ames Hall entrance is accessed via three stair risers. The entrance is located directly on the public way; therefore, it is our opinion that it is not feasible to provide a ramp in this location.

This entrance is not widely used to access the facility. The entrance to the YMCA provides an accessible route to Ames Hall and is located in close proximity to this entrance.

The project team will propose to provide signage at the Ames Hall entrance indicating the location of the accessible building entrance.

Due to the existing conditions, it is our opinion that this would constitute a technical infeasibility.

Types of Attachments for this Request:

- ☒ Floors/Site Plans, ☐ Cost Estimates,
☒ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request # 6

Section(s) for which you are seeking relief: 26.6

Are you seeking temporary relief Yes ☐ No ☐

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

The building contains a number of doors that are located within CMU or brick walls within low traffic areas that cannot be provided with compliance maneuvering clearances due to the thickness of the walls. Additionally, modification of these walls would be a difficult task that would require an independent structural evaluation to ensure the structural integrity of the building.

The project team is proposing to modify the maneuvering clearances on the doors within the high traffic areas to provide adequate clearances for a majority of the facility.

Due to the existing conditions, it is our opinion that this would constitute a technical infeasibility.

Types of Attachments for this Request:

- ☒ Floors/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request # 7

Section(s) for which you are seeking relief: Ch 30

Are you seeking temporary relief Yes ☒ No ☐

If yes, when do you propose to be in compliance by: 12/31/29

Types of Attachments for this Request:

☒ Floors/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

The project contains a number of inaccessible bathroom facilities located on inaccessible levels of the building (e.g. basement level). The project team is requesting a time variance to make modifications to these bathroom facilities due to the financial implications to the current project.

As part of the project, the project team is committing to upgrading the accessible bathrooms on the accessible levels of the building to ensure that the accessible levels comply with the requirements of 521 CMR.

Request # 8

Section(s) for which you are seeking relief: 27.4

Are you seeking temporary relief Yes ☒ No ☐

If yes, when do you propose to be in compliance by: 12/31/29

Types of Attachments for this Request:

☒ Floors/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

All of the existing stairs in the building are provided with noncompliant handrails. The project team is requesting a time variance to make modifications to a majority of the handrails in the stairs due to the financial implications to the current project.

As part of the project, the project team is committing to upgrading the handrails within the two stairs that serve the roof level, as those stairs are the primary egress stairs within the building and serve the work area on the new proposed roof deck.

Request # 9

Section(s) for which you are seeking relief: 26.6

Are you seeking temporary relief Yes ☒ No ☐

If yes, when do you propose to be in compliance by: 12/31/29

Types of Attachments for this Request:

☒ Floors/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

A number of doors within the building are not provided with compliant maneuvering clearances. The project team is requesting a time variance to make modifications to the doors located on the inaccessible levels of the building (basement and flex gym space) due to the financial implications to the current project.

As part of the project, the project team is committing to upgrading the maneuvering clearances at the high traffic doors located on the accessible levels of the building.

Request # _____

Section(s) for which you are seeking relief: _____

Are you seeking temporary relief Yes ☐ No ☐

If yes, when do you propose to be in compliance by: _____

Types of Attachments for this Request:

☐ Floors/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

Adaptiv - Architecture & Planning
Robert Freni

E-mail: rwfreni@adaptiv.org

Telephone: 508-932-9706

18. State the name and address of the building inspector responsible for overseeing this project:

Stavroula Orfanos
98 Washington Street
2nd Floor
Salem, MA 01970

E-mail: sorfanos@salem.com

Telephone: 978-619-5640

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: 5/16/25

Signature of owner or authorized agent (required)

PLEASE PRINT:

Bernard Trevor Rabidou

Name

SLS Consulting, a Socotec Company

Organization (If Applicable)

75 Hood Park Drive

Address

Address 2 (optional)

Charlestown

City/Town

MA

State

02129

Zip Code

trevor.rabidou@socotec.us

E-mail

508-505-8987

Telephone

SERVICE NOTICE

I, Bernard Trevor Rabidou, as code consultant
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Stavroula Orfanos 98 Washington Street 2nd Floor Salem, MA 01970	email	5/16/25
2 Local Commission on Disability (If Applicable)	Salem Commission on Disabilities Debra Lobsitz 98 Washington Street, 3rd floor Salem, MA 01970	email	5/16/25
3 Independent Living Center	Disability Resource Center Lisa Orgettas 27 Congress Street, Suite 107 Salem, MA 01970	email	5/16/25

Signature

5/16/2025

Date

ARCHITECTURAL ACCESS BOARD
LARGE VARIANCE TALLY SHEET

Request #	Section #	Description of Request	Vote
1	20.1, 28.1	To permit the basement and basketball court areas to remain inaccessible due to cost to install a new elevator to serve these spaces.	
2	20.1, 28.1	To permit the flex gym space on level 2 to remain inaccessible due to cost to provide elevator access to this space.	
3	27.2	To permit the existing stair treads serving the basketball court to remain.	
4	24.2	To permit the existing ramp slope of 12% to remain.	
5	25.1	To permit the existing inaccessible entrance to Ames Hall to remain.	
6	26.6	To permit some existing doors to remain without compliant maneuvering clearances.	
7	Ch 30	To permit a time variance for renovating restroom facilities on inaccessible floor levels.	
8	27.4	To permit a time variance for renovating handrails within the building.	
9	26.6	To permit a time variance for renovating maneuvering clearances for high-traffic doors on inaccessible floor levels.	

Attach additional sheets if necessary.

LEGEND

EXISTING NON ACCESSIBLE SPACES.

ASSUMED ACCESSIBLE ROUTE.

LVL CHANGE

POTENTIAL NEW ACCESSIBLE ROUTE

ST-01

STAIR - NON COMPLIANT

ST-01

STAIR - COMPLIANT

D1-01

DOOR - NON COMPLIANT

DOOR - COMPLIANT

BR-01

BATHROOM - NON COMPLIANT

BATHROOM - COMPLIANT

R-01

RAMP - NON COMPLIANT

RAMP - COMPLIANT

BASEMENT (LOWER LEVEL)

LEVEL 2

04/22/25

BASEMENT & LVL 2
SALEM YMCA

3/32" = 1'-0"

adaptiv
AAB 116

LEGEND

EXISTING NON ACCESSIBLE SPACES.

ASSUMED ACCESSIBLE ROUTE.

LVL CHANGE

POTENTIAL NEW ACCESSIBLE ROUTE

ST-01

STAIR - NON COMPLIANT

ST-01

STAIR - COMPLIANT

D1-01

DOOR - NON COMPLIANT

DOOR - COMPLIANT

BR-01

BATHROOM - NON COMPLIANT

BR-01

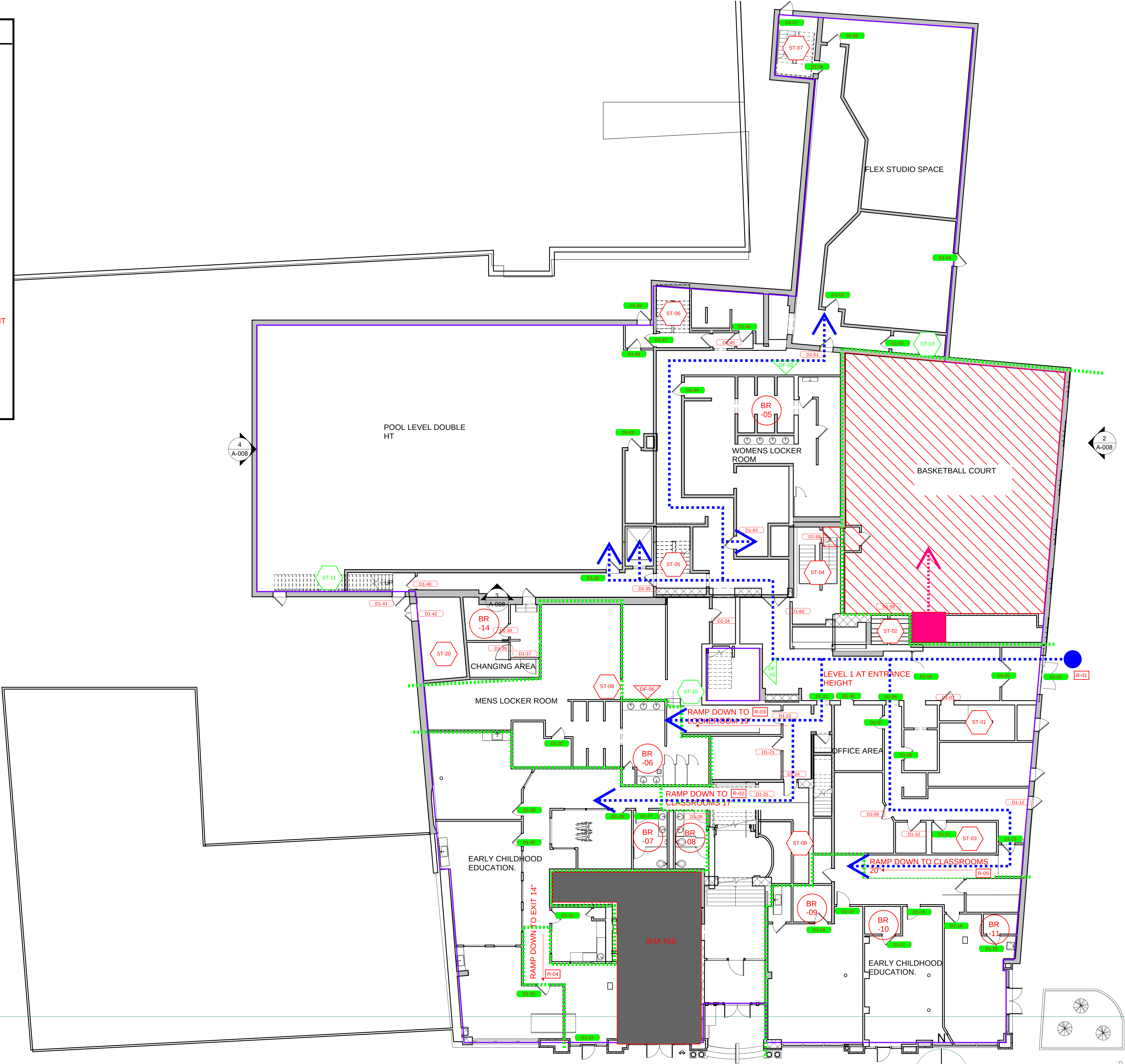
BATHROOM - COMPLIANT

R-01

RAMP - NON COMPLIANT

R-01

RAMP - COMPLIANT



1

01 FIRST FLOOR

SCALE 3/32" = 1'-0"

04/22/25