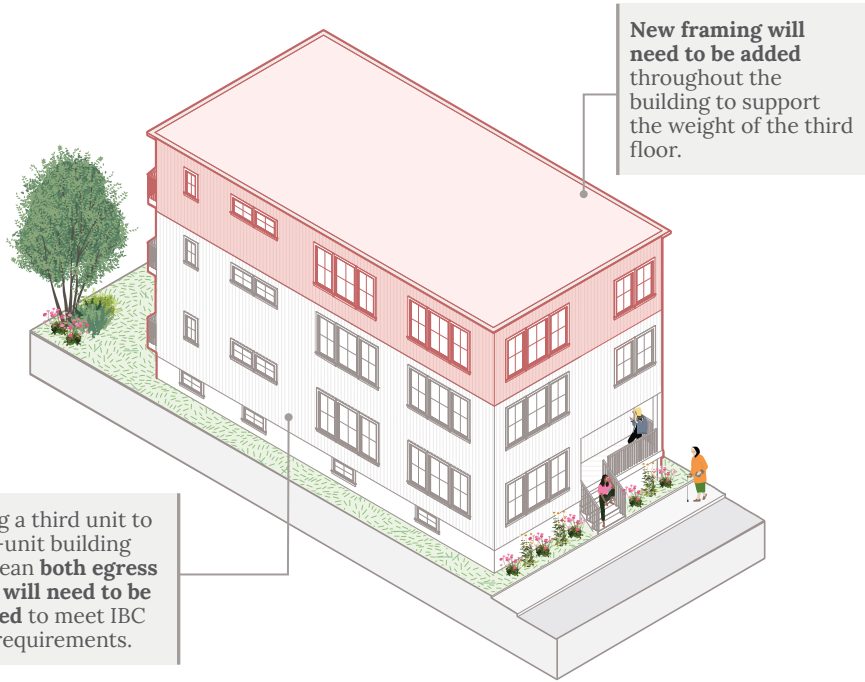


ADD ANOTHER FLOOR



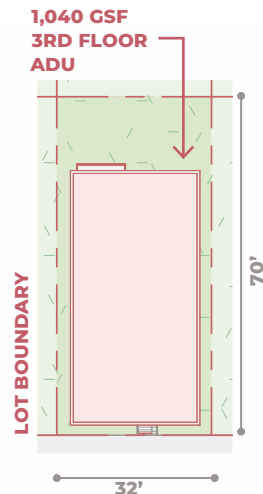
If your building is shorter than the maximum zoning height, you might be able to add an additional floor to create space for an ADU.



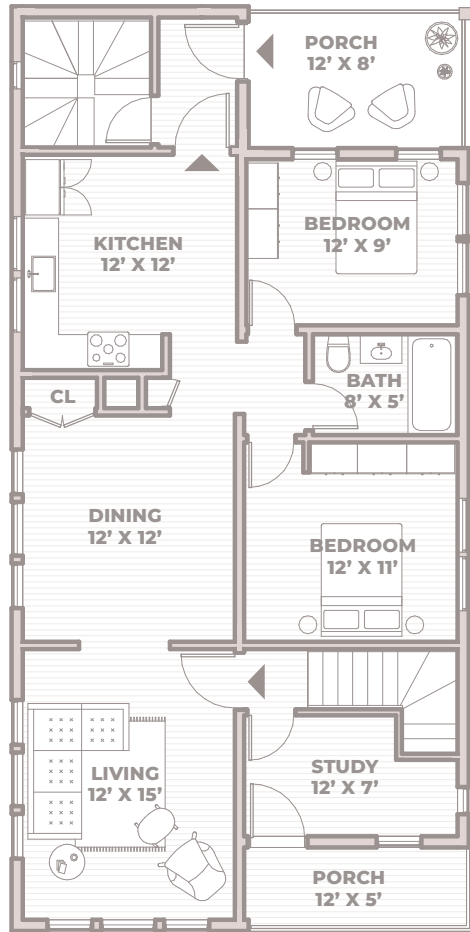
If your building is shorter than those around it, you may be able to add another floor or floors.

This kind of addition may be best suited to projects where there are plans to renovate the entire house as you will need to run structural, plumbing and electrical systems down through the rest of the building from the new floor.

Adding a floor will typically mean that your architect will need to follow the commercial building code, which is required for buildings with three or more units. The change from residential to commercial code will trigger bringing all egress routes (stairs) up to the current commercial code and adding sprinklers throughout the building.



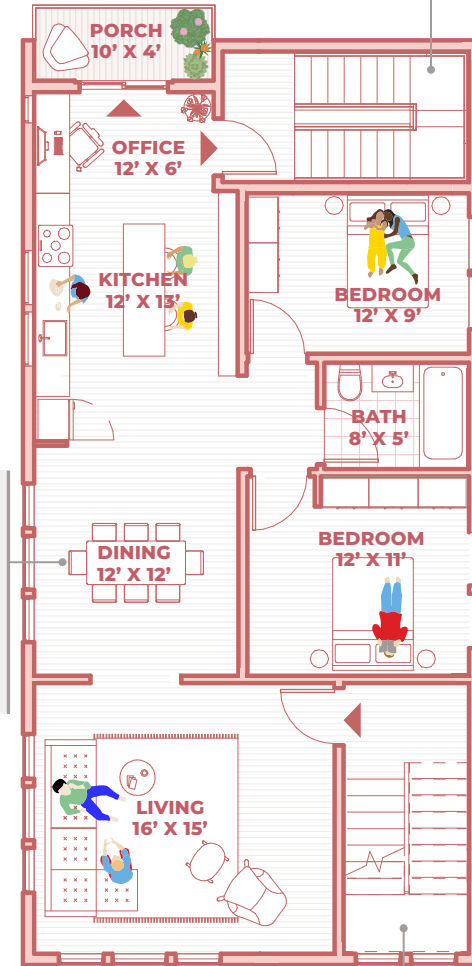
The building is **shorter than the maximum zoning height**, and the owner is interested in adding an additional floor to create space for an ADU.



SECOND FLOOR — ORIGINAL FLOOR PLAN

3/32" = 1'-0"

Adding an entire floor is an opportunity to create an ADU with two or three bedrooms that can serve a larger household.



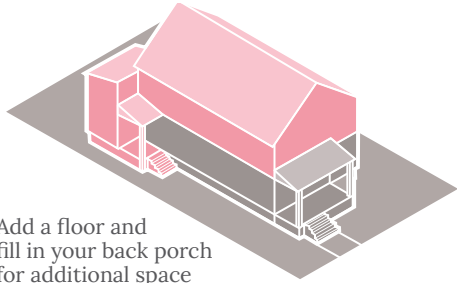
SECOND AND THIRD FLOOR WITH THIRD FLOOR ADU

3/32" = 1'-0"

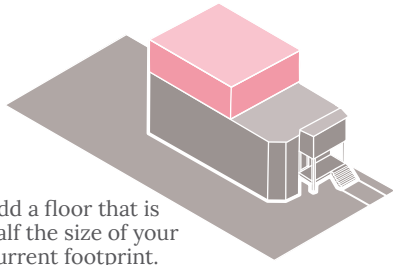
Two new egress stairs will be required for all units in a three-unit building with substantial new construction.

If the building has three units, egress stairs will need to be brought up to current building code requirements at all levels.

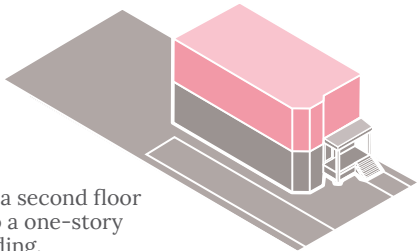
MORE WAYS TO ADD A FLOOR



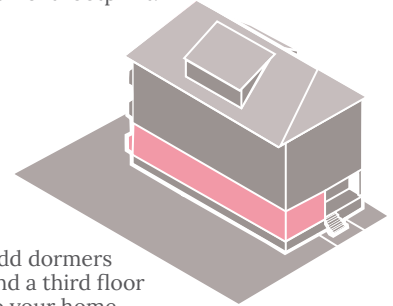
Add a floor and fill in your back porch for additional space for the ADU.



Add a floor that is half the size of your current footprint.



Add a second floor onto a one-story building.



Add dormers and a third floor to your home.

The design shown on the previous spread illustrates how adding a third floor to a two-story building can create additional space. A similar approach can be applied to other buildings; for instance, you could add a second floor to a one-story building or an extra floor to a 2.5-story building, depending on the configuration of the units and means of egress. The example in this book shows how adding an additional floor with a flat roof can be done. However, you can also add a floor with a pitched roof and potentially include dormers. In some cases, a pitched roof might be a better option to stay within zoning rules for maximum building height or to blend in with the architectural style of your neighborhood.

If you have a one-unit building and you are adding a floor to include an ADU, you would end up with a total of two units and would be below the three-unit threshold which would require your architect to follow the commercial building code.

This house in Jamaica Plain is one floor shorter than the surrounding context. It could be a good candidate for adding another floor.



One-story homes similar to this one in Allston are rare in Boston, but are ideal candidates for adding a floor or floors.



This Cambridge home, that was originally a single unit, has an addition and a new third floor that expand the building's living space.

