

Appeal Period Expires 10/31/24
 Zoning District B22

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date / /
 Permit Number 2024-192

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: [Signature]

A Parcel Account Numb. (Map-Parcel-Lot) 2- 04 7 04 3 000
 Property Address : 36 Pioneer St
 Owner: Dennis William Voigt Jr
 Owner Address: 36 Pioneer St, Essex Jct, VT 05452
 Owner Phone: (work) 802-879-3766 (Cell) 802-238-3384
 (Email) wvoigt@dwoigt.com
 Tenants name: _____ Phone: _____
 (or contractor) Cell: _____
 Estimated Construction Dates: Start: 10/28/24 Completion: 4/30/25
 Sq. Feet: 1,296 Estimated Cost (labor & materials): \$ 341,909

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Check box(es) which describe proposed use or construction (circle choice in parenthesis).
N = New A = Addition R = Remodel

<i>Residential:</i>	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Inclusions or Additions:</i>			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: / /
 Proposed New Bedrooms: 0 Existing Bedrooms 3

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ _____ Date Paid: / /

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval : / / Existing

E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

transfer bedroom to new location in house and expand kitchen where previous bedroom was located.
 Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>923.13</u>	<u>10/16/24</u>
Recreation		\$ _____	<u> </u> / <u> </u> / <u> </u>
Recording		\$ <u>30</u>	<u>10/16/24</u>
Certificate of Occ		\$ <u>100</u>	<u>10/17/24</u>
Other		\$ _____	<u> </u> / <u> </u> / <u> </u>

Building Permit
 Approved Rejected Date 10/16/24

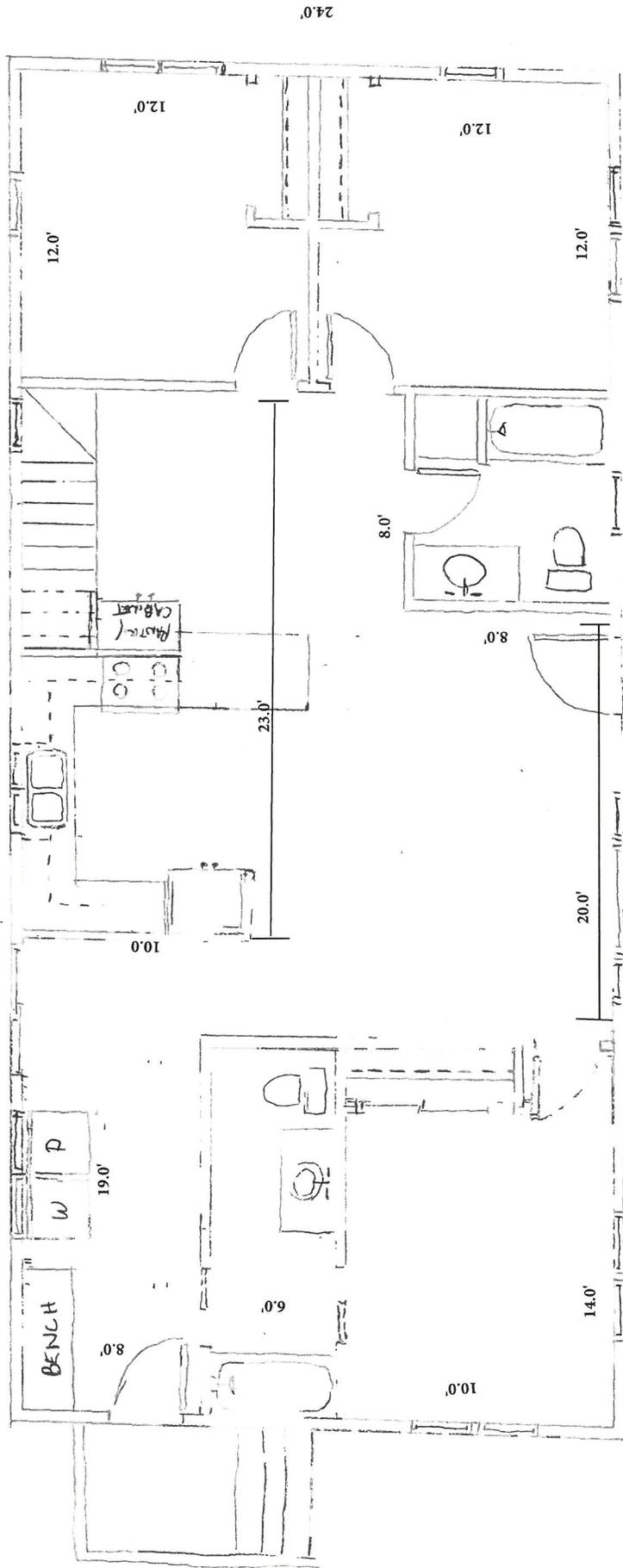
Issued to: Dennis William Voigt Jr.

Zoning Administrator: Shawn Kelley

Notes: Energy certification required to be recorded in town clerk's office.

C.O. Required Yes No
 (Certificate of Occupancy)

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**



54.0'

24.0'



PROPOSAL

Date: August 28, 2024
To: Will Voigt/Jenna Protzko
From: Bryan Bergeron
Re: Home Remodel
Job Location: 36 Pioneer St
Essex Jct VT
Phone: 802-238-3384
Email: wvoigt1219@gmail.com

We propose to furnish all material and perform all labor necessary to complete the following scope of work: See attached scope of work and costing Spreadsheet.

Remodel Scope of Work 8/26/2024

General Conditions:

Daily supervision by project manager, ordering materials, scheduling subcontractors, and permits. Trash and removal, daily setup, cleanup and final job cleanout, temporary toilet, trucking, set up all needed scaffolding, finish protection and dust protection and material handling.

Sitework:

Demo:

Roof, chimney to garage slab, exterior siding, windows and doors, interior first floor and basement walls, electrical, cabinets, and stairs. Bathroom fixtures flooring in living area, bathroom, entry. Save flooring in 2 bedrooms.

Cut and Patch:

Basement Stair, Storage room support wall, mudroom/bedroom floor, mudroom bedroom exterior walls, mudroom/bedroom interior walls, 1st floor interior walls 1st floor zip-r sheathing, roof at chimney, overhangs at eaves, window and door headers.

Concrete:

Install 2 new helical piers for mudroom entry deck.

Metals:

Drip cap for new windows, foam board flashing for walls, ledger flashing for decks, and miscellaneous joist hangers, lag bolts and fasteners.

Exterior Carpentry:

Siding, corners and J channel to be owner selected vinyl siding based on siding budget.

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New fascia and rake to be coil stock. Vinyl soffit all overhangs and porch ceilings.
Mudroom/front entry deck, roof and stairs by installed allowance.

Interior Carpentry:

Jamb extensions on all new windows and doors to be preprimed painted 3/4" pine.
Door, window and baseboard trim to be preprimed 1x4 pine painted. Mudroom bench to be 3/4" plywood edged and painted. Closets to have one shelf and hanging rod.

Thermal and Moisture:

Mudroom/bathroom/bedroom floor to have 8" fiberglass insulation with 1 1/2" foam insulation over joist. Basement exterior walls to get 2.5" closed cell foam, exterior 1st floor walls to get R19 fiberglass insulation. Attic to be air sealed and have 14" loose cellulose insulation. Proper vents at eaves, with an accessible attic hatch in a bedroom closet. Roof dried in and ready for Standing seam by allowance.

Doors and Windows:

Interior and exterior doors and hardware are by allowance. Save 5 existing bedroom windows to be reinstalled. All other windows by allowance

Finishes:

Interior sheetrock by allowance. Ceramic tile for entry and bathrooms by allowance. Refinish floors in 2 bedrooms and new hardwood/installation by allowance. Interior painting by allowance.

Equipment:

Install owner supplied dishwasher, microwave, stove and refrigerator. Kitchen/bath cabinets and vanities by allowance. Counter tops by allowance. Venting for bath fans dryer and cooktop to exterior.

Mechanical:

Plumbing fixtures by allowance. Rough and finish plumbing for 2 bathrooms, laundry room kitchen. New wall mount boiler and on demand hot water with 2 zones of heat.

Electrical:

Interior/exterior light fixtures and fans by allowance. Upgrade Electrical service, redo electrical in main house and new bedroom/mudroom/bathroom.

All Allowances will be credited back with the 15% mark up and then Charged back at actual cost plus 15% markup. Allowances are highlighted in the spreadsheet.

Allowances:

Mudroom/entry deck, steps and roof	\$8,000
Standing Seam Metal Roof	\$18,000

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Interior/exterior doors and hardware	\$5,100
New windows	\$6,500
Sheetrock	\$12,740
Ceramic Tile and installation	\$2,880
Hardwood flooring/installation and refinishing	\$10,900
Interior Painting	\$9,234
Bath accessories	\$500
Kitchen Cabinets/Bathroom Vanities	\$15,500
Counter tops	\$4,000
Plumbing fixtures	\$6,000
Lighting Fixtures/bath fans	\$1,200

1: GENERAL CONDITIONS	\$16,080			
Supervision	3080	0	0	3080
Permits- By Owner	0	0	0	0
Rubbish removal	0	5500	0	5500
Clean up: Daily	2750	85	0	2835
Clean up: Final	440	55	0	495
Toilet	0	0	725	725
Scaffold/Shoring	1100	75	0	1175
Finishes Protection	880	400	0	1280
Dust Protection	880	110	0	990
Subtotal GC	9130	6225	725	16080
2: SITEWORK	\$46,149			
	0	0	0	0

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Subtotal Metals	1482	474	0	1956
6B: EXTERIOR CARPENTRY \$26,610				
	0	0	0	0
Fascia & Rakes- Vinyl	1482	960	0	2442
Soffits- Vinyl, Vented	1824	1440	0	3264
Cornerboards- Vinyl	228	480	0	708
Casing- Ext. Doors	456	400	0	856
Siding- Vinyl	6840	4500	0	11340
Mudroom Deck & Steps- Allowance	0	0	5500	5500
Entry Roof- Allowance	0	0	2500	2500
Demo Deck- By Owner	0	0	0	0
Subtotal EC	10830	7780	8000	26610
6C: INTERIOR CARPENTRY \$18,328				
	0	0	0	0
Base	1938	1680	0	3618
Casing	4560	3000	0	7560
Window Sills	684	420	0	1104
Extension Jambs	1938	1200	0	3138
Fasteners, Glue, Sandpaper	0	225	0	225
Mudroom- Bench	342	200	0	542
Closet Shelving/Rods	1140	320	0	1460
Linen Closet	456	225	0	681
Subtotal IC	11058	7270	0	18328
7: THERMAL AND MOISTURE \$46,114				
	0	0	0	0
Mudroom Floor- 8" Fiberglass	456	1040	0	1496
1 1/2" Rigid Insulation	684	880	0	1564

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Addition Floor- 8" Fiberglass	228	554	0	782
Basement wall foaming			7000	7000
Exterior Walls- R19 Fiberglass	1254	2600	0	3854
Attic- Cellulose Insulation	0	0	6088	6088
Proper Vents	0	0	660	660
Attic Hatch	0	0	400	400
Vapor Barrier- Walls	342	390	0	732
Roofing Felt	399	312	0	711
Ice & Watershield	912	1060	0	1972
Roofing- Metal allowance	0	0	18000	18000
Air Sealing	912	100	0	1012
Penetration Sealing	1368	475	0	1843
Subtotal T&M	6555	7411	32148	46114
8: DOORS AND WINDOWS \$15,818				
	0	0	0	0
Doors- Exterior- Material Allowance	342	2000	0	2342
- Interior- Material Allowance	1368	2100	0	3468
Door Hardware- Material Allowance	798	1000	0	1798
Saved & New Windows- M. Allowance	1710	6500	0	8210
Subtotal D&W	4218	11600	0	15818
9: FINISHES \$38,161				
	0	0	0	0
Sheetrock Allowance	0	0	12740	12740
Ceramic Tile- Installed Allowance	0	0	2880	2880
Underlayments	912	520	0	1432
Flooring/refinish- Installed Allowance	0	0	10900	10900
Interior Painting allowance	0	0	9234	9234
Exterior Painting- Ext. Doors	0	0	975	975
Subtotal Finishes	912	520	36729	38161
10: SPECIALTIES \$842				

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	0	0	0	0
Mirrors- By Owner	0	0	0	0
Bath Accessories- Material Allowance	342	500	0	842
Subtotal Spec.	342	500	0	842
11: EQUIPMENT \$24,437				
	0	0	0	0
Appliances- Supplied By Owner	684	35	0	719
Cabinets/Vanities- Allowance	2320	60	15500	17880
Countertops- Allowance	0	0	4000	4000
Venting- Bath Fans	684	240	0	924
- Dryer	228	85	0	313
- Cooktop	456	145	0	601
Subtotal Equipment	4372	565	19500	24437
15: MECHANICAL \$41,184				
	0	0	0	0
Plumbing- Fixture Allowance	0	0	6000	6000
- Rough and Finish allowance	342	0	12500	12842
Heating Allowance	342	0	22000	22342
Subtotal Mechanical	684	0	40500	41184
16: ELECTRICAL \$20,517				
	0	0	0	0
Fixtures/Bath Fans- Allowance	0	1200	0	1200
Rough and Finish Wiring- Allowance	342	0	18975	19317
Subtotal Electrical	342	1200	18975	20517

\$297,312 82869 57356 157087 297312

Subtotal \$297,312
Overhead 10% \$29,731
Profit 5% \$14,866
Total \$341,909

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We propose to furnish material and labor for the scope of work outlined above in accordance with the attached terms and conditions.

Payment to be made as follows: 30% deposit to schedule the project. Invoices for work in place due day of completion.

Contractor's signature: _____ Date: _____

Acceptance of proposal: The above price, specifications, conditions and the terms attached to this contract are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Owner's signature: _____ Date: _____

TERMS AND CONDITIONS

1. CONTRACT PRICE.

The contract price constitutes the total compensation payable to Contractor for performing the work. All duties, responsibilities, and obligations assigned to or undertaken by Contractor shall be at his expense without change in the contract price.

2. EXTRA WORK.

The contract price may only be changed by a change order. Any claim for an increase or decrease in the contract price shall be in writing delivered to Owner. The cost of change orders shall be agreed to in writing before proceeding with extra work.

3. JOB SIGN.

Contractor shall be granted the right to display a job sign on the Owner's property for duration of the project.

4. CONTRACTOR'S RESPONSIBILITY.

Contractor shall supervise and direct the work efficiently and with his best skill and attention. He will be solely responsible for the means, methods, techniques, sequences, and procedures of

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construction. Contractor shall be responsible to see that the finished work complies with the contract documents.

5. ACCESS TO WORK.

Owner shall grant free access to work areas for workmen and vehicles, and shall allow areas for storage of materials and rubbish. Contractor shall protect adequately the property and adjacent property subject to this contract.

6. MATERIALS REMOVED - RUBBISH.

All construction rubbish is to be removed by Contractor. At termination of work the premises will be left neat and in broom clean condition. Professional cleaning of glass, fixtures, floors, etc. to be conducted by Owner.

7. INSURANCE.

Contractor shall carry at his own expense workman's compensation in the amounts of \$100,000 each accident, \$500,000 disease policy limit, and \$100,000 per disease per employee, and public liability insurance with a general aggregate limit of \$2,000,000 and an additional umbrella liability of \$1,000,000 which meet or exceed the minimum requirements of existing laws. Owner shall carry insurance to cover Owner's and Contractor's interest in installed work and shall insure against fire, extended coverage, vandalism, and malicious mischief.

8. TOILET FACILITIES.

Owner shall make toilet facilities available.

9. FURNISHINGS:

Furniture, possessions and storage items to be moved by Owner so that contractor can have open access to work areas.

10. FINISHES:

Sometimes, building finishes are disturbed during a work or an installation process. Drywall finishing, painting, repair of finishes and the like will be conducted as an extra work item. Finishes in general are not included in the contract price unless specifically outlined in the proposal.

11. PERMITS AND RESTRICTIONS.

Owner shall obtain and pay for all permits and impact fees required by Government bodies unless otherwise specified. Contractor shall comply with all requirements of such permits.

12. DAMAGE TO PROPERTY.

Contractor shall not be held responsible for damage caused by Owner or Owner's employees, Act of God, earthquake, fire, riot, civil commotion or acts of public enemy. Contractor shall be responsible for the negligence of his employees and subcontractors.

13. ALLOWANCES.

Allowances listed in the contract specification by schedule reflect an initial estimate for costs of material alone with the installation and handling labor otherwise included in the contract price, or, as indicated: material, labor, and handling combined. All allowance prices include taxes and delivery. Allowance credits and overages will be presented by change order.

14. WARRANTY.

Provided the Owner has complied with all terms and conditions of this contract the Contractor warrants that all work shall conform to the requirements of the Contract and that any defects due to faulty materials or workmanship which Owner gives written notice to Contractor within a period of one year from the date of substantial completion shall be corrected by the Contractor within a

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reasonable period of time at its expense.

15. HAZARDOUS MATERIALS.

Unless herein specifically provided for, the contractor shall not be responsible for removal and for disposal of any "Hazardous Materials" as defined by any federal, state or local law, regulation or ordinance, including without limitation, asbestos and asbestos containing material.

16. BINDING AGREEMENT

This Agreement shall be governed by the laws of the State of Vermont and shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns. This Agreement contains the entire understanding the parties hereto, superseding any and all prior agreements, written or oral. No modification, amendment, or deletion affecting this contract shall be effective unless in writing and signed by all the parties hereto.

17. ARBITRATION

Any controversy or claim arising out of or related to the Contract, or the breach thereof shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise.

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