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TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 6/22/2022 FEE: \$115.00 pk OK (includes recording)

MAP/PARCEL/LOT: 048-019-000 NO. 2022-22

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 # 2022-22

issued to Cory Charles on 3/3/2022.

Premises are at 82 Pinecrest Drive, Essex Jct, VT 05452

Water service installation inspected and approved by Existing (Public)

Driveway location inspected and approved by Existing

Sanitary sewer connection or septic system inspected and approved by:

Name: Existing (Public) Date: _____

Construction was begun _____, 2008 and completed _____, 2008 (after the fact)

Approval granted by _____ P.C. or Z.B.A. on N/A, 20____.

Use of premises intended Residential - Duplex (total bedrooms - 7)
(type of use)

Applicant's Signature: Cory Charles by [signature] Telephone: 802-316-6514 Cell: _____
Email Address: Cory Cori @ yahoo.com

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.

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.

6-22-2022 Sharon L. Kelly
Date Zoning Administrator



P.O. Box 8, St. Albans, VT 05478

Phone: 802-524-4460

March 17, 2022

Cory Charles
82 Pinecrest Drive
Essex Jct., VT 05452

RE: 82 Pinecrest Drive Property

Dear Mr. Charles:

This letter is in regard to the property located at 82 Pinecrest Drive in Essex, Vermont. The original/historical condition of the property has been a single family dwelling. The dwelling was converted to a duplex without obtaining permits from the State of Vermont. The dwelling also is connected to municipal sewer and water services available in the Town of Essex.

Per § 1-304 (13 & 14) Permit Exemptions under the current regulations a modification of an existing building connected to a municipal system is exempt as long as it meets the requirements. The building and its modifications will result in a net increase in wastewater and potable water flows.

Listed below are the pre-existing conditions of the structure:

- Existing single family dwelling.

Listed below are the current conditions:

- Existing duplex with municipal water & wastewater systems.
- Design flows are 720 GPD (water) & 420 GPD (wastewater) per state regulations.
- No changes needed to the existing connections as they are adequate to serve the current conditions as is.

Based on our professional opinion, the existing services will not be adversely affected by the operational changes done to the structure and does not require a water/potable water permit. The structure is served by municipal water and wastewater.

Very truly yours,

TDH SURVEYING & DESIGN, LLC

Stephen Tetreault

Stephen M. Tetreault
Owner/Licensed Designer #409 BW



Vermont Department of Public Safety
DIVISION OF FIRE SAFETY
 Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
 firesafety.vermont.gov

After 2022 w/ conditions

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Waterbury Regional Office
45 State Drive
Waterbury, VT 05671-8200
[phone] 802-479-4434
[fax] 802-479-4446 | <input type="checkbox"/> Rutland Regional Office
56 Howe Street, Building A, Suite 200
Rutland, VT 05701-3449
[phone] 802-786-5867
[fax] 802-786-5872 | <input checked="" type="checkbox"/> Williston Regional Office
380 Hurricane Lane, Suite 101
Williston, VT 05495-2080
[phone] 802-879-2300
[fax] 802-879-2312 | <input type="checkbox"/> Springfield Regional Office
100 Mineral Street, Suite 307
Springfield, VT 05156-3168
[phone] 802-885-8883
[fax] 802-885-8885 |
|--|---|--|---|

FIRE INSPECTION RESULTS

Site Id: 76372

Structure Information

Name: DUPLEX (Units A/B) Address: 82 PINECREST DRIVE
 Structure Id: 76372 ESSEX JCT, VT 05452

Owner Information

Building Description

Risk Index: M1	Smoke Det: AC/DC	Occupants: Units: 2
Const Type: 5B	CO Detect: AC/DC	Stand Pipe: Floors: 2
Occ Type: R3	Fire Alarm:	Sprinkler: Sq Feet: 3606
Heating: Gas Hot Water		

Project Description

Name: Inspection - February 2022 / online submission
 Type: Building Project Received: 02/07/2022 Workitem Id: 472209
 Comment: Taylor White / 802.760.9815

Inspection Detail

Insp Date: 05/19/2022	Insp Type: Follow-up	Violations: 16
Comply By: 05/31/2022	Occ Granted: Yes	Hazard Index: Level 2
Inspector: Brian Drouin (S 96055)		

Violations and Notes

This is a follow-up inspection at 82 Pinecrest Drive Essex Jct.

Violations Corrected Unit #82:

- 1) A guard was installed on back deck stairs.
- 2) A hand rail was installed on back deck stairs.

Violations Outstanding Unit #82:

1) All fuel fired heating appliances shall be cleaned and inspected every two years by a certified technician in accordance with NFPA 1 1.13. and any violations found shall be corrected. (Rinnai heater in garage & Boiler)
 Section 11.5.1.7.1 NFPA 1

* The appliance shall be marked with a tag with the date of the inspection and the name and certificate number of the person who performed the inspection.
 Section 11.5.1.7.1 NFPA 1

(The boiler was inspected on 05/03/2022 by Brock's Heating but has violations. Correct all violations and install tag on boiler.) The Rinnai heater has not been cleaned and inspected.

2) A code compliant vent-sign is needed attached to the exterior of the building directly over Rinnai heater vent, boiler vent & gas dryer vent measured 7' from the ground.
 Section 10.11.1.5 NFPA 1

3) Part of the guard around back deck left side of deck near stairs measured 30" high. It shall be 42" high. Correct to meet code requirements.

(The guard was raised to 40.5" but needs to be 42" high. Correct to meet code requirements)

4) A code compliant handrail is needed on stairs in basement to front storage room. It shall measure 34" - 38" from the leading edge of the stair tread to top of handrail, 1.25"-2" round and graspable and ends shall be returned to the wall or floor or shall terminate at newel posts. The handrail shall continue for the full length of each flight of stairs. It shall be continuous between flights at landings.
 Section 7.2.2.4.4 NFPA 101



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Waterbury Regional Office
45 State Drive
Waterbury, VT 05671-8200
[phone] 802-479-4434
[fax] 802-479-4446

Rutland Regional Office
56 Howe Street, Building A, Suite 200
Rutland, VT 05701-3449
[phone] 802-786-5867
[fax] 802-786-5872

Williston Regional Office
380 Hurricane Lane, Suite 101
Williston, VT 05495-2080
[phone] 802-879-2300
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[fax] 802-885-8885

FIRE INSPECTION RESULTS

Site Id: 76372

(Could not access basement front storage room to verify hand rail as room was locked).

5) GFCI Protection Needed:

- A) No power to back exterior outlets (2).
- B) 2nd outlet right side of kitchen sink.
- C) All outlets in garage shall be gfci protected and the resets shall be readily accessible. (Only saw 1 wall outlet in garage due to the storage in garage. Could not access ceiling outlets in garage to verify. Verify all outlets in garage are gfci protected or correct.

6) Hardwired smoke/co alarm in hall outside of bedrooms on 2nd floor (Alarm was relocated 36"+ from the bathroom) is interconnected with the other smoke alarms but when tested does not sound other alarms. Correct.

7) Multiple outlet & switch plate covers are missing in unit. Replace all missing outlet and switch plate covers in unit.
Section 4.10.2 NFPA 73

9) Open Light fixture & open lampholder light fixtures in 2nd floor bedroom closets. Not allowed. Correct to meet code requirements.
NFPA 73 4.7.6

10) All breakers in the electrical panel shall be labeled.
Section 4.3.7.1 NFPA 73

11) Extension cords/outlet strips shall not be used as permanent wiring. Multiple extension cords in garage. Remove.
Section 4.6.1 NFPA 73

12) A bulkhead door off the basement bedroom is being used as the 2nd means of egress from the basement bedroom and the main area of basement. A locking device has been installed on basement bedroom door. No locking device on basement bedroom door is allowed. Remove locking device from basement bedroom door.

(The locking device has been removed from basement bedroom door but so has the door handle. The door does not latch & can be opened. Replace door handle on door with a door handle that has no lock.)

13) The Gas line shall be bonded to the electrical service grounding system (csst piping).
Section 250.104 (B) NFPA 70

Violations Corrected Unit 82-A:

1) A guard was installed on basement stairs.

2) A new casement window was installed in 2nd floor front bedroom & measured 22.25"W x 43"H =6.6 sq. ft. clear opening and 32" sill to floor.

Violations Outstanding Unit 82-A:

1) GFCI Protection Needed:

A) A new wall gfci outlet was installed next to countertop but will not reset. Correct.
Section 5.1 NFPA 73

2) A code compliant vent-sign is needed attached to the exterior of the building directly over boiler vent, gas dryer vent & any other fuel fired vents that measure less than 7' from the ground and attached to building 7' from the ground.
Section 10.11.1.5 NFPA 1

3) The Gas line shall be bonded to the electrical service grounding system (csst piping).
Section 250.104 (B) NFPA 70

A compliance certificate will need to be completed and signed by the owner. An electrical completion certificate will need to be signed by the electrician and both forms shall be sent back to the Williston office or e-mailed to brian.drouin@vermont.gov when all violations have been corrected.

A hazard index of level 2 and a occupancy status of YES has been assigned.



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FIRE INSPECTION RESULTS

Site Id: 76372

Occupancy is GRANTED.

Report is closed with violations.