

Appeal Period Expires 3/25/22
 Zoning District 82

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

Application Date 3/1/22
 Permit Number 2022-19

- 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.

Signed: Erin Audette

A Parcel Account Numb. (Map-Parcel-Lot) 2-082-003-140
 Property Address: 41 Laurel Drive Essex VT
 Owner: Katelynn + Erin Audette
 Owner Address: 41 Laurel Drive Essex VT
 Owner Phone: (work) _____ (home) 802-355-8143
 (cell) 802-238-2109 (Email) erin.audette@gmail.com
 Tenants name: _____ Phone: _____ Cell: _____
 Estimated Construction Dates: Start: 3/28/22 Completion: 4/14/22
 Sq. Feet: 1700 Estimated Cost (labor & materials): \$54,000

G

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

Residential:	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input 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"/>
Non-residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
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 or Septic Application).
 Public Septic Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 1 Existing Bedrooms 3

C Water (Please attach Water Service Application).
 Public Well Fee \$ _____ Date Paid: 1/1

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1

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.

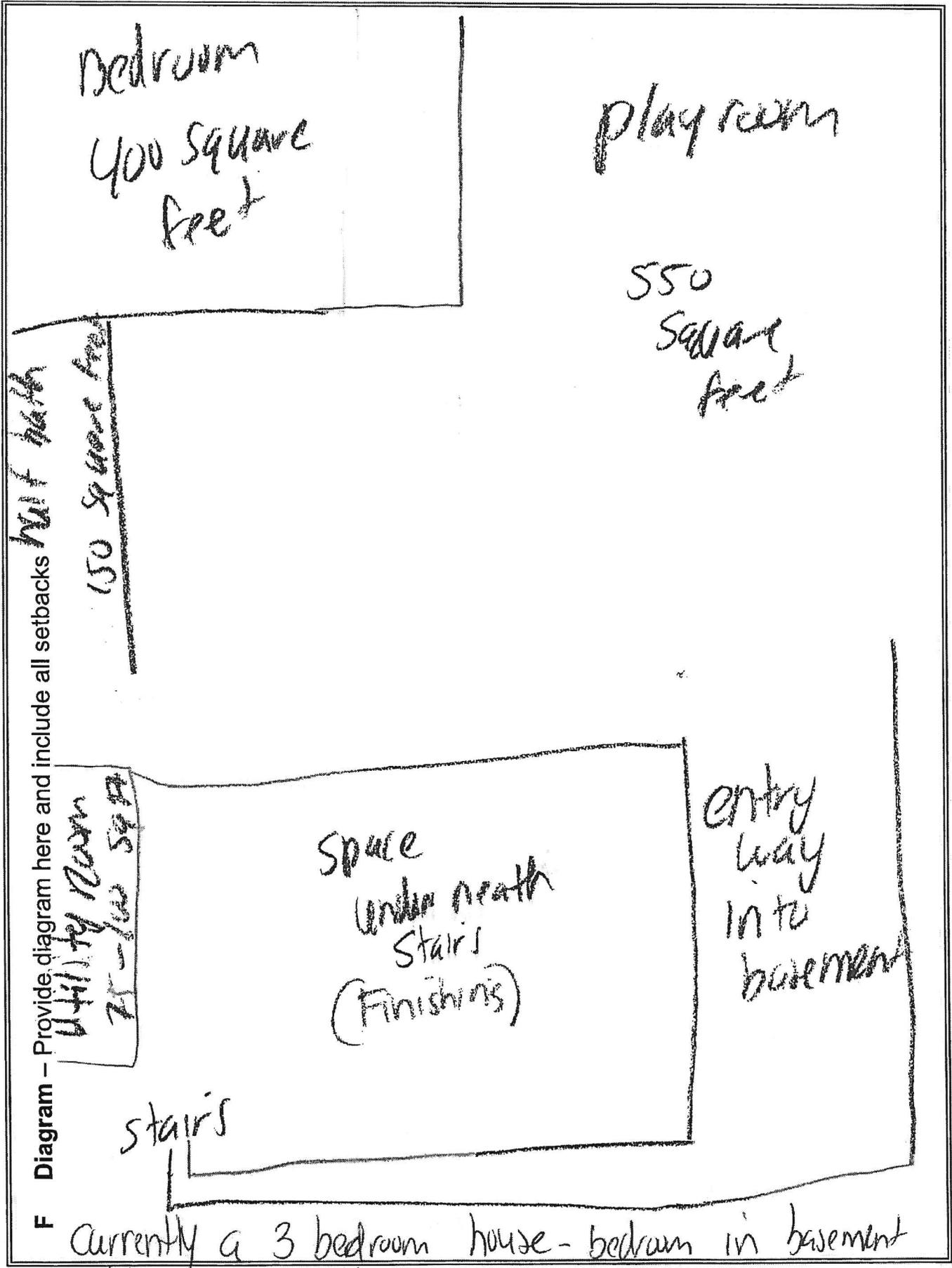
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 Signature of Tenant and
 Signature of Owner Erin Audette

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$145.80	1/1
Recreation		\$	3/13/22
Recording		\$ 15	1/1
Certificate of Occ		\$	1/1
Other		\$	1/1

Approved Rejected Date 3/10/22
 Issued to: K + E Audette
 Zoning Administrator: Simon T. Kelley
 Notes: Energy info given
 C.O. Required Yes No

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



F Diagram - Provide diagram here and include all setbacks

Currently a 3 bedroom house - bedroom in basement will be the 4th.



Erin Audette
41 Laurel Dr
Essex Jct, VT 05452

Prepared by Tom

February 22, 2021

BASEMENT RENOVATION

EGRESS WINDOW

- Excavate at rear of house to expose the foundation footer.
 - Cannot be located under 1st floor window overhang.
 - Location to be determined.
- Cut the foundation wall to accept a minimum code required egress window. Remove the cut concrete. Install 4" of rigid insulation at the footer (prevents frost heave and moves water away from the house). Connect to curtain drain if present.
- Frame the opening with pressure treated lumber. Supply and install Andersen Series 400 OR Pella 250 series all-vinyl, casement window with full screen to the opening. Flash, weather tape and insulate. Window to meet egress code.
- Install Rockwell fiberglass window well fastened to the house foundation with concrete fasteners. Includes polycarbonate cover. Backfill with native soil. Excess soil to be removed from site. Fiberglass wells to have a 4" bed of gravel covering the rigid insulation. Landscaping is the responsibility of the homeowner.
- Install PVC trim on the exterior of the window. Fasten with Cortex screw and plug system. No painting of the exterior.
- Interior wall covering and trim will be done during the basement renovation.

NOTES:

- Pending Essex Jct zoning approval.
- Assumes there is access to allow excavator to reach area.
 - Any tree work will be done on a time and material basis
- Assumes interior or exterior plumbing, electric or gas lines do not need to be moved.
- All furniture, electronics and belongings are to be removed from work area by homeowner.
 - Client waives liability if we have to move furniture or disconnect appliances and electronics
- Any additional work, not mentioned above, will be done on a time and material basis.

FRAMING & INSULATION

- Remove existing fiberglass insulation and vapor barrier from all exterior walls.
- Spray 3" of closed cell insulation on all exterior walls except shared wall.
 - This is necessary to comply with the 2020 Vermont RBES (Residential Building Energy Standards).
- Frame in partition walls as per plan.

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- Frame in future bathroom walls as per plan.
- Frame in reading nook under stairs.
- Frame in utility area.
- Box in sewer main as necessary.
- Add risers to stairs to prepare for carpet.

ELECTRICAL-Allowance (see below)

- Furnish and install outlets throughout living area to code.
- Furnish and install switches to code.
- Furnish and install lights in ceiling to homeowner's specification.

Note: Assumes existing electrical service is up to code and the electrician, if necessary, can tie into the existing panel box and existing panel box has capacity.

FLOORING

- Install **customer supplied** pad (if necessary) & vinyl plank flooring throughout basement.
 - Any necessary floor leveling will be done on a time and material basis.
- Install **customer supplied** carpet on stairs.
 - Supplier will install and we will coordinate.

CEILING

- Install **customer supplied** drop ceiling panels and grid.

CARPENTRY

- Install **customer supplied** prehung doors at:
 - Bedroom
 - Utility room
 - Closet/Future bathroom
 - Under-stairs reading nook.
- Extend window jambs as necessary.
- Box in lally columns as necessary.
- Install preprimed baseboard and window & door casing.

DRYWALL AND PAINT

- Install ½" drywall on walls & bottom of stair stringers.
 - Tape 3 coats, sand and prime.
- Paint walls & trim with latex acrylic paint.



TOTAL JOB PRICE:

\$54,510.00 labor, materials, and allowances plus Budget Items below.

ALLOWANCES: These are included in price above. If what you desire costs more, we will add the difference with a 40% mark-up to the original price. If cost is less, we will refund the difference.

- Electrical: \$2,000.00

BUDGET ITEMS: The listed items are to be used as a 'pricing guide' only. These items are not included in the quoted price. You are responsible for purchasing these items and the cost will depend on what you choose. If these items are charged to a Polli account a 40% mark-up will be applied.

- (4) Prehung doors & hardware--\$250-\$300 each.
 - Note: Door for reading nook to be pre-hung divided light door.
- Carpet & installation-\$500-\$1,000.
- Vinyl Plank flooring-Approximately 1000 sqft-\$2400-\$3600
- Drop ceiling panels & grid (approximately 1000 sqft)-\$1-\$2 per sqft--\$1500-\$3000.

NOTES:

- No heating is included in this quote but may be added if desired.
- Assumes electrician can, if necessary, tie into existing wiring & panel box.
- Assumes existing plumbing is up to code and the plumber, if necessary, can use the existing water lines, drains and venting.
- All items to be removed from work area by homeowner.
 - Any moving of items from work area will be done on a time and material basis.
- Any additional work will be done on a time and material basis.

TIME & MATERIALS WORK

- The hourly labor rates are as follows:
- Carpenter & Painter - \$83
- Materials, disposal fees and subcontractor services (electrical, plumbing etc.) have a 40% contractor overhead markup.



GENERAL NOTES

- Client responsible for zoning permit.
- Client waives liability if we have to move furniture or disconnect appliances and electronics.
- All trash will be removed at project completion.
- We are fully insured. A copy of COI can be provided per request.
- Any code changes effective after the proposal date may incur additional costs. Building inspections sometimes will find other areas to address before the permit can be closed. Correcting these code violations would be additional work.
- The proposal does comply with 2020 VT RBES (Residential Building Energy Standards).
- Assumes no asbestos present. Testing and remediation would be additional.

RBES (Residential Building Energy Standards)

- This proposal does comply with 2020 VT RBES.
- If client is the general contractor for the job, they assume responsibility for necessary paperwork, town and state permits related to the project and any repercussions for not following RBES (if a VT RBES form is not completed after the project, a certificate of occupancy may be delayed or not issued and the future sale of the house may be affected).

GENERAL ASSUMPTIONS

JOBSITE ACCESS

- We can have uninterrupted use of the project space and clear access to use equipment as needed.

CARPENTRY & SUBCONTRACTORS

- Removed wall(s) are not load-bearing.
- Existing electrical service is up to code and the electrician, if necessary, can tie into the existing panel box. Existing panel box has capacity.
- Existing plumbing is up to code and the plumber, if necessary, can use the existing water lines, drains and venting.
- No repairs needed outside of the construction area. Any necessary repairs needed outside of the construction area would be additional work.
- No other mechanicals/services to be moved, rerouted or relocated. This would be additional work.
- All exterior flashing will be chemically compatible with the decking or roofing products.
- Client provides on-site access to electric, water and bathroom facilities.



CONCRETE REMOVAL

- Existing slab is no more than 5" thick.
- Concrete block cores are not filled and do not contain rebar.

CONCRETE POURING/FORMING

- Foundation grounding rod to be bonded with other existing grounds.
- Existing footing and foundation walls can be tied into.
- Excludes the cost of a pump truck.

EXCAVATION

- No dewatering. No existing ground water issues.
- No fine grading for slabs.
- No prep for radon piping.
- No buried/hidden obstacles to impede work.
- No ledge on site. No blasting necessary.
- No rubbing or grinding needed.
- No tenting/heating.
- No locating property lines (unless agreed upon).
- Existing native soil can be used for back-fill. New would be additional.
- All excess soil to stay on site.

EGRESS

- This price includes the state permits and inspections.
- We will contact and coordinate Dig Safe.
- There will be additional charges if any utility lines require disconnecting and/or moving.
- No other mechanicals/services to be moved, rerouted or relocated. This would be additional work.
- Assumes perimeter drain, if present, is usable and can be tied into.

WARRANTIES

- Labor: 3 year workmanship on bid projects (excludes wear and tear).
- Due to the nature of time and materials work, we do not offer a workmanship warranty.
- Product Supplies: Per manufacturer
- Painting Labor: 1 year. No warranty on any exterior flat surface.
- Repairs to cracks or fastener pops in drywall for 1 year only
- No warranty on any work inherited by previous contractor or on partially completed work.



TERMS AND CONDITIONS

Price valid for 30 days. POLLI reserves the right to re-bid project after 30 days

Contract may be cancelled by either party within 10 days from date of signature.

POLLI will provide an insurance certificate upon request and will maintain the insurance throughout the project.

Unless otherwise noted, permits are the responsibility of the owner.

Payment schedule: 35 % deposit, 50% on substantial completion and the remaining 15% due upon completion. Projects over \$50,000 will have a TBD payment schedule. Scheduled progress payments to be made immediately upon receipt of invoice. No retainage shall be held.

Client agrees to maintain a balance under \$ 20,000 for Time & Materials projects.

Credit card payments have a 3.5% additional service charge.

Client allows POLLI to photograph the project for use in promotional material and place signage on site for the duration.

Any work not detailed in the contract and/or beyond the original scope (including but not limited to, plumbing, electrical or bringing items up to code) will be billed out on a time and materials basis unless another agreement is entered into.

POLLI reserves the right to subcontract any portion of the work.

Client will notify POLLI of any disputes in writing within 48 hours or waives right to dispute. Client will allow POLLI to make any corrections on disputed work POLLI deems fit. No back charges unless agreed to in writing by POLLI.

Unpaid accounts will be charged 1.5% per month from date of billing. Costs of collection, including but not limited to court costs and reasonable attorney's fees to be paid by client.

Client agrees to Vermont binding arbitration on any disputes within 60 days of dispute and waives rights to litigation. Cost of collection, including but not limited to attorney's fees to be paid by client.

Please make two (2) copies of the proposal. Sign one copy and send it to us with the deposit.
Please keep the other copy for your records.

SIGNATURE

DATE