

given

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 4.10.17 FEE: \$85.00 paid (includes recording)

MAP/PARCEL/LOT: 2-087-001-001 NO. 2016-188

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 # 2016-188

issued to Center Road Properties LLC on 11/23/2016

Premises are at 51 Center Road Essex VT 05452 Unit 101

Water service installation inspected and approved by existing

Driveway location inspected and approved by existing

Sanitary sewer connection or septic system inspected and approved by:

Name: existing Date: _____

Construction was begun 11/28, 2016 and completed 02/28, 2017

Approval granted by _____ P.C. or Z.B.A. on NOV 23, 2016.

Use of premises intended commercial fit up daycare/preschool
(type of use)

Applicant's Signature Andrea Blam Telephone: 802-951-1826 Cell: 207-206-0880

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.

4-19-17
Date Shawn L Kelly
Zoning Administrator

over
→

C. O. Conditions for
(Zoning Permit # 2016-188)

4-19-17

1. The business shall operate under the conditions granted by the Zoning Board of Adjustment approval # 2011-5.
2. No more than 38 children are permitted. Any increase shall require an Amendment through the ZBA.
3. The suite # shall be placed near the entry door.
4. A water + sewer fee shall be submitted should the daycare change from bagged meals to prepared meals (on-site).
5. A copy of the vt. License shall be provided to the Zoning Administrator prior to opening. S. Kelley, Z.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
 [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: 68809

Structure Information

Name: TEMPO HOME FURNISHINGS/FEELS LIKE Address: 51 CENTER ROAD
 HOME PRESCHOOL
 Structure Id: 68809 ESSEX JCT, VT 05452

Owner Information

Owner: POMERLEAU REAL ESTATE, ATTN: STEVE Address: 69 COLLEGE STREET
 eMail: PLOESSER (N 24730) PO BOX 6
 Phone: sploesser@vermontrealestate.com BURLINGTON, VT 05402
 802-863-8217

Building Description

Risk Index: H2	Smoke Det: Yes	Occupants:	Units: 4
Const Type: 5B	CO Detect: Yes	Stand Pipe:	Floors: 2
Occ Type: MX	Fire Alarm: Automatic	Sprinkler:	Sq Feet:
Heating: Gas Hot Water			

Project Description

Name: Modification - November 2016
 Type: Building Project Received: 11/21/2016 Workitem Id: 401620

Inspection Detail

Insp Date: 03/28/2017 Insp Type: Follow-up Violations:
 Comply By: Occ Granted: Yes Hazard Index: Level 1
 Inspector: CHRIS A BOYD (S 58514)
 With: Steve Ploesser, Owner's Representative; Matt Amstein, Fire Alarm Technician

Violations and Notes

This inspection was conducted as a follow-up to confirm compliance of the issues documented in the March 6, 2017 inspection report.
 The following documents the findings of this inspection:

1) There is a second means of escape issue with rooms 1 and 4. The windows are not the proper size to qualify however the secondary exiting or second means of escape can be achieved by installed a smoke door (1-3/4" 20-minute door and jam) in the hallway by the doors for classrooms 1 and 4. This door must eb self closing and can be held open by a magnetic hold open device tied to the fire alarm system as discussed.

CORRECTED

2) The rear stairs are not separated from the rear exit enclosure for the daycare. The upper level will not need to be separated however the basement level must be separated with a minimum 1-hour fire resistant assembly which is to include under the basement stairs. There must be a 1-hour listed and labeled door and jam in this separation assembly that self closes and positive latches.

CORRECTED

3) All penetrations in the ceiling of the basement must be fire stopped to resist the passage of smoke and flame. This fire stopping must be completed in accordance with the listed installation requirements of the fire stop manufacturer.

CORRECTED

4) All violations listed in the State Electrical Inspectors report must be corrected as directed.

CORRECTED

5) The landing at the bottom of the new handicap ramp does not have a 5' turning radius however this area is being modified to accommodate this requirement when site work can be completed in the spring. What is in place now is completed to provide an accessible route to the entrance.



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FIRE INSPECTION RESULTS

Site Id: 68809

***SCHEDULED FOR CORRECTION** - Due to winter conditions this has not been addressed as of this date however additional site work will be completed when conditions permit.*

6) A key box needs to be installed on the building in a location acceptable to the Fire Department. Keys for the building and any lockable space within the building must be provided to the Fire Department for insertion in to the box.

CORRECTED

*Rooms 1 & 2 are the designated rooms where napping will occur. These rooms have compliant CO detection in them. If in the future any other room is to be used for napping purposes compliant Carbon Monoxide detection must be installed and inspected **BEFORE** any napping is allowed.

Emergency evacuation plans have not been posted yet for each classroom. These plans must incorporate the correct secondary exiting for each classroom. If further assistance is needed to clarify these secondary routes please feel free to contact this inspector for a review of the secondary exiting for each classroom.*