

TOWN OF ESSEX

APPLICATION FOR CERTIFICATE OF OCCUPANCY

No. 21-83

SEPTEMBER 29 1983

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 building permit # 21-83

issued MARCH 17, 19 83 to International Business Machines Corporation.

Premises are at IBM SITE, ESSEX VERMONT

Driveway location inspected and approved by (SITE PLAN REVIEWED BY DON RICH).

Water service installation (if necessary) inspected and approved by N/A

Sanitary sewer connection or septic system inspected and approved

N/A 19 _____ by _____ (Signature)

Construction was begun APRIL 1 19 83 and

completed SEPTEMBER 30 19 83.

Actual cost of construction \$ 306,000⁰⁰~~xx~~.

Use of premises intended GAS CYLINDER STORAGE FACILITY

Land was conveyed by _____ and is recorded in

Vol. 136 page 469 of the Town of Essex Land Records by

_____ grantor to _____ grantee.

Date 9/29/83 Applicant's Signature Michael Marx

Certificate of Occupancy is herewith (approved) (denied) and in the event of denial the reasons therefore are given in writing according to law, a copy of which is appended hereto.

See Attached letter

Date October 7, 1983

J. L. Dubey
Zoning Administrator
Town of Essex, Vermont

2-002-008-000



**TOWN OF ESSEX
VERMONT**

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452 • 802/879-0413

October 11, 1983

Michael Marx
c/o IBM
Department 726
Building 615-2
Essex Jct., VT 05452

In re: Certificate of Occupancy
request #21-83.

Dear Mr. Marx:

On October 7, 1983, a site plan review of the new Silane storage facility was performed which you attended.

I have reviewed the Zoning Board of Adjustment approval letter of March 9, 1983 (please find enclosed) and find that that following requirements have not been met:

1. A report from the State of Vermont Department of Labor and Industry stating that the facility meets their requirements.
2. A copy of an as-built plan of the facility, if any changes were made.

Until the above listed requirements are met, the facility cannot be utilized for storage.

Should you have any questions. please call my office.

Very truly yours,

Jerry L. Firkey
Zoning Administrator

JLF:df

Enclosures



Town of Essex

VERMONT

81 Main
XXXXXXXXXX
LINDSEY STREET, ESSEX JUNCTION, VERMONT 05452 • 802/879-0413

March 9, 1983

Michael Marx
C/O IBM
Dept. 726
Building 615-2
Essex Jct., VT 05452

In re: Town of Essex Zoning Board of Adjustment Hearing on March 8, 1983.

Dear Michael:

At its meeting on March 8, 1983, the Town of Essex Zoning Board of Adjustment granted approval to your application as warned and presented for a gas storage facility with the following stipulations.

STIPULATIONS OF APPROVAL:

1. The applicant shall provide a training session to the Town & Village Fire Departments with a qualified fire training instructor prior to the use of the facility.
2. On site inspections shall be done by the Department of Labor and Industry and shall be the responsibility of IBM to insure these inspections are done two (2) times per year and approximately 6 months apart. Documentation of same shall be submitted to the Zoning Enforcement Officer.
3. Any change in the use or enlargement of this facility shall come back before the Zoning Board of Adjustment for review.
4. There shall be no other material stored in the building.

During its deliberations, the Board determined the following Findings of Fact.

THE BOARD FINDS THAT:

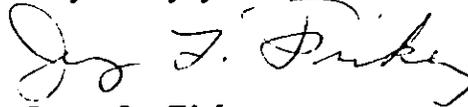
1. Applicant's property is located in an I-2 Zoning District.
2. John Giroux, Maple Street, spoke relative to this application.
3. Applicant submitted in writing that adjacent property owners were notified of the proposed application.
4. The material that will be stored is Salene and is determined to be a flammable substance, which is a hazardous material as defined in Section 1115.3 of the Town of Essex Official Zoning Regulations.
5. This facility is part of a safety enhancement project for storage of this substance.
6. The facility will be located approximately 200 feet from the adjacent tank farm and has the capacity to hold 300 cylinders.
7. The applicant's insurance company and the State Department of Labor and Industry recommend a 50 foot minimum distance from other structures.

Michael Marx
March 9, 1983
Page 2.

7. The applicant has contacted ACT 250 and will not need a permit from this Agency. Applicant will provide a letter indicating same.
8. The applicant indicated that approximately 80 cylinders are currently a normal storage quantity.
9. Handling of these cylinders is done by qualified trained personnel, whose training is updated periodically.
10. Normal movement of these cylinders are done during the 8:00 a.m. - 5:00 p.m. shift.
11. Access to the storage facility is on a scheduled basis.
12. The storage of this material does not constitute an accessive hazard.
13. The Board finds that there is no need to limit the scope of activity.
14. As presented, the facility has adequate safeguards and warning systems.
15. The material to be stored is not toxic.
16. The applicant stated that they will be willing to meet with the Village & Town Fire Departments for a special instruction session in the case of an emergency.
17. This application with stipulations meets the requirements of Section 1115.3 of the Town of Essex Zoning Regulations.

If you have any further questions regarding this application, please contact me.

Very truly yours,



Jerry L. Firkey
Zoning Administrator

JLF:d

CERTIFIED MAIL

cc: John Giroux
214 Maple Street
Essex Jct., VT 05452

**TOWN OF ESSEX
VERMONT**

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452 • 802/879-0413

October 21, 1983

Michael Marx
c/o IBM
Department 726
Building 615-2
Essex Jct., VT 05452

In re: Certificate of Occupancy
#21-83

Dear Mr. Marx:

I am in receipt of your letter dated 10/19/83 with attachments and Glenn Smith's inspection report.

This information is what I requested and is satisfactory to validate the above-referenced Certificate of Occupancy.

Very truly yours,



Jerry L. Firkey
Zoning Administrator

JLF:df



International Business Machines Corporation

Essex Junction, Vermont 05452
802/769-0111

October 19, 1983

83292BTV0187

Mr. Jerry Firkey
Zoning Administrator, Town of Essex
81 Main Street
Essex Junction, Vermont 05452

Reference: Certificate of Occupancy Request #21-83

Dear Mr. Firkey:

In response to your letter of October 11, 1983, I submit the following:

1. Letter from Mr. John L. Vergin, Fire Protection Engineer for the Department of Labor and Industry, which states that the storage facility has satisfactorily met the requirements of his office.
2. Copy of "as-built" plans, which include a Site Plan and Floor Plan (Drawings #C-1 and A-1). Note that no substantial changes have been made to these plans.

On Friday, October 14 Glenn Smith, also of the Department of Labor and Industry, conducted a tour of this facility. I understand that Mr. Smith has contacted you regarding his approval of this building, and that he will be documenting his approval soon.

RECEIVED
TOWN OF ESSEX
Zoning Office

Dana
OCT 19 1983

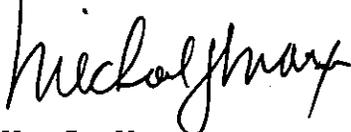
Mr. Jerry Firkey

Page 2

October 19, 1983

By submitting these attachments I believe that we are meeting the requirements of the Town of Essex, thus validating the Certificate of Occupancy submitted with your letter of October 11. Therefore, it is our intent to occupy the Gas Cylinder Storage Facility on or after October 21, 1983.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Michael Marx".

M. J. Marx

MJM:dec

ATTACHMENT

cc: J. T. Booth

STATE OF VERMONT
DEPARTMENT OF LABOR AND INDUSTRY
MONTPELIER, VT 05602

COMMISSIONER'S OFFICE

802-828-2286



APPRENTICESHIP	}	802-828-2286
WAGES AND CHILD LABOR		
WORKER'S COMPENSATION		
OCCUPATIONAL SAFETY (VOSHA)	}	802-828-2765
FIRE PREVENTION		
ELECTRICAL		
PLUMBING		
BOILERS AND ELEVATORS	}	802-828-2106
TRAMWAYS		

October 6, 1983

Paul J. Beyer
I.B.M.
Dept. 726, Building 615-2
Essex Junction, VT 05452

Re: Silane Storage Building - Essex Junction, Vermont
Our Number: 83-627-A-5

Dear Mr. Beyer:

Our inspection on the Silane Storage Building on September 29, 1983 would indicate that the completed work on the premises is acceptable to this office. Accordingly, occupancy of the building is approved with the proviso that the sprinkler and fire alarm system test must be completed prior to such occupancy.

Sincerely yours,

A handwritten signature in cursive script that reads "John L. Vergin".

John L. Vergin
Fire Protection Engineer

JLV/jes

File: ESSEX JCT.

STATE OF VERMONT
DEPARTMENT OF LABOR AND INDUSTRY



FIRE PREVENTION DIVISION
MONTPELIER, VT 05602
(802) 828-2106

FIRE INSPECTION RESULTS

Plans Review No. 83-627-A-5

Name of Structure: SILANE STORAGE BUILDING - ESSEX JCT. VT. IBM

Location: North East section Just off the River Road Zip: _____

Owner's Name: IBM

Address: Essex Jct, Vermont Zip: 05452

Person Accompanying Inspector: Mr. Paul Beyer Michael Marx

Occupancy by Floor: Loading Dock and storage facilities

No. of Floors: 1 No. of Apartments: _____ No. of Residents: _____ No. of Occupants: _____

Const. Type: Non Combustible New: Yes Existing: _____ Both: _____

Reason for Insp.: Hazardous Material storage Type of Insp.: Original

Heating Plant: Electric recieving area only

Smoke Detectors: No Infra Red detectors

Sprinkler: Yes DELUGE

Fire Alarm System: Manyal

VIOLATIONS REGARDING:

	Yes	No		Yes	No		Yes	No
Heating Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Detection Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Extinguishers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler System	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Finish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Rated Const.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Means of Egress	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vertical Openings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupant Load	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exit Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Protection from Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Handicapped	<input type="checkbox"/>	<input checked="" type="checkbox"/>
						Other Violations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: #1. A portable fire extinuisher must be located in the receiving end of the building.

The building is approved for occupancy.

RECEIVED
TOWN OF ESSEX
Zoning Office

OCT 19 1983

Violations Observed: Yes _____ No X If Yes, abatement of all items must be completed by _____

Closing Conference: Yes X No _____ With Whom: Paul Beyer & Michael Marx

Referrals: _____

Inspection Time: _____ Hazard Index Low 1 2 3 4 5 High

October 14, 1983

066-84-S5294

Glenn A. Smith
Safety Officer

Date

Insp. #

cc: Jerry L. Firkey