

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: _____ FEE: \$85.00 pc (includes recording)

MAP/PARCEL/LOT: 2/094/002/013 NO 2016-136

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 # 2016-136

issued to BlackRock NLFW LLC on 8-29-16

Premises are at 20 Freeman Woods, Unit 3

Water service installation inspected and approved by Public Works

Driveway location inspected and approved by Public Works

Sanitary sewer connection or septic system inspected and approved by:

Name: Public works Date: _____

Construction was begun Jan, 20 17 and completed May, 20 17

Approval granted by P.C. or Z.B.A. on _____, 20 14. reference approval # 2014-30

Use of premises intended 3-bedroom townhouse, 1 car attached garage, unfinished basement
(type of use)

Applicant's Signature: Tom Hergenrother Telephone: _____ 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.

5/3/17
Date _____
Sharon L Kelley
Zoning Administrator

OVER

5/3/17 C.O. # 2016-136 conditions

1. All Landscaping + swale shall be completed by the developer prior to May 31, 2017. (An escrow is not necessary at this time as additional units are under construction.)
2. Erosion Control shall be done on a daily basis, this includes sweeping the ROAD/paths.
3. The developer shall schedule with the Zoning Administrator + Public Works to inspect the new basins, within the next 2 weeks. The developer shall be required to clean them immediately if the inspection warrants, and again prior to the final C.O. for the Townhomes.

StKelley, 2.A.



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
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 56 Howe Street, Building A, Suite 200
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 Williston, VT 05495-2080
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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: 97135

Structure Information

Name: Freeman Woods (Units 13-16) Address: 20 Freeman Woods
 Structure Id: 97135 ESSEX, VT 05452

Owner Information

Owner: BlackRock Construction LLC (N 101120) Address: 302 Mountain View Drive
 eMail: mike@blackrockus.com Suite 300
 Phone: 802-488-3449 COLCHESTER, VT 05446

Building Description

Risk Index: H1	Smoke Det: AC/DC	Occupants:	Units: 4
Const Type: VB	CO Detect: AC/DC	Stand Pipe:	Floors: 2
Occ Type: R2	Fire Alarm:	Sprinkler:	Sq Feet: 5728
Heating: Gas Fired Hot Air			

Project Description

Name: New construction - August 2016
 Type: Building Project Received: 08/31/2016 Workitem Id: 398702

Inspection Detail

Insp Date: 04/27/2017 Insp Type: Occupancy Violations: 4
 Comply By: 05/26/2017 Occ Granted: Conditional Hazard Index: Level 2
 Inspector: CHRIS A BOYD (S 58514)
 With: Keith Lavalley, Black Rock Construction

Violations and Notes

This inspection was conducted as a final inspection for Units 3 & 4. This inspection was conducted under the provisions of the 2012 Vermont Fire & Building Safety Code. The following items were found to be in violation of that Code and must be addressed:

1) There were access issues noted with regards to the accessible unit (to be inspected on May 4th) and issues with the visibility standard within units 3 & 4. The requirements that must be complied with are as follows:

All residential construction must meet the following standards and have a combination of accessible and adaptable elements for all dwelling units established under Act 88, signed in to law April 27, 2000, including:

- a) At least one first floor exterior door at least 36 inches wide.
- b) First floor interior doors between rooms that are at least 34 inches wide or open doorways that are level, ramped and beveled.
- c) Interior hallways that are level and at least 36 inches wide.
- d) Environmental and utility controls and outlets at heights in compliance with standards adopted by the Vermont Access Board.
- e) At least one bathroom with walls reinforced to permit attachment of grab bars. The bathroom must be usable by a person with a disability.

Also, if the building is to contain four or more dwelling units 5%, but at least one unit per building, must have an accessible ramp to an accessible entrance or have an accessible entrance at grade. All ground floor units, or units served by an elevator must comply with the provisions of the Federal Fair Housing Act. Dwelling units consisting of three stories or less are not required to have an elevator.

2) It was noted during the course of the inspection that the stairs on the rear of the building and in the garage do not have handrails installed. Compliant handrails must be installed on all stairs as follows:

- a) The handrails must be 1 to 2 inches in diameter, circular in dimension.
- b) Handrails must be mounted 34 to 38 inches above the leading edge of the stair tread.
- c) At the top of the stairs, the handrail must extend at least 12 inches horizontally over the landing. The handrail must extend at least one tread width beyond the bottom stair tread, continuous from the top of the stairs to the lowest point of the handrail (for all locations other than within a dwelling unit, the handrails must also extend horizontally for a minimum of 12 inches at the bottom landing before returning to the wall where achievable).



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FIRE INSPECTION RESULTS

Site Id: 97135

d) Handrails must return to the wall, guard, or newel post so there are no open ends for clothing to be caught on, creating a trip hazard.

e) Handrails are required on both sides of the stairs in all buildings except where located within a dwelling unit, where handrails are required on one side the stairs only meeting the requirements described above. (NFPA 101 section 7.2.2.4.1)

3) It was noted during the course of inspection an issue with the location of the proposed natural gas grill to be installed for Unit 4. Gas grill requirements listed in the Fire Code (NFPA 1) are listed as follows:

10.10.6 Cooking Equipment.

10.10.6.1 For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

10.10.6.2 For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

10.10.6.3* Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.

A.10.10.6.3 It is not the intent of this paragraph to allow the permanent installation of portable equipment unless it is permitted by its listing.

Based on the above requirements the only grill permitted to be used is a permanently installed grill listed for exterior year round use and is installed to meet all manufacturers requirements including clearance to combustibles. No other grill is allowed to be used in or within proximity of the structure as stipulated in Section 10.10.6.1.

4) It was noted during the inspection that there are several vents that terminate below 7' of adjacent grade. These vents must be marked with a "V" sign located no higher than 7' above the vents so they can be located during winter months in the event of a heavy snowfall.