

Unit 3 ✓

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 5/19/15 FEE: \$85.00 PC (includes recording)

MAP/PARCEL/LOT: 2/056/089/303 NO. 2014-133

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 # 2014-133

issued to Paul Poquette + Keri Lombardi-Poquette 9/2/2014

Premises are at 11 Old Stage Rd., Unit #3

Water service installation inspected and approved by Troudel Engineering 12/3/13

Driveway location inspected and approved by Aaron Martin, Public Works

Sanitary sewer connection or septic system inspected and approved by:

Name: Troudel Engineering Date: see attached letter

Construction was begun 07, 2011 and completed 5/19, 2015

Approval granted by X P.C. or Z.B.A. on X, 2015

Use of premises intended Single family residential 3 bedroom Condo Unit 3
(type of use) 1 front covered entrance, 1 * NO apt. associated with this unit.

Applicant's Signature: [Signature] Telephone: 238-1602 Cell: [blank]
email: p3p@poquette Realty.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.

5-21-15
Date

[Signature]
Zoning Administrator

over

5/19/15

Conditions of Certificate of Occupancy Permit # 2014-133

1. A maximum of 3-bedrooms is approved for each unit (units 1, 2 + 3.) If an increase in bedrooms is requested, an amended state water & wastewater permit shall be required, and an amendment to the Planning Commission approval shall be required.
 2. The Landowner/occupant shall adhere to the conditions of an Agreement between Jeremy Fairbanks & the Town of Essex, dated 11-7-13 and recorded in Book 909, Pgs. 808-812 in the Essex Land Records.
 3. All conditions listed in a letter dated 8-3-13 to Jeremy Fairbanks from the State of Vt. Div. of Fire & Safety are attached.
 4. The finished basement shall not be converted to an apartment and shall remain as part of the dwelling.
 5. An escrow for five hundred dollars has been submitted for the completion of the light fixture located in the driveway area. This shall not prevent the Landowner from occupying the unit.
- * - It is noted that 1 water meter serves all 3 units
- The RBES for unit 3 was recorded in the Land Records.

Skelly, Z.A.

Unit 3

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 5/19/15 FEE: \$85.00 PC (includes recording)

MAP/PARCEL/LOT: 2/056/089/003 NO. 2014-133

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Name: Trudel Engineering Date: see attached letter

Construction was begun 07, 20 11 and completed 5/19, 20 15

Approval granted by P.C. or Z.B.A. on reference PC approved 2008-7; 2012-17; 2013-27, 20 14

Use of premises intended Single family residential 3 bedroom condo Unit 3, 2 car garage, deck
(type of use) front covered entrance, * no apt. associated with this unit.

Applicant's Signature: [Signature] Telephone: 238-1602 Cell: no cell
email: p3p@poquette.realty.com

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

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Date

[Signature]
Zoning Administrator

over

5/19/15

Conditions of Certificate of Occupancy

Permit # 2014-133

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S. Kelly, Z.A.

VT RESIDENTIAL BUILDING ENERGY STANDARDS (RBES) CERTIFICATE

This certificate is for projects started after Dec. 31, 2004.

Before completing this form, refer to the instructions in Section 8.2a of the Energy Code Handbook (2nd edition).

Property Address (street, town, ZIP Code) 11 Old Stage Rd., Unit #3 Act 250 Permit # NA

Electric Utility serving this address G.M.P.

Construction START Date 07/2011 Construction FINISH Date 08/2015

Units #3 of 3 # Stories 1 # Conditioned Sq. Ft. 4,200 #Bedrooms 3

Project Description

- Single Family Log Home
 Multifamily Addition

Foundation Type

- Basement Slab on Grade
 Crawl Space

R- 21 Basement/Crawl Space Walls 9' Depth of Basement Insulation (ft) U- .30 Basemt Windows NFRC Default
R- - Under Slab R- - Floors over Unheated Spaces R- 54 Sloped Ceilings
R- - Perimeter Slab Edge R- 21 Above-Grade Walls R- 54 Flat Ceilings
U- .30 Windows NFRC Default U- .35 Doors NFRC Default U- - Skylights NFRC Default

Space Heating Fuel:

- Oil Kerosene LP Gas Natural Gas Wood
 Electric Resistance Heat Pump Solar Other

Space Heating System:

- Boiler Furnace Space Heater Stove Other

Primary Heating System Efficiency:

96 % AFUE HSPF

Central Air Conditioning Efficiency:

33 % SEER COP N/A

Water Heating Fuel:

- Oil Kerosene LP Gas Natural Gas Wood
 Electric Resistance Heat Pump Solar Other

Water Heating System:

- Stand-Alone Tank Indirect-Fired Tank On Demand Tankless Coil Other

Primary Hot Water System Efficiency:

96 % Energy Factor

Ventilation System:

- Exhaust Supply Balanced

Ventilation Air Flow:

220 CFM Rated Measured

OTHER ENERGY FEATURES:

Code-Compliance Method Used:

- Fast Track Glazing Percentage: 11 % Package #: 1
 Trade-Off Glazing Percentage: _____ % Package #: _____

- VTcheck Software Maximum UA: _____ Your UA: _____
 Home Energy Rating Rating Score: _____
 Rated by: _____

I certify to Rob + Stephanie Robinson (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 21 V.S.A. §266.

Signature [Signature] Print Name P.J. Paquette Company _____ Phone # 802-238-1602 Date 5/19/15

21 V.S.A. §266 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 also must be provided, within 30 days following the sale of the property, to 1) the Dept. of Public Service, Energy Efficiency Division, 112 State St., Drawer 20, Montpelier, VT 05620-2601, and 2) the town clerk of the town where the property is located. NOTE: Noncompliance with RBES may result in action for damages under 21 V.S.A. §266. This label does not specify all 1997 RBES requirements.

QUESTIONS? CALL THE VT DEPT. OF PUBLIC SERVICE: 800-642-3281 (in state) OR 802-828-4056 (out of state).



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
 372 Hurricane Lane, Suite 102
 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: 86801

Structure Information

Name: 11 Old Stage Road (Villas at Old Stage) Address: 11 OLD STAGE ROAD
 Structure Id: 86801 ESSEX, VT 05452

Owner Information

Building Description

Risk Index: H1	Smoke Det: Yes	Occupants:	Units: 3
Const Type: 5B	CO Detect: Yes	Stand Pipe:	Floors: 1
Occ Type: R2	Fire Alarm:	Sprinkler:	Sq Feet: 7200
Heating: Gas Hot Water			

Project Description

Name: NEW 2011
 Type: Building Project Received: 08/22/2011 Workitem Id: 321870

Inspection Detail

Insp Date: 05/19/2015	Insp Type: Occupancy	Violations:	
Comply By: 06/02/2015	Occ Granted: Conditional	Hazard Index:	Level 2
Inspector: CHRIS A BOYD (S 58514)			
With: P.J. Poquette, Realtor			

Violations and Notes

This is a final inspection for unit #3. The following issues must be addressed:

- 1) A final electrical inspection has not been completed on this unit to date. Have the Electrician of record (Mike Cota) contact the State Electrical Inspector, Chris Letourneau to have this inspection scheduled and completed. Occupancy is contingent on his final inspection and written approval.
- 2) The garage stairs have a rise that exceeds the 7-1/4" rise allowed. Stairs must be installed in the garage so the rise does not exceed a 7-1/4" rise per tread and does not have less than a 10" tread depth measured from tread nosing to tread nosing.
- 3) The door to the room now called "the den" has been removed due to the size of the windows in that room (do not meet egress requirements). The jam must have the holes in filled so the door cannot be re-installed and used as a bedroom.
- 4) The exterior doors were recently painted and as a result the door weatherstripping has not been installed yet. This will occur prior to occupancy and use of the dwelling unit.
- 5) The street address has not been posted at the entrance to this unit yet. The address must be posted so it is clearly visible to emergency responders as they approach the unit on the access road.
- 6) The dryer does not have the duct work installed as of the inspection. The dryer exhaust ducts must be constructed of rigid sheet metal (ducts shall have a minimum thicknesses equivalent to No. 24 galvanized steel gauge [0.024 in. (0.61 mm)] for Type 2 ducts and No. 28 gauge [0.016 in (0.406 mm)] for Type 1 ducts.) from the dryers to the outside of the building. Dryer exhaust ducts must terminate on the outside of the building and must be equipped with a backdraft damper. Screens are not permitted to be installed at the duct termination, and the duct cannot be fastened or screwed together in a manner that will restrict airflow and allow lint to accumulate. (NFPA 211:10.7.3)
- 7) The boiler was not functional at the time of inspection. The boiler must be commissioned and put in to service by a Vermont certified gas technician.