

Tara Hall

From: James Maynard <james@redclaydesign.com>
Sent: Thursday, October 6, 2022 3:23 PM
To: RentalHelp
Subject: NCHFA Elevator requirements

To whom it may concern,

I believe it would be beneficial for NCHFA to add language related to the above requirement (Section C.16) as it relates to multistory buildings, essentially establishing a requirement on elevators per floor. Based on the present language, a two story building with sixty units can be satisfied with one elevator for thirty units on each floor. We have a situation where we have 144 units in a building, and a ground level story that has more units than the levels above. Based on NCHFA present requirements, we need 3 elevators that will serve around 40 units on each level, when two would actually exceed what is required for a two story building.

One per 30 units per floor above grade level seems reasonable, and ties with the logic presently stated with one per 60 overall. So if someone has a 120 unit building on 4 levels, two elevators would still work with the overall math of the present requirement. This would help clearly reconcile situations where a project has most units on the ground level, with a lesser amount on upper levels.

Thanks,

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