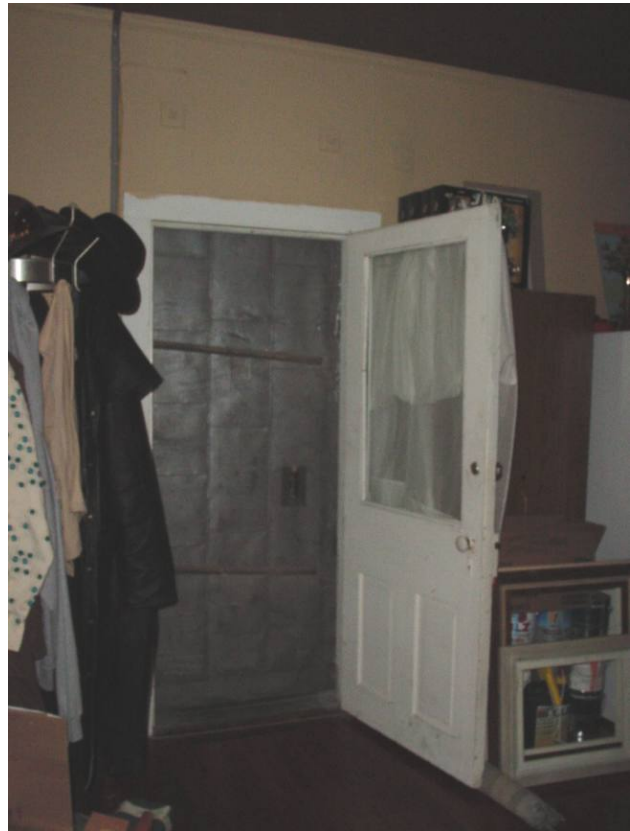# 122 East Adams, Pittsfield, 2004

Stories: Two

Historic use: Masonic Lodge

New use: One 1-bedroom apt. on 2nd floor

Exits: One from 2nd floor to the street

Windows: 3 on front and 3 on rear, 3' x 6'

Sq. footage: 1,110 sq. ft. bldg., 20' x 55'

Construction: Brick load-bearing walls, plaster and lath interior partitions, wood roof and floor.

Code Information:

Type of Construction:	Type 3A
Occupancy Class:	R-3, Residential
Light 8% req:	1 window = 225 sq. ft.
Ventilation 4% req:	1 window = 225 sq. ft.
Max room size w/ 3 windows:	1,011 sq. ft.
Max Occupancy Load:	1,110 sq ft /200 = 5
Min Number of Exits:	Occ Load $\leq$ 10 = 1 Exit
Common Path of Egress:	25' (max is 75')
Exit Access Travel Distance:	45' (max is 200')
Vertical Exit Enclosure:	1 hour

Note: No local code official/enforcement

Historic door and fire door were retained.

Comments:

Although the building owner had been planning to rehab this space for sometime, the project began when she was contacted by a possible tenant. Historically the space was a Masonic Lodge, which included an open floor plan with a kitchen and bathroom towards the rear. The new floor plan moves the kitchen to middle of the building along one wall for an open-living setting and expands the former bathroom. The bedroom is along the back of the apartment adjacent to the bathroom in the location of the former kitchen. Both the bedroom and the bathroom receive natural light and ventilation from windows on the rear of the building. The tenant sought out the space because he wanted an open floor plan and a space with character. He sold his house to move into this space, and has found it to be much cheaper than his house. He pays $375 in rent a month, plus utilities.

The total cost for the rehab was $18,000 (approx. $16 per sq. ft.). This included new plumbing, electrical, heating, window-unit air conditioners, window repair, cabinets and fixtures.