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TOWN OF ESSEX

CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 2/15/18

FEE: \$85.00

182 (includes recording)

MAP/PARCEL/LOT: 2-094-002-010

NO. 2017-13

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 # 2017-13

issued to Black Rock NLFW LLC on 2/23/17

Premises are at 18 Freeman Woods unit # 4

Water service installation inspected and approved by P works

Driveway location inspected and approved by P works

Sanitary sewer connection or septic system inspected and approved by:

Name: P works Date: _____

Construction was begun 3/20, 20 17 and completed 10/20, 20 17

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

Use of premises intended 3 bedroom townhome w/ attached 1 car garage
(type of use) unfinished basement

Applicant's Signature: Ton L Telephone: 861-1120 Cell: 578-8451

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.

2/22/18
Date

Sharon L. Kelley
Zoning Administrator

Prior to the issuance of the last CO for the townhomes, all Landscaping shall be completed on all of the units.



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

☐ Barre Regional Office
1311 U.S. Route 302 - Berlin, Suite 500
Barre, VT 05641
[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
[fax] 802-879-2312

☐ 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: 97979

Structure Information

Name: Freeman Woods - 6plex (Units 7-12)
Structure Id: 97979

Address: 18 Freeman Woods
ESSEX JCT, VT 05452

Owner Information

Owner: Blackrock/ Essex FW LLC (N 101119)
eMail: mike@blackrockus.com
Phone: 802-488-3449

Address: 302 Mountain View Drive
COLCHESTER, VT 05446

Building Description

Risk Index:	H1	Smoke Det:	Yes	Occupants:	Units:	6
Const Type:	VB	CO Detect:	Yes	Stand Pipe:	Floors:	2
Occ Type:	R2	Fire Alarm:		Sprinkler:	Sq Feet:	8592
Heating:	Gas Fired Hot Air					

Project Description

Name: New construction - April 2017
Type: Building Project Received: 04/20/2017 Workitem Id: 406748

Inspection Detail

Insp Date: 10/20/2017 Insp Type: Occupancy Violations: 7
Comply By: 11/20/2017 Occ Granted: Conditional Hazard Index: Level 2
Inspector: CHRIS A BOYD (S 58514)
With: Keith Lavalley, Black Rock Superintendent; Ben Moffat, ASFM; Dave Sheeran, Capt. Essex Town F.D.

Violations and Notes

This was a final inspection of all dwelling units within the building. The following issues were documented and must be addressed as directed below:

- 1) A final Electrical Inspection is scheduled to be completed on Tuesday, October 24th. The approval for occupancy in this report is listed as "Conditional" and is tied directly to this inspection being completed and approval of the buildings electrical system being given by State Electrical Inspector Vincent Bent for occupancy purposes. Once approval is provided by Inspector Bent occupancy will then be considered granted.
- 2) All gas piping and service cables passing through the basement separation walls must be fire stopped in a listed manner. There were multiple wholes that were found to be unprotected at the time of inspection.
- 3) The rear steps to each unit currently have a riser height on the bottom and second step of 7-3/4 inches. The top step to the door opening has a riser height of 9 inches. The stairs must be replaced so the riser height is not more than 3/16 of an inch difference between steps and does not exceed 7-3/4" in height between steps and is not less than 4" between steps.
- 4) Some of the dwelling units did not have all of the handrails installed at the time of inspection. Verify when these handrails are completed. The basement stairs must have the handrails extended so the handrails provide the proper protection the entire length of the stairs as discussed.
- 5) The ramps that lead to the two end units must have their surfaces modified where the ramp runs adjacent to the deck surface so the risk for a trip potential is minimized as discussed. If this is not possible provide something that separates the deck area from the ramp.
- 6) The hot water heater vents must have bird screens installed in the vent terminations.
- 7) The attached "Final Construction Valuation Form" must be completed and returned with any additional fee, if owed. This must occur before any report can be issued when the above listed issues are corrected and verified.



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Electrical Inspection Results

Site Id: 97979

Structure Information

Name: Freeman Woods - 6plex (Units 7-12)
Structure Id: 97979

Address: 18 Freeman Woods
ESSEX JCT, VT 05452

Owner Information

Owner: BlackRock/ Essex FW LLC (N 101119)
Phone: 802-861-1120

Address: 302 Mountain View Drive
Suite 300
COLCHESTER, VT 05446

Electrical Work

Name: New construction - romex
Permit: CML-02508 Received: 03/13/2017
Contractor: HEGEMAN ELECTRIC (N 24314)
Phone: 802-879-7397

Workitem Id: 405336
Electrician: MARK A. BURNHAM (EM-03237)
Phone: 802-879-7397 License: EM-03237
eMail: mburnham@hegemanelectric.com

Inspection Detail

Insp Date: 02/23/2018 Insp Type: Final

Violations:
Photos: No

Inspector: Vince Bent (S 103008)

Findings, Orders, and Notes

Code Year: 2014

CC CODE COMPLYING ELECTRICAL INSTALLATION

An Inspection was done and I am closing this permit. Units # 2,3 and 4.