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# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 2/15/18 FEE: \$85.00 PC (includes recording)

MAP/PARCEL/LOT: 2-094-002-009 NO. 2017-12

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 # 2017-12

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

Premises are at 18 Freeman Woods Unit # 3

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, 2017 and completed 10/20, 2017

Approval granted by  P.C. or  Z.B.A.  on 2014+ 2015, 2015. *reference PC approval # 2016-18 ZBA and*

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

Applicant's Signature: [Signature] 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.

*A new permit is required if basement is finished in the future. (BP)*

Certificate of Occupancy denied \_\_\_\_\_. Please see attachment with reasons for denial.

3/2/18  
Date

[Signature]  
Zoning Administrator



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) Address: 18 Freeman Woods  
 Structure Id: 97979 ESSEX JCT, VT 05452

**Owner Information**

Owner: Blackrock/ Essex FW LLC (N 101119) Address: 302 Mountain View Drive  
 eMail: mike@blackrockus.com COLCHESTER, VT 05446  
 Phone: 802-488-3449

**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 an I am closing this permit, Units # 2,3 and 4.