



Received at the Office of the City Clerk

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CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR
THE APPLICATION WILL NOT BE PROCESSED.

1. Name of applicant: CIRE CORPORATION of MA
2. Name of property owner (if different): _____
3. Name of legal counsel (if appropriate): _____
4. Address of project: 189 BEAYER ST.
5. Zoning district(s) of project: B2
6. Use classification of project (consult use schedule): SHORT TERM RENTALS (R1/R2)
7. The record title to project address stands in the name(s), address(es):
CIRE CORP of MA, 189 BEAYER ST.
(MA 01027-76-0-1)

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 1002 Page 1054

**A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR
THE APPLICATION TO BE PROCESSED.**

8. Type of special permit:

a. Use permits:

- ☐ Nursery schools/day care
- ☐ Theaters, taverns
- ☐ Shopping centers
- ☐ Industrial uses
- ☐ Solid waste facilities
- ☐ Research, experimental and testing laboratories
- ☒ Other: INN

b. Site plan approval:

- ☒ A change of use
- ☐ A change of land use
- ☐ New construction
- ☐ Addition to an existing use of a building or structure greater than 200 square feet
- ☐ Other: _____

Narrative for Planning Board Meeting September 12, 2022

Cire Corporation of MA, owner of the Beaver Mill at 189 Beaver Street seeks permission to build and/or upgrade two floors (first and second) of the south section of the mill with 10 to 12 residency rooms, each with private bathroom, for short-term rental.

These rooms will do business under the trade name "Historic Beaver Mill Inn" (or a similar name t/b/d) and will operate on a professional manner by Cire Corporation of MA. However, the Inn will not seek to rent the rooms on a daily-basis, (unless by exception) but will seek a minimum of 3-day rentals, and more likely week-long rentals, geared for artists and people in the arts.

Even though the use is by right under the B2 zoning, and that the plans proposed for construction meet all codes (we have already met with the building inspector), we have been asked to have the planning board approve our change of use for these two floors.

John V. Downie, AIA, is the architect of record. Local licensed contractors (heating/a/c, plumbing, electrical, fire safety) will be hired for much of the work.

By history, the second floor of the south section used to be the residency space for the Contemporary Artists Center (Berkshire School of Contemporary Art) from 1990 to 2007. Back then, those rooms had shared bathrooms; with our proposed upgrades, all of the proposed rooms of the Inn will have ensuite bathrooms. Also, as with most upscale hotel rooms, each room will have bed, desk, chair, drawers/closet rack, mini-fridge, microwave, coffee/tea maker, and bathroom supplies plus individual room-controlled heating and air conditioning.

About ten years ago, safety systems including the sprinkler and alarm systems were updated in the south section of the mill for current residency use/codes. However, upgrades did not cover short-term rentals. This new proposed interior work will satisfy all code requirements for short-term rentals (R1/R2 - similar to a hotel/inn). FYI, once completed, the south end of the mill will be completely dedicated for residential use, while the larger portions of the mill have artist studios and commercial tenants.

The zoning of the mill is B2 and hotels and inns are permitted by right.

All work is interior. There are no exterior changes anticipated – except for a few repairs that might be desired to have the exterior entrance area safer and handicapped accessible (including better lighting, repair to the 8-inch ramp leading to the entrance deck, replacement of the existing (dented) overhang, and better door openers, to make it safer and easier for people with limited physical abilities to access the mill building).

All safety codes will be met for the anticipated Inn rooms (see attached detailed notes by the architect). Service will continue to be provided for all building needs, including trash removal,

JOHN V. DOWNIE | ARCHITECT

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617.548.8037 | john@downiearchitect.com

Zoning and Code Analysis for Short-Term Rentals, Beaver Mill, 189 Beaver Street, North Adams, MA

Scope of Work/Renovation:

Renovation of partial 1st and 2nd floors at south end of building for short-term room rentals.

North Adams Zoning: The Beaver Mill is in the B2 zone and transient housing is approvable by right.

Applicable Codes:

Building:	780 CMR, Massachusetts State Building Code 9 th Edition (2015 IBC + Massachusetts revisions)
Existing Building:	2015 IEBC + Massachusetts revisions
Fire Prevention:	527 CMR Massachusetts Fire Prevention Regulations
Accessibility:	521 CMR, Massachusetts Architectural Access Board Regulations
Electrical:	527 CMR 12.00 Massachusetts Electrical Code
Mechanical:	International Mechanical Code
Plumbing:	248 CMR, the Fuel Gas and Plumbing Code

Occupancy Classification: R1/R2

Existing Construction Type: Type IIIB existing assumed

Occupancy Separation: Non-separated, mixed-use occupancy assumed

Table 601:

Fire Resistance Ratings:	Bldg Element	Rating (Hrs)	Opening Protectives (Mins)
	Structural Frame	0	
	Exterior Bearing Walls	2	
	Interior Bearing Walls	0	0
	Ext. Non-Bearing Walls	0	
	Int. Non-Bearing Walls	0	
	Floor Construction	0	
	Roof Construction	0	

Interior Finishes (Table 803.11) for R1 occupancy:

Bldg Element	Class
Interior exit stairways	B
Exit access corridors	C
Rooms, enclosed spaces	C

Means of Egress:

Occupant Load 1st Floor:
Transient Housing R1:
Table 1004.1.2

J O H N V . D O W N I E | A R C H I T E C T

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a. if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR.

b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.

521 CMR 3.4: CHANGE IN USE *When the use of a building changes from a private use to one that is open to and used by the public, an accessible entrance must be provided, even if no work is being performed. When a portion of a building changes use from a private use to one that is open to and used by the public, then an accessible route must be provided from an accessible entrance even if no work is being performed. The new space will be required to be accessible.*

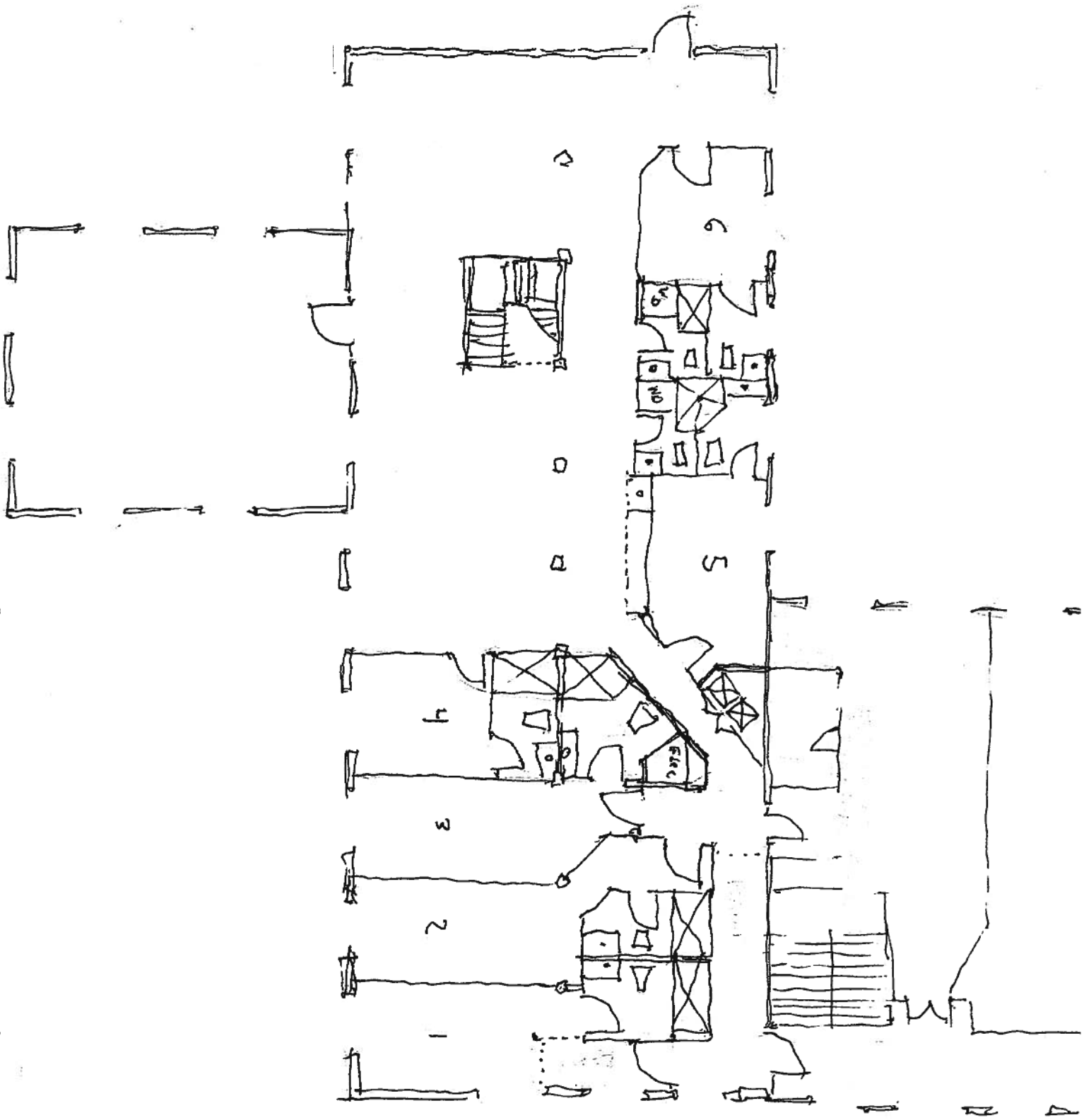
Existing Building requirements (2015 IEBC):

Massachusetts State Building Code 9th edition uses the 2015 IEBC (as amended) for existing building requirements.

IEBC Section 504: Scope of work: Reconfiguration of existing studios to short-term rentals. The work is Level 2 work per Section 504. Therefore, Alterations shall comply with Chapters 7 and 8 of IEBC 2015 plus Massachusetts amendments.

IEBC Section 703 Fire Protection: *Alterations shall be done in a manner that maintains the level of fire protection provided.* No changes anticipated. **Complies.**

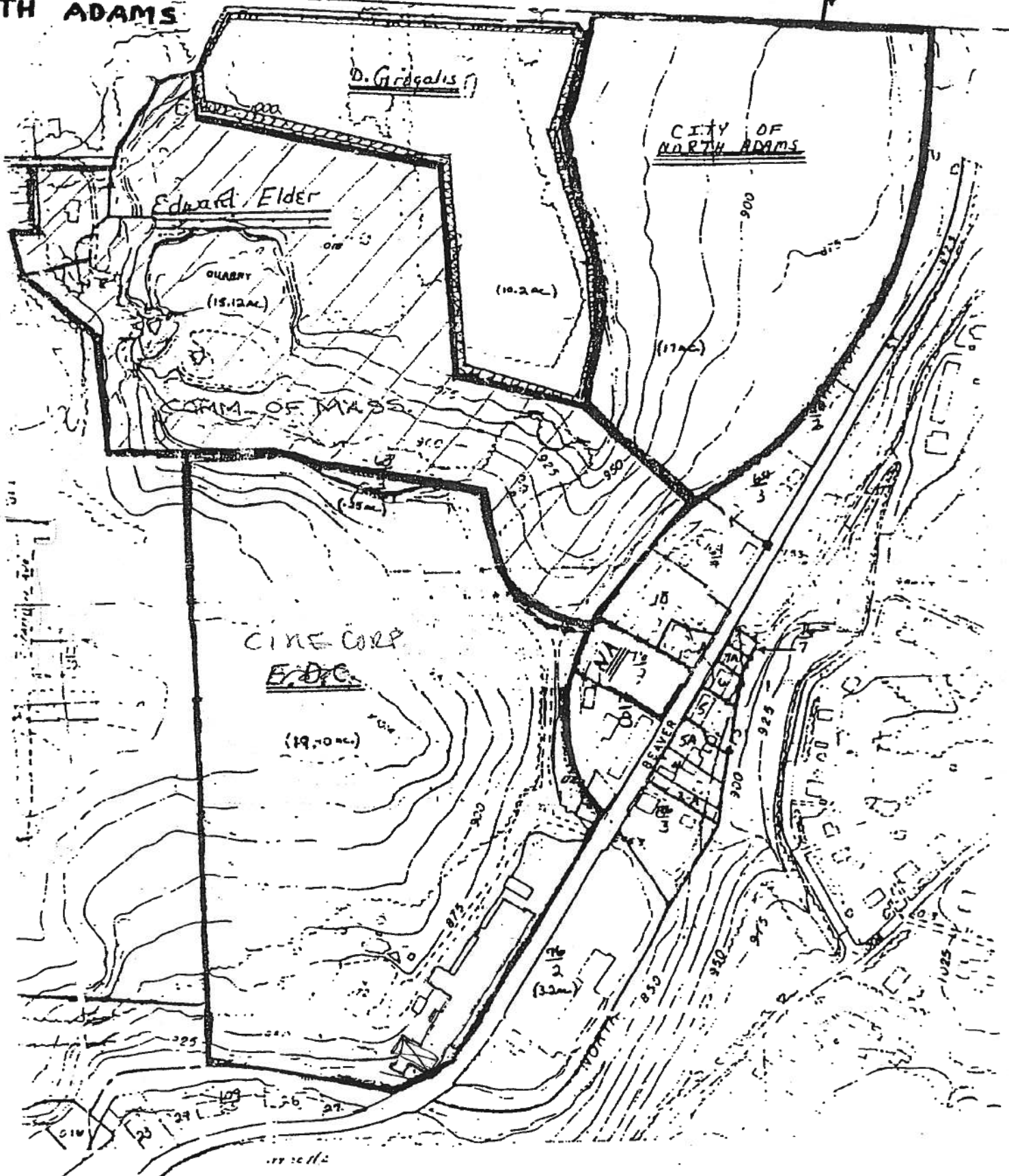
IEBC Section 804.2.2 Fire Protection: Only required if IBC requires a sprinkler system for new construction, see notes above.



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