

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: _____ FEE: \$85.00 pd (includes recording)

MAP/PARCEL/LOT: 2-014-036-002 NO. 2013-9

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

- This request is for use only of existing land or buildings.
- This request is for new construction or rehabilitated or altered structure which was done under authority of zoning permit # 2013-9

issued to Hergenrother Custom Dev LLC on 2-11-13

Premises are at 197 Old Stage Road

Water service installation inspected and approved by Andrew Hoak - see 8-1-13 LA

Driveway location inspected and approved by inspected - needs work - will escrow. done by P. Lutz. see email dated 7-31-13

Sanitary sewer connection or septic system inspected and approved by: attached
Name: Andrew Hoak Date: see attached letter. 8-1-13

Construction was begun March, 2013 and completed Aug, 2013

Approval granted by ✓ P.C. or Z.B.A. on 2010, 2010. reference approval # PC:2010-27

Use of premises intended single family, 4 beds, 3 car garage, deck, porch + unfinished basement
(type of use)

Applicant's Signature: [Signature] Telephone: _____ Cell: 578-8451

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate. 11-15-13 conditions met SK

Certificate of Occupancy has been approved with without conditions.
If with conditions, see attachment outlining same.

Certificate of Occupancy denied _____. Please see attachment with reasons for denial. OVER

8-2-13
Date _____ Shim L. Kelley
Zoning Administrator

RUGGIANO
Engineering, inc.

Civil Engineers • Land Use Planners

August 1, 2013

Ms. Dolores Eckert
State of Vermont
Agency of Natural Resources
Wastewater Management Division
111 West Street
Essex Jct., VT 05452

Subject: **Brad and Denise Morse, WW-4-3540**
Lot #2, 197 Old Stage Road, Essex, VT

File: 09015

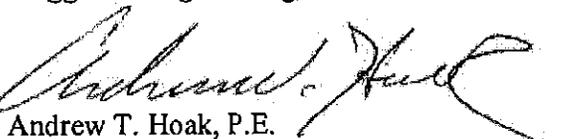
Dear Dolores:

Ruggiano Engineering has observed the construction of the wastewater disposal system and potable water supply for the above referenced project at Lot #2. Both the domestic water supply and wastewater disposal system appear to be in the proper location and in accordance with the plan.

I hereby certify that, in the exercise of my reasonable, professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater disposal system were installed in accordance with: the permitted design and all permit conditions; or recorded drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions; were inspected, properly tested and have successfully met those performance tests.

Sincerely,

Ruggiano Engineering, Inc.



Andrew T. Hoak, P.E.
Project Manager

Cc: Essex Zoning Administrator
Dustin Page and Sara Wohlhueter

U:/2009/Projects/09015/Wastewater/Lot 2 Certification.doc

Sharon Kelley

From: Dennis Lutz
Sent: Wednesday, July 31, 2013 7:47 AM
To: Sharon Kelley
Cc: Aaron Martin
Subject: Curb cut at 297 Old Stage Road

Sharon,

I received a phone call from Don Weston yesterday and I believe you may have called on this curb cut. Aaron and I checked it out yesterday.

It is not acceptable and needs to be fixed. The problems are:

- 1) The driveway culvert is crushed on the south end and part of the problem is because it is too short and was run over by entering vehicles. It needs to be fixed and extended at least 5 feet on both ends. The ends need to be protected.
- 2) The driveway has inadequate cover over the culvert.
- 3) The driveway needs to be built up so it is level with the road for about the first 50 feet. This will provide the proper cover over the culvert and make the transition from driveway to road conform to our standards.
- 4) On all the new driveway curb cuts onto paved roads, the driveways need to be paved for a distance of at least 30 feet and we would like to see 50 feet.

Until these changes are made, the driveway is a no go. Please pass this information on to the builder. If Don Weston calls, I will pass the same information to him.

Dennis

Sharon Kelley

From: Tom Hergenrother <tom@tomhergenrother.com>
Sent: Friday, August 02, 2013 1:47 PM
To: Sharon Kelley
Subject: Fwd: 197 Old Stage Road

Sent from my iPhone

Begin forwarded message:

From: Tom Hergenrother <hergyjr@hotmail.com>
Date: August 2, 2013, 1:28:43 PM EDT
To: <tom@tomhergenrother.com>
Subject: Fwd: 197 Old Stage Road

Sent from my iPhone

Begin forwarded message:

From: Sara Davie <sdavie@veic.org>
Date: August 2, 2013, 1:14:04 PM EDT
To: Tom Hergenrother <hergyjr@hotmail.com>
Subject: RE: 197 Old Stage Road

Hi Tom

Sorry for the delay-- I was out of service area this morning. Everything looked good over at 197 Old Stage.... Based on the blower door test and fan testing, it will certainly meet the qualifications for Code Plus.

Thanks
Sara

From: Tom Hergenrother [hergyjr@hotmail.com]
Sent: Friday, August 02, 2013 8:43 AM
To: Sara Davie; tom@tomhergenrother.com
Subject: 197 Old Stage Road

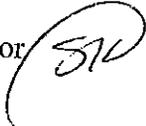
Hi Sara-

Thanks for doing that yesterday, here is the floorplan with window sizes.

Please send me an email as soon as you can!

Thanks
Tom

MEMORANDUM

TO: Doug Fisher, Finance Director
FROM: Sharon Kelley, Zoning Administrator 
CC: Public Works
DATE: August 29, 2013
RE: Escrow for Shared Driveway between 197 & 201 Old Stage Road

Attached are two checks totaling Three Thousand Dollars (\$3,000.00) to be placed in an interest bearing account. The monies represent remaining site work (completion of driveway improvements) required as a result of a Certificate of Occupancy inspection for 197 Old Stage Road. Construction is completed on 197 Old Stage Road however it has just started at 201 Old Stage Road. The landowners agreed to make the driveway improvements, as required by Public Works (see attached), after all the heavy equipment is removed from the site. The landowners of 201 Old Stage contributed \$1,000.00 towards the improvements and 197 contributed \$2,000.00. These monies will be returned to both landowners as submitted.

I expect the driveway to be completed no later than November.

Thanks.

Sharon Kelley

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Dennis

90600232

2011 Vermont Residential Building Energy Standards (RBES) Certificate

This certificate is for projects started on or after October 1, 2011.

197 Old Stage Road, Essex, VT 05452 Act 250 Permit # NA
 Property Address (Street, City, ZIP Code)
 GMP August 1, 2013
 Electric Utility serving this address Construction START Date Construction FINISH Date
 1 2 4958 3
 # Units # Stories # Conditioned Sq. Ft. # Bedrooms

Project Description
 Single Family Addition
 Multi-family Repair
 Log Home
 Renovation / Alteration

Foundation Type: Basement Slab On Grade Crawl Space

Thermal Envelope

R- 10 Basement / Crawl Space Walls R- 8 Basement Insulation Depth (ft) U- 3 Basement Windows NFRC Default
 R- Unheated Slab R- Floors over Unheated Spaces R- 30 Sloped Ceilings Area (Sq. Ft.)
 R- Heated Slab R- 26 Above-Grade Walls R- 52 Flat Ceilings Area (Sq. Ft.)
 R- Perimeter Slab Edge U- 28 Doors NFRC Default U- Skylights NFRC Default
 U- 3 Windows NFRC Default R- Attic Access Hatch / Door

Air Sealing Verified by: Testing 1.89 ACH50 1488 CFM50 Visual Inspection

Ventilation System Exhaust Balanced Air Flow: 237 CFM Rated Measured

Mechanical System Calculation Method: ACCA Manual J 8th Edition Other _____
 Primary Heating System Size (Btuh) 96000 Primary Central Cooling System Size (Btuh) 46500 NA
 Calculated Heat Loss (Btuh) _____ Calculated Heat Gain (Btuh) _____ Programmable Thermostat
 AFUE or HSPF Efficiency 96 SEER or COP Efficiency 14.5 Heat Pump Supplementary Heat Control

Ducts Ducts located within conditioned space
 R- Supply Ducts _____ Location _____ Duct Tightness (CFM @ 25 Pa.)
 R- Return Ducts _____ Location _____ Test Performed at Rough-in Post-construction

Combustion Safety Spillage testing conducted on combustion equipment not directly-vented
 Fireplaces have gasketed doors with compression closure
 Exterior air supply requirements met for solid fuel-burning appliances and fireplaces

Other Mechanical System Piping, R-3 Accessible on-off switches for pool heaters
 Circulating service hot water piping, R-3 Automatic time switches for pool heaters
 Automatic or Gravity dampers Pool cover for all heated pools
 Automatic controls for snow-melt systems 50% of lamps in permanently installed fixtures are high efficacy

Compliance Method Used Fast Track Package # _____ REScheck Software Maximum UA _____ Your UA _____
 6038-M670 Home Energy Rating Rating Score 50 Rated by Vermont Energy Investment Corp

I certify to DS Page (Owner) that the above information is correct and that the premises listed HAVE been constructed in accordance with the Vermont Residential Building Standards (RBES) created under 21 V.S.A. § 266.

Signature [Signature] Print Name Tom Hergenrother
 Company HCD, LLC Phone 802-488-3460 Date 9/6/13

21 V.S.A. § 266 requires this certificate label to be permanently affixed to the inside electrical service panel or heating or cooling equipment or nearby in a visible location. Copies also must be provided within 30 days following the sale of the property, to 1) the Dept. of Public Service, Planning & Energy Resources Division, 112 State St., Montpelier, VT 05602, and 2) the town clerk of the town where the property is located. NOTE: Noncompliance with RBES may result in action for damages under 21 V.S.A. § 266. This label does not specify all 2011 RBES requirements. QUESTIONS? CALL THE VT DEPT. OF PUBLIC SERVICE: 802-828-2811.

Essex, Vermont Town Clerk's Office
September 10, 2013 at
10 o'clock 15 minutes 12 M
 Received for record and recorded in
 book 920 on page 252
 of Essex Land records
 Attest: [Signature]
 Town Clerk