

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 3/20/23 FEE: \$115.00 paid (includes recording)

MAP/PARCEL/LOT: 2013-015-000 NO. 2022-129

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 # 2022-19

issued to Andrew John Pitrowiski on 2/30/22

Premises are at 316 Lost Nation Road

Water service installation inspected and approved by Trudell Consulting Engineers

Driveway location inspected and approved by Dan Gregoire, conditional with \$250.00 in escrow for narrowing of driveway

Sanitary sewer connection or septic system inspected and approved by:

Name: John Pitrowiski Date: 10/26/22

Construction was begun 9/10, 20 22 and completed 3/17, 20 23

Approval granted by  P.C. or Z.B.A. on 1/14, 20 21

Use of premises intended single family home - 3 bedroom, 2 car garage, open porch, unfinished basement  
(type of use)

Applicant's Signature: Megan Oakes Telephone: \_\_\_\_\_ Cell: (802) 999-1710

Email Address: megan.oakes@gmail.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.

3/21/2023 Sharon Kelley  
Date Zoning Administrator

*see attached letter dated 10/26/22 (designed as a 4-bedroom)*  
*Reference P.C. Approval # 2021-1, issued on 1/14/2021.*

- 1. A \$250.00 escrow accepted for the completion of curbcut apron. To be completed by May 30, 2023.*
- 2. A re-inspection by the Z.A. shall be done no later than 6/30/23 - House number shall be made permanent - check driveway.*
- 3. A building permit shall be required if/when basement is created for living space. Kelley, Z.A.*

*RBS Recorded*

ANDREW PITROWISKI  
MEAGAN OAKES  
314 LOST NATION RD  
ESSEX JCT, VT 05452

3/21/23  
Date

506  
583/116  
540

Pay to the Order of Town of Essex \$ 250.00

Two hundred fifty and - 00/100 Dollars  Photo Safe and Online Depositlink



For Essex Fair Dinner in Colby MP

TD Bank, N.A.



October 26, 2022

Ms. Allison Lowry, Environmental Analyst  
ANR/DEC  
Drinking Water and Groundwater Protection Division  
111 West Street  
Essex Junction, VT 05452

Subject:

Dear Allison

This letter is in response to the Condition(s) of the Water Supply and Wastewater Disposal Permit WW-4-5500 issued on December 21, 2020. TCE observed construction of the wastewater disposal system associated with this project, in the fall of 2022 using a reasonable standard of care customary for this scope of work. Listed below is a brief summary of our findings:

1. The contractor is Jeff Corey of Jeff Corey Excavating, Inc.
2. We met on the site to stakeout the work and discuss the plans.
3. The disposal system was staked out and verified by TCE in October 2022.
4. The septic tank is a 1000-gallon precast concrete tank set level with access hatches and an effluent filter.
5. The pump station is a 1000-gallon precast concrete tank set level and containing the correct piping and pump.
6. A Myers MSP 40 submersible effluent pump was installed in the pump station.
7. The force main is 2-inch PVC SRR 21.
8. The force main was observed as being water tight.
9. The mound area was plowed prior to sand being installed.
10. Mound sand was installed in accordance with the plans.
11. The two absorption trenches were installed per the approved design plans.
12. The absorption trenches were constructed level.
13. The stone was found to be washed and clean in accordance with the plans.
14. The distribution piping was 2-inch PVC SCH 40 with the correct size and number of orifices.
15. Prior to the laterals being covered, the pump was operated to ensure proper pressure and equal distribution at the disposal field. The squirt test resulted in a height of in excess of 10 feet in each orifice.
16. The laterals were covered with stone, fabric, and topsoil.

17. The water service was 1-inch PE.

The following are notes and recommendations that should be followed by the homeowner to aid in the proper operation and longevity of the disposal system.

1. The owner is responsible for compliance with state and local operation and maintenance requirements. The engineer and contractor assume no responsibility for the improper use and/or maintenance of the system.
2. The owner is responsible for all state and local permits and required conditions of said permit. This includes but is not limited to annual inspections and reporting. The owner is also responsible for recording permits in the town land records office.

Based on the above observations, this letter can serve as confirmation that the system was installed in general conformance with the approved plans. This does not relieve the contractor of minor adjustments that may be needed during the initial startup of the system, nor does it relieve the owner of proper use and maintenance. This letter is not intended to imply any type of warranty or guarantee from the engineer since both the use and maintenance are beyond our control. However, given the good workmanship of Jeff Corey Excavating, Inc., we are not anticipating any problems.

I, John P. Pitrowiski, P.E., "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 system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested; and have successfully met those performance tests."

Very truly yours,  
TRUDELL CONSULTING ENGINEERS



John Pitrowiski, P.E.,

CC: Andrew Pitrowiski

# 2020 Vermont Residential Building Energy Standards (RBES) Certificate

This certificate is for projects started on or after September 1, 2020.

Before completing this form, refer to the instructions in Chapter 8 of the Residential Energy Code Handbook (5th edition).

For additions, alterations, renovations or repairs, only fill out applicable portions of certificate.

316 Last Nation Rd. Essex Vt. 05451  
 Property Address (Street, City, ZIP Code)  
 7-10-22 3-17-2023 N  
 Construction START Date Construction FINISH Date Act 250 (Y/N) Act 250 Permit #  
 4 1 17445 3  
 # Units # Stories # Conditioned Sq. Ft. # Bedrooms

Applicable Code:  Base  Stretch  
 Project Description  
 Single family  Renovation / alteration \*  
 Multi-family  Addition \*  
 Log home  Repair \*

Foundation:  Basement  Slab On Grade  Crawl Space  Other: \_\_\_\_\_

\* Existing Home Project Description: \_\_\_\_\_

**Compliance Method**  
 MUST select Option 1, Option 2, or Option 3  
 **Option 1: Package Plus-Points** Ref. RBES for full requirements of each point option  
 BASE STRETCH (circle one) Points required: 5 (Base requires 4-10pts / Stretch 6-12pts, see Handbook Tables 5-2 and 5-5)  
 Package # 4 Points achieved: 5  
 **Option 2: REScheck software** (cannot be used for Stretch Code) UA result \_\_\_\_\_  
 **Option 3: HERS/ERI**  
 \_\_\_\_\_ HERS Result (Overall)  
 \_\_\_\_\_ HERS without Renewables  
 \_\_\_\_\_ REMRate Version #  
 IAF incorporated into model  
 Approved Rater Name: \_\_\_\_\_  
 (Maximum HERS: 61 Base, 54 Stretch)

Envelope: Slab, R-10 under all (1pt)  ACH50 ≤ 2.0 and qualifying HRV/ERV (3pts for Base OR 1pt for Stretch)  
 Envelope: Walls-Upgraded, R20+12 (2pts)  ACH50 ≤ 1.0 and qualifying HRV/ERV (4pts)  Solar ready (1pt, Base only!)  
 Envelope: Walls-High-R, R-40 (3pts)  ENERGY STAR DHW (1pt)  On-site generation (1-4pts) \_\_\_\_\_ kW \_\_\_\_\_ pts  
 Envelope: Ceiling, R-80 flat / 60 sloped (1pt)  ENERGY STAR electric DHW (2pts)  Solar hot water (2pts)  
 Envelope: Windows 0.27 (1pt, Base only)  Low flow fixtures (1pt)  Building energy monitoring (1pt)  
 Envelope: Windows 0.22 (2pts)  Drain water heat recovery (1pt)  Level 2 EV-ready (1pt)  
 Pre-drywall blower door (1pt), result \_\_\_\_\_  User-demand hot water recirculation (1pt)  6 kWh battery backup (1pt)  
 ENERGY STAR heating and cooling (1pt)  Water certification (2pts)  See RBES for MF exception  
 Advanced heating and cooling (3pts) List cert. type \_\_\_\_\_

**Thermal Envelope**  
 Basement: R-20 Basement / Crawl Space Walls 9' Basement Insulation Depth (ft) U-28 Basement Windows  NFRC  Default  
 Slab: R-10 Unheated Slab (Under) R-NA Heated Slab (Under) R-15 Perimeter Slab Edge  
 Wall/Ceiling: R-21 Above-Grade Walls R-60 Flat Ceilings 1072 Area (sq ft) R-49 Sloped Ceilings 672 Area (sq ft)  
 Other: R-NA Floors over Unheated Spaces R-60 Attic Access Hatch / Door  NA  
 Fenestration U-28 Windows  NFRC  Default U-28 Doors  NFRC  Default U-NA Skylights  NFRC  Default

**Air Sealing / Blower Door Test** 1.99 ACH50 Date of test 3-18-23  
 (must report either ACH50 \_\_\_\_\_ CFM50/sq ft of building shell (6 sides) Air Leakage Tester Name: Jim Bradley  
 or CFM50/sq ft for Base Code) Both measurements are required for Stretch Code

**Ventilation System**  Balanced, SRE \_\_\_\_\_% Flow verification:  Rated, OR  Measured → Exhaust air flow (total cfm) \_\_\_\_\_ Supply air flow (total cfm)  
 (must select one)  Exhaust-Only Flow verification:  Rated, OR  Measured → 240 Exhaust air flow (total cfm)

**Combustion Safety**  Exterior (outdoor) air supply is provided for solid fuel-burning appliances and fireplaces, OR  NA (no solid fuel burning appliance or fireplace in home)  
 (verify all)  Solid fuel burning appliances and fireplaces have gasketed doors with compression closure, OR  NA (no solid fuel burning appliance or fireplace in home)  
 Spillage testing conducted on combustion equipment not directly-vented, OR  NA (no equipment, or all equipment directly-vented)

**Mechanical System** Design Load Calculation Method:  ACCA Manual J, OR  Other Approved Method (List) \_\_\_\_\_  
 (must complete all) Calculation details: (Ref. RBES R302 for design temperature exceptions)  
 -5 Winter design temp, outdoor dry-bulb (VT range: -11 to 1°F) 82 Summer design temp, outdoor dry-bulb (typ. max. 84°F), OR  No cooling  
 70 Winter design temp, indoor (max 72°F) 76 Summer design temp, indoor (min. 75°F), OR  No cooling  
 52320 Heating design load, Btu/hr 26160 Cooling design load, Btu/hr, OR  No cooling  
 100000 Primary heating system size, Btu/hr 42000 Primary cooling system size, Btu/hr, OR  No cooling  
 96 HSPF or COP or AFUE (circle which)  
 14 SEER or COP (circle which), OR  No cooling  
 Programmable thermostat, OR  Exempt; list reason \_\_\_\_\_

**Ducts**  Ducts located completely within conditioned space, OR  NA (no ducts)  
 50 Duct airtightness test result (CFM @ 25 Pa)  
 Test performed at  Rough-in (max 3 CFM per 100 sq ft of cond. floor area), OR  Post-construction (max 4 CFM per 100 sq ft of cond. floor area)

**Other Requirements** Mandatory (Base and Stretch):  Mechanical system piping, min. R-3  Multi-family: EV charging requirement is met: \_\_\_\_\_ # spaces  
 90% of lamps high efficacy  Automatic or gravity dampers for vent. system intake and exhaust  
 Mandatory (Stretch Code Only):  Single-family: Solar ready  Single-family: One Level 1 EV-charging space  
 Where applicable:  Circulating service hot water piping, R-3  Pools: All requirements per R403.10 are met  Automatic controls for snow-melt systems

I certify to Andrew and Megan Pitrowski (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 30 V.S.A. § 51. Date: 3-19-23  
 Signature: Denis Bourbeau Printed Name: Denis Bourbeau, President  
 Company: Bourbeau Custom Homes, Inc. Phone: 802-527-0244

30 V.S.A. § 51 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 of the certificate (and Home Energy Rating Certificate if Option 3 is used) also must be provided to 1) the Dept. of Public Service, 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 30 V.S.A. § 51. This label does not specify all 2020 RBES requirements. QUESTIONS? CALL the Energy Code Assistance Center at 855-887-0673 or the VT PUBLIC SERVICE DEPARTMENT at 802-828-2811.