



Town of Bradford

172 North Main Street, PO Box 339, Bradford, VT 05033

Phone: (802) 222-4727/ Fax: (802) 222-3520/ E-mail: Zoning@bradford-vt.us

Website: www.bradford-vt.us

PERMIT # _____

ZONING/BUILDING APPLICATION

Name of Landowner: Merry Meadow Farm, Inc. Mailing Address: 2122 Lower Plain, Bradford VT 05033

Phone : 802-222-9393 Property Location/ 911 #: 2122 Lower Plain

Parcel ID #: 12-98-1128 Deed Reference: Book: 84 Page(s): 567-568

APPLICANT/CONTACT INFORMATION (Relationship to Landowner)

Owner (If so skip to site information) Lessee Contractor under purchase contract

Name of Applicant: Steven T Williams Mailing Address: Same

Company (if any): Same Phone (Day): 802-291-5674 cell

SITE INFORMATION

Nature of Project: Renovate 2nd Floor Barn into offices Zone: R Lot Size: 35 acres

Building: Length: 40 Width: 50 # of Stories: 2 Height: 34'

Number of Bed Rooms 0 Number of Full Bath Rooms 0 1/2 Baths 1 Total Number of All Rooms 7

Setbacks: Road Right of Way: N/A Rear: N/A Side: N/A Side: N/A

Stream/Pond: N/A Road Frontage: N/A Amount of off Street parking: N/A

Type of Water System: Public Single Well Multiple Wells

Type of Septic System:: Public Single Septic Multiple Septic

Septic Design on File: Yes No State Wastewater Permit # 3R045-1

New Curb Cut: Yes No New Driveway: Yes No Access Permit #: _____

Town of Bradford Access Permits require a separate application form. State Permits may also be required for your project. Please contact a state permit specialist at 802-476-0195 to determine whether you need any state permits.

I, the undersigned, request a zoning/building permit for the use and/or construction stated, to be issued on the basis of the representation contained in this application and any required submission materials. I fully understand that any incorrect or misleading representations may result in the permit becoming void and that legal action may be initiated by the Town of Bradford. I further understand that the permit may contain conditions with which I will be required to comply.

I agree to allow Town of Bradford personnel access to the property to review all aspects of this application. The below signed hereby agrees that the proposed work shall be done accordance with the application, plan, specifications and associated documentation and that the work shall conform to all applicable Town ordinances and regulations.

Applicant Signature: [Signature] Landowner Signature: [Signature] Date: 04/20/2020

Please attach a sketch of the property drawn to approximate to scale on a separate sheet showing the dimension of the lots, any existing and proposed structures, septic systems, water supply, driveways, right-of-way and utilities.

April 20, 2020

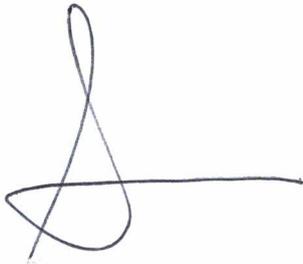
Merry Meadow Farm, Inc. DBA Averte

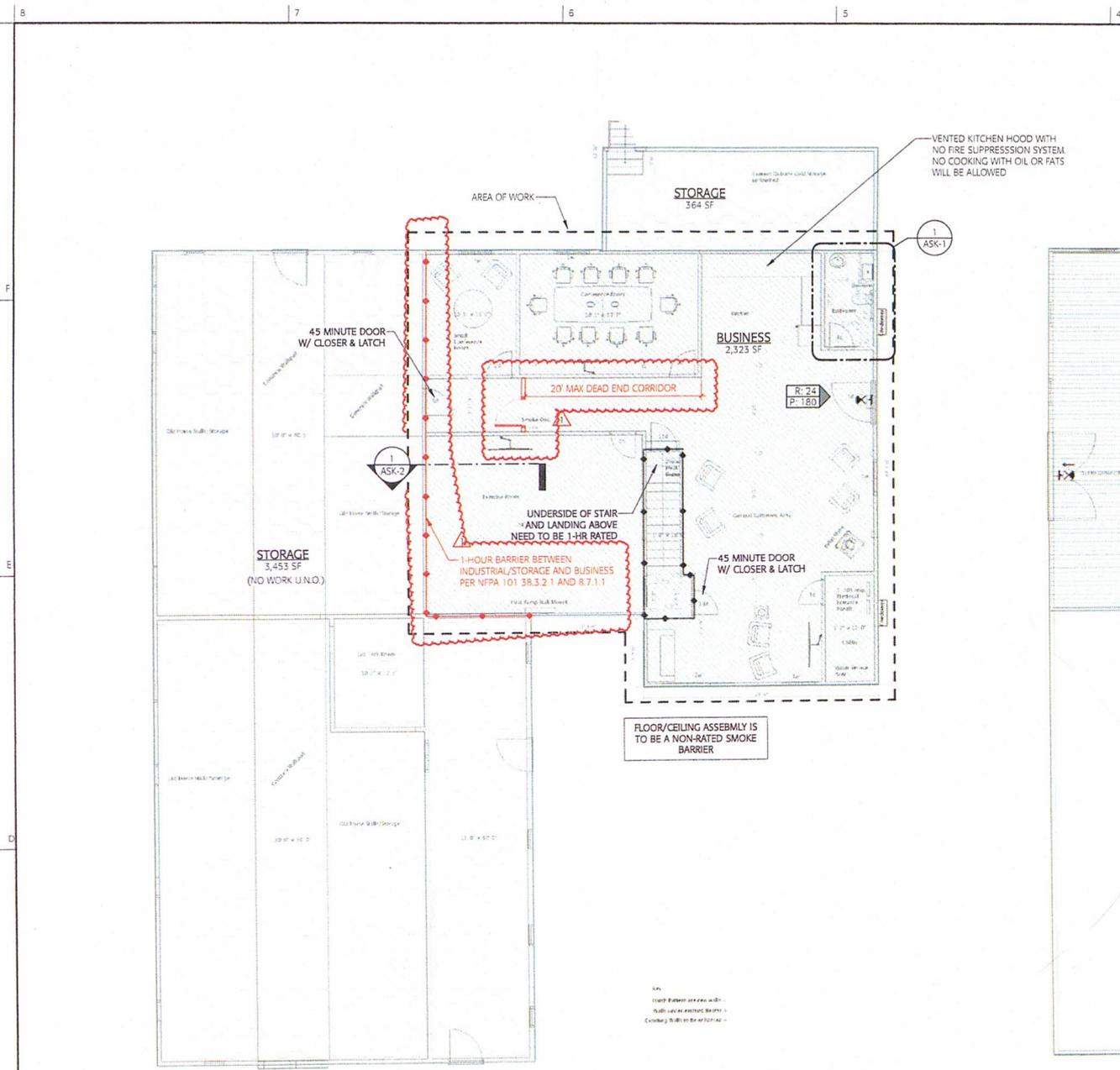
Building Permit

Nature of Project:

Renovate second floor of existing barn above renovations completed in 2018. The second floor has been used for years as an activity room and this modification will convert it to staff offices.

Attached are plans and an approved State Fire Marshall permit for this work.

A handwritten signature in black ink, consisting of a large loop at the top, a vertical line, and a horizontal line extending to the right.



1 LEVEL 1 - LIFE SAFETY PLAN
Scale: 1/8" = 1'-0"

APPLICABLE BUILDING/LIFE SAFETY CODES:

MAJOR REHABILITATION, MODIFICATION, RECONSTRUCTION (NO ADDITIONS)
 - VERMONT FIRE & BUILDING SAFETY CODE
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC) - 2015 EDITION
 - APPLIES TO STRUCTURAL REQUIREMENTS ONLY
 - NFPA 1 UNIFORM FIRE CODE - 2015 EDITION
 - NFPA 101 LIFE SAFETY CODE - 2015 EDITION
 - CHAPTER 43 FOR BUILDING REHABILITATION, AND APPROPRIATE OCCUPANCY CHAPTER(S)
 - NFPA 220 STANDARD TYPES OF BUILDING CONSTRUCTION
 - VERMONT COMMERCIAL BUILDING ENERGY STANDARDS - 2015 EDITION
 - INTERNATIONAL PLUMBING CODE (IPC) - 2015 EDITION
 - NATIONAL ELECTRIC CODE - NFPA 70 - 2017 EDITION
 - APPLICABLE ACCESSIBILITY CODES & STANDARDS:
 - VERMONT ACCESS RULES - 2012 EDITION
 - ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010 EDITION
 - PER MATRIX OF VERMONT FIRE AND BUILDING CODES BY PROJECT TYPE:
 - IEBC APPLIES TO STRUCTURAL REQUIREMENTS ONLY
 - REFER TO NFPA 101 CHAPTER 43 FOR BUILDING REHABILITATION AND APPROPRIATE OCCUPANCY CHAPTER
 - NFPA 1 APPLIES
 - NFPA 101 CHAPTER APPLIES TO EXISTING BUILDING SECTION NOT BEING ALTERED
 - DETERMINE OCCUPANCY USE
 - REFER TO NFPA 220 FOR TYPE OF CONSTRUCTION (PAGE 404)

PROPOSED FACILITY:

- OVERALL FACILITY FIRE PROTECTION
 - SPRINKLERS SYSTEM COMPLYING WITH NFPA 13: **NO**
 - FULL AUTOMATIC DETECTION FIRE ALARM SYSTEM COMPLYING WITH NFPA 72: **NO**
 - FIRE EXTINGUISHERS COMPLYING WITH IBC 906.1: **YES**

- OCCUPANCY CLASSIFICATION NFPA 101 2015 (PARTIAL CHANGE OF USE):
 - NEW BUSINESS - CHAPTER 38
 - EXISTING INDUSTRIAL - CHAPTER 40
 - EXISTING STORAGE - CHAPTER 42

- CONSTRUCTION CLASSIFICATION:
 - TYPE - V(000) (COMBUSTIBLE, NO RATING - NFPA 220 2015)

MIXED OCCUPANCIES:

6.1.14.3 MIXED OCCUPANCIES.
 6.1.14.3.1 EACH PORTION OF THE BUILDING SHALL BE CLASSIFIED AS TO ITS USE IN ACCORDANCE WITH SECTION 6.1.
 6.1.14.3.2* THE BUILDING SHALL COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS OF THE OCCUPANCIES INVOLVED, UNLESS SEPARATE SAFEGUARDS ARE APPROVED.

43.1.2 APPLICABLE REQUIREMENTS.
 43.1.2.1 ANY BUILDING UNDERGOING REPAIR, RENOVATION, MODIFICATION, OR RECONSTRUCTION (SEE 43.2.2.1.1 THROUGH 43.2.2.1.4) SHALL COMPLY WITH BOTH OF THE FOLLOWING:
 (1) REQUIREMENTS OF THE APPLICABLE EXISTING OCCUPANCY CHAPTERS (SEE CHAPTERS 13, 15, 17, 19, 21, 23, 24, 26, 29, 31, 33, 37, 39, 40, AND 42)
 (2) REQUIREMENTS OF THE APPLICABLE SECTION OF THIS CHAPTER (SEE SECTIONS 43.3, 43.4, 43.5, AND 43.6)

43.7.2 CHANGE OF OCCUPANCY CLASSIFICATION. WHERE THE OCCUPANCY CLASSIFICATION OF AN EXISTING BUILDING OR PORTION OF AN EXISTING BUILDING IS CHANGED, IN OTHER THAN HISTORIC BUILDINGS, THE BUILDING SHALL MEET THE REQUIREMENTS OF 43.7.2.1 OR 43.7.2.3.
 43.7.2.1 WHERE A CHANGE OF OCCUPANCY CLASSIFICATION CREATES OTHER THAN AN ASSEMBLY OCCUPANCY, AND THE CHANGE OCCURS WITHIN THE SAME HAZARD CLASSIFICATION CATEGORY OR TO AN OCCUPANCY CLASSIFICATION OF A LESSER HAZARD CLASSIFICATION CATEGORY (I.E., A HIGHER HAZARD CATEGORY NUMBER), AS ADDRESSED BY TABLE 43.7.3, THE BUILDING SHALL MEET BOTH OF THE FOLLOWING:
 (1) REQUIREMENTS OF THE APPLICABLE EXISTING OCCUPANCY CHAPTERS FOR THE OCCUPANCY CREATED BY THE CHANGE (SEE CHAPTERS 15, 17, 19, 21, 23, 24, 26, 29, 31, 33, 37, 39, 40, AND 42)
 (2) REQUIREMENTS FOR AUTOMATIC SPRINKLER AND DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS AND REQUIREMENTS FOR HAZARDOUS AREAS APPLICABLE TO NEW CONSTRUCTION FOR THE OCCUPANCY CREATED BY THE CHANGE (SEE CHAPTERS 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 36, 38, 40, AND 42)

VERTICAL ACCESS REQUIREMENTS:

ANSI 117.1 AS AMENDED BY VERMONT ACCESS RULES (2012)
~~DELETE & REPLACE - §36.404. (PAGE 25) ELEVATOR, ALTERATIONS TO EXISTING BUILDINGS: IN PUBLIC BUILDINGS, (EXCEPT SHOPPING CENTERS, SHOPPING MALLS, HEALTH CARE PROVIDER, OR A TERMINAL, DEPOT OR OTHER PUBLIC TRANSPORTATION TERMINAL)~~
 AN ACCESSIBLE ROUTE BY ELEVATOR OR PLATFORM LIFT IS NOT REQUIRED FOR: (A) UNLESS REQUIRED BY FEDERAL LAW, MULTIFAMILY DWELLING UNITS IN BUILDINGS WHICH CONSIST OF THREE STORIES OR LESS (§2903(B)). (B) A TWO-STORY RETAIL ESTABLISHMENT WITH A TOTAL OF 15,000 SQUARE FEET OR LESS. (C) A THREE-STORY RETAIL ESTABLISHMENT LESS THAN 3,000 SQUARE FEET PER STORY. (D) A STORY/FLOOR LESS THAN 3,000 SQUARE FEET IN AREA, UNLESS A HEALTHCARE PROVIDER AS REQUIRED BY FEDERAL LAW. (E) A MEZZANINE IN A ONE-STORY BUILDING. (F) STORY/FLOOR USED FOR STORAGE THAT IS ACCESSED ONLY ON AN INFREQUENT BASIS, OR IS NOT OCCUPABLE. [SEE ANNEX III]

IN ALTERATIONS/RENOVATIONS OF AN EXISTING BUILDING REQUIRING VERTICAL ACCESS, A LULA OR PLATFORM LIFT MAY BE USED IN LIEU OF AN ELEVATOR ONLY BY OBTAINING A VARIANCE, OR WHEN COST OF ELEVATOR IS DISPROPORTIONATE (EXCEEDS 20%) TO THE OVERALL ALTERATION/RENOVATION COST. THERE IS NO REQUIREMENT FOR VERTICAL ACCESS WHEN LULA OR PLATFORM LIFT CLEARLY EXCEEDS 20% OF ALTERATION/RENOVATION COST.

NOTE: ALL ACCESS BOARD HAS CONFIRMED AND APPROVED THAT AN ELEVATOR OR LULA IS NOT REQUIRED ON THIS PROJECT PER EXCEPTION D ABOVE

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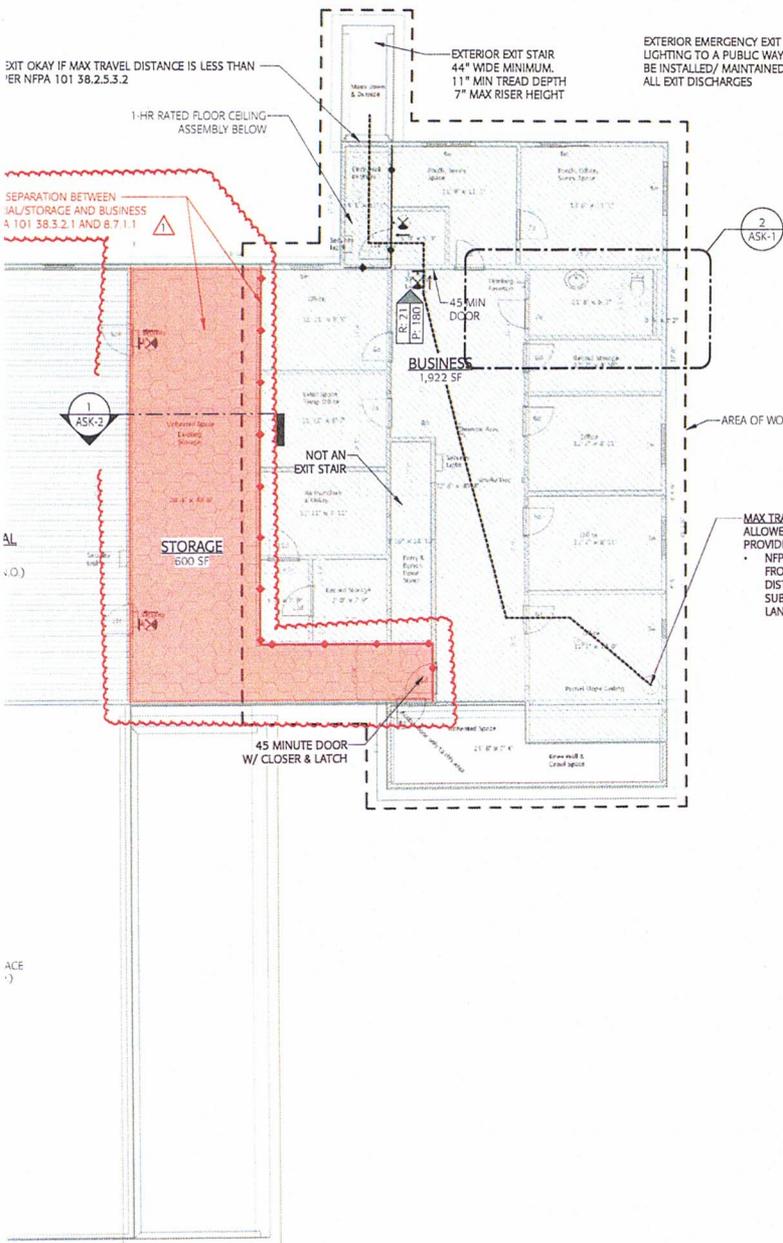
THE CARRIAGE HOUSE
6 SOUTH PARK STREET
LEBANON, NH 03766
T: 603 448 3778

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CONSULTANTS / DESIGN TEAM:

OWNER:
AVERTE
2122 LOWER PLAIN
BRADFORD, VT 05033
T: (802) 222-9394

ARCHITECT:
BANWELL ARCHITECTS
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448-3778



GENERAL CODE PLAN NOTES:

- 1. MECHANICAL, ELECTRICAL & PLUMBING SUBCONTRACTORS TO COMPLY W/ FIRESTOPPING & FIRESTOPPING REQUIREMENTS

CODE PLAN LEGEND:

BUILDING SEPARATIONS:

- ◆ 1 HR FIRE BARRIER (NFPA 101 8.3 & 3.3.27.1)

BUILDING EGRESS, ETC:

- MAXIMUM TRAVEL PATH
- COMMON PATH OF TRAVEL
- EGRESS CAPACITY
- ← R: 142 ← REQUIRED
- ← P: 180 ← PROVIDED

EXTERIOR EMERGENCY EXIT LIGHTING TO A PUBLIC WAY SHALL BE INSTALLED/ MAINTAINED FROM ALL EXIT DISCHARGES

EXTERIOR EXIT STAIR
44" WIDE MINIMUM,
11" MIN TREAD DEPTH
7" MAX RISER HEIGHT

EXIT OKAY IF MAX TRAVEL DISTANCE IS LESS THAN PER NFPA 101 38.2.5.3.2

1-HR RATED FLOOR CEILING ASSEMBLY BELOW

SEPARATION BETWEEN STORAGE AND BUSINESS 3.101 38.3.2.1 AND 6.7.1.1

BUSINESS
1,922 SF

STORAGE
600 SF

NOT AN EXIT STAIR

45 MINUTE DOOR W/ CLOSER & LATCH

MAX TRAVEL DISTANCE:
ALLOWED: 100 FT
PROVIDED: 65 FT
NFPA 101 7.6.2 WHERE OUTSIDE STAIRS THAT ARE NOT SEPARATED FROM THE BUILDING ARE PERMITTED AS REQUIRED EXITS, THE TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT SUBJECT TO OCCUPANCY TO THE LEADING NOSING OF THE STAIR LANDING AT THE FLOOR LEVEL UNDER CONSIDERATION.

BUILDING AREAS

- ATTIC
- ▨ BUSINESS
- ▨ INDUSTRIAL
- ▨ STORAGE

BUILDING AREAS

OCCUPANCY	AREA	AREA PER OCCUPANT	OCCUPANT LOAD
LEVEL 1			
BUSINESS	2,323 SF	100 SF	23.231335
STORAGE	3,817 SF	500 SF	7.633572
	6,140 SF		30.864907
LEVEL 2			
ATTIC	1,581 SF	500 SF	3.161602
BUSINESS	1,922 SF	100 SF	19.215927
INDUSTRIAL	1,275 SF	100 SF	12.754871
STORAGE	600 SF	500 SF	1.199841
	5,378 SF		36.332242
TOTAL BUILDING	11,518 SF		67.197149

2 LEVEL 2 - LIFE SAFETY PLAN
Scale: 1/8" = 1'-0"

CODE SUMMARY

IS REQUIREMENTS:

- TABLE 601) 0 HR
- AL FRAME: 0 HR
- WALLS: 0 HR
- WALLS: 0 HR
- RING WALLS: 0 HR
- RING WALLS: 0 HR
- ION: 0 HR
- DNV: 0 HR
- DORS: 0 (NOT REQUIRED)
- 6.1 EXCEPTION 1
- 6
- 6
- 1.1 (OCCUPANT LOAD LESS THAN 50)

MEANS OF EGRESS REQUIREMENTS:

- OCCUPANT LOAD: TABLE 7.3.1.2
BUSINESS: 100 SF/PERSON (GROSS)
INDUSTRIAL: 100 SF/PERSON (GROSS)
STORAGE: 42.17* OCCUPANT LOAD, IN NUMBER OF PERSONS FOR WHOM MEANS OF EGRESS AND OTHER PROVISIONS ARE REQUIRED, SHALL BE DETERMINED ON THE BASIS OF THE MAXIMUM PROBABLE POPULATION OF THE SPACE UNDER CONSIDERATION.
- MAXIMUM TRAVEL DISTANCE:
200 FEET (NEW BUSINESS - 38.2.6.2)
200 FEET (INDUSTRIAL - TABLE 40.2.5.1 GENERAL)
200 FEET (STORAGE - TABLE 42.2.5 ORDINARY HAZARD)
- MAXIMUM DEAD-END CORRIDOR LENGTH:
20 FEET (NEW BUSINESS - 38.2.5.2.2)
50 FEET (INDUSTRIAL - TABLE 40.2.5.1 GENERAL)
50 FEET (STORAGE - TABLE 42.2.5 ORDINARY HAZARD)
- MAXIMUM COMMON PATH OF TRAVEL:
100 FEET (NEW BUSINESS - 38.2.5.3.2)
50 FEET (INDUSTRIAL - TABLE 40.2.5.1 GENERAL)
50 FEET (STORAGE - TABLE 42.2.5 ORDINARY HAZARD)
- SINGLE MEANS OF EGRESS:
38.2.4.4 ANY BUSINESS OCCUPANCY THREE OR FEWER STORIES IN HEIGHT, AND NOT EXCEEDING AN OCCUPANT LOAD OF 30 PEOPLE PER STORY, SHALL BE PERMITTED A SINGLE SEPARATE EXIT TO EACH STORY, PROVIDED THAT ALL OF THE FOLLOWING CRITERIA ARE MET:
(1) THE EXIT SHALL DISCHARGE DIRECTLY TO THE OUTSIDE.
(2) THE TOTAL TRAVEL DISTANCE TO THE OUTSIDE OF THE BUILDING SHALL NOT EXCEED 100 FT (30 M).
(3) THE EXIT SHALL BE ENCLOSED IN ACCORDANCE WITH 7.1.3.2, AND BOTH OF THE FOLLOWING ALSO SHALL APPLY:
(A) THE STAIR SHALL SERVE AS AN EXIT FROM NO OTHER STORIES.
(B) A SINGLE OUTSIDE STAIR IN ACCORDANCE WITH 7.2.2 SHALL BE PERMITTED TO SERVICE ALL STORIES.

ENERGY CODE - MINIMUM THERMAL ENVELOPE REQUIREMENTS (2015 VERMONT CBES TABLE C4021)

- ROOF - INSULATION ENTIRELY ABOVE DECK: R-30ci
- ROOF - ATTIC: R-49
- WALL, ABOVE GRADE - MASS: R-13.3ci
- WALL, ABOVE GRADE - WOOD FRAMED: R-13+R-7.5ci or R-20+ R3.8ci or R-20+ R3.8ci or R-23 ci
- WALL, BELOW GRADE: R-15ci
- WALL, BELOW GRADE: R-10ci
- FLOORS, SLAB-ON-GRADE (UNHEATED): R-10 FOR 48"
- DOORS, SWINGING: U-0.37
- DOOR, ENTRANCE: U-0.77
- WINDOWS, FIXED: U-0.36
- WINDOWS, OPERABLE: U-0.43
- VESTIBULE NOT REQUIRED.



REVISION	DATE	COMMENTS
1	2/26/20	PERMIT REVIEW

KEY PLAN & NORTH ARROW:

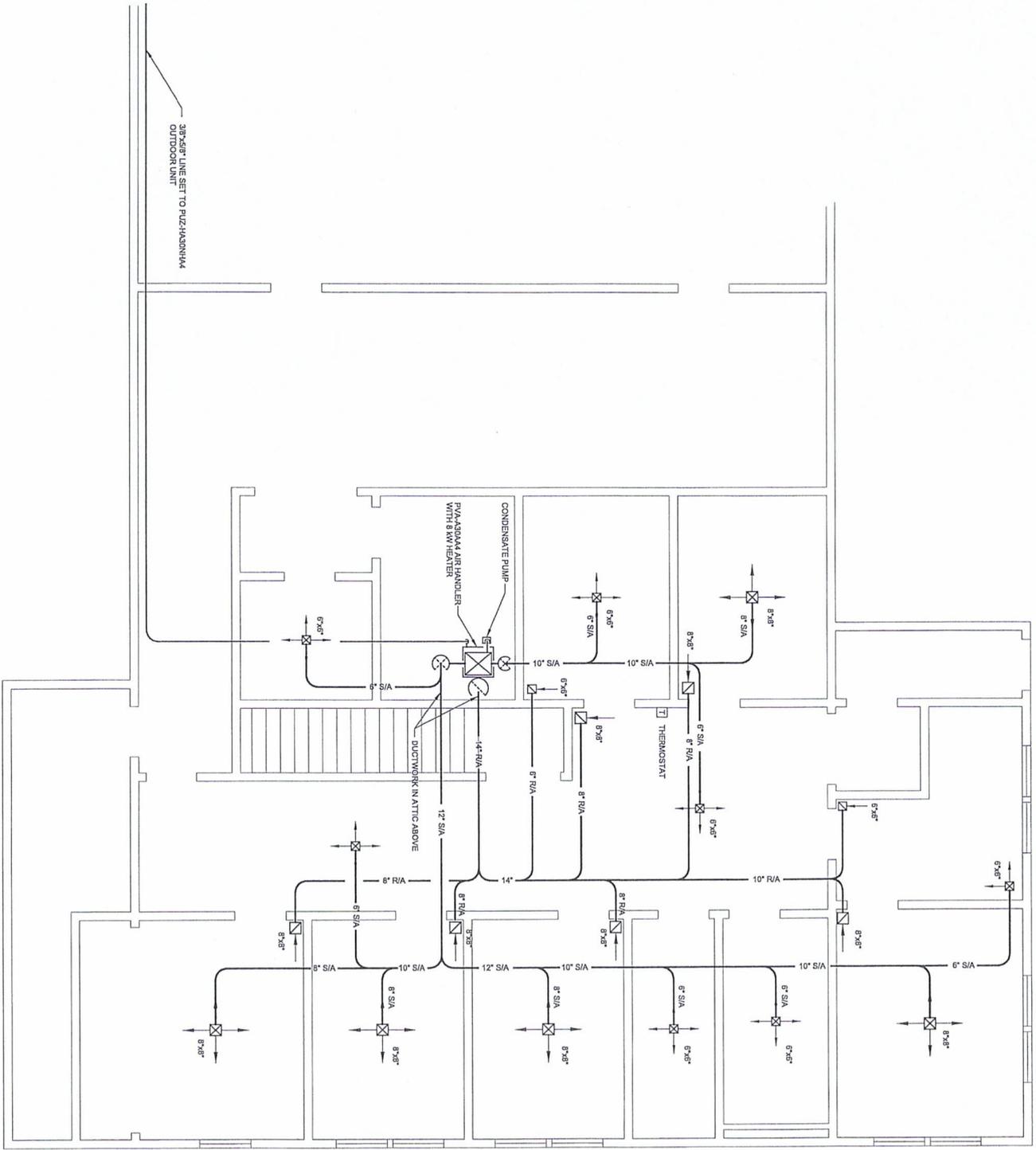
PROJECT:
AVERTE RENOVATION
2122 LOWER PLAIN
BRADFORD, VT 05033

ISSUED:
ISSUED FOR PERMIT

DRAWING TITLE:
CODE PLANS

PROJECT NO: 19-630 DATE: 11/1/19

SHEET NUMBER:
G100



3/8\"/>

CONDENSATE PUMP
 PVA-ASOMA AIR HANDLER
 WITH 8 KW HEATER
 DUCTWORK IN ATTIC ABOVE

THERMOSTAT

SHEET 1 OF 1

M1

DRAWING NO.

ARC MECHANICAL CONTRACTORS

229 Depot Street • PO Box 724 • Bradford, VT 05033
 802-222-9255 • 802-222-5111 Fax • www.arcmech.com

AVERTE BARN 2ND FLOOR FIT-UP
 BRADFORD, VT

TITLE: HVAC PLAN

SCALE: 1/4" = 1'-0"		DRAWN: BCS
DATE: 1/11/2019		CHECKED: -
NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-

1 FIRE RATED ASSEMBLIES

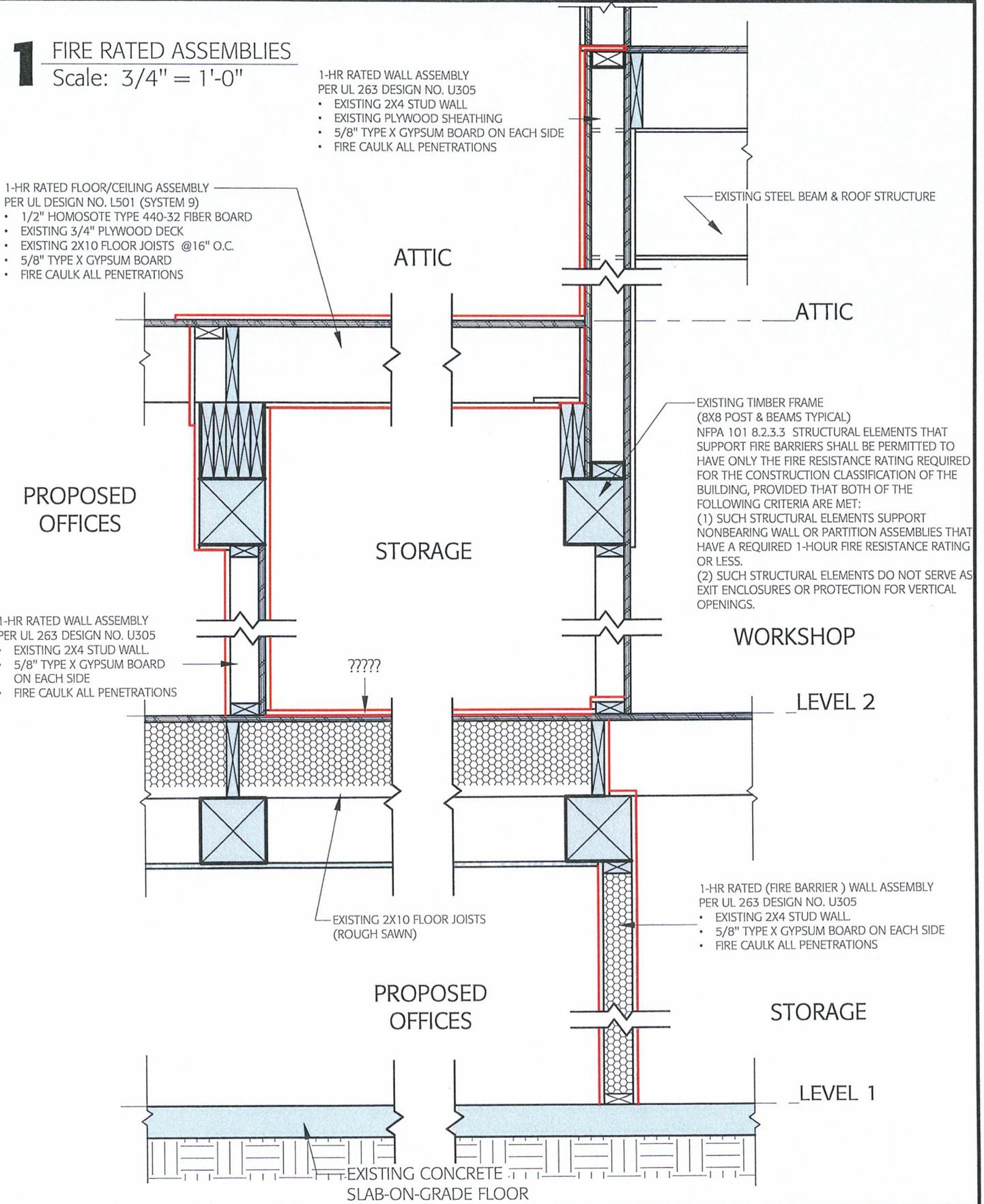
Scale: 3/4" = 1'-0"

- 1-HR RATED WALL ASSEMBLY
PER UL 263 DESIGN NO. U305
- EXISTING 2X4 STUD WALL
 - EXISTING PLYWOOD SHEATHING
 - 5/8" TYPE X GYPSUM BOARD ON EACH SIDE
 - FIRE CAULK ALL PENETRATIONS

- 1-HR RATED FLOOR/CEILING ASSEMBLY
PER UL DESIGN NO. L501 (SYSTEM 9)
- 1/2" HOMOSOTE TYPE 440-32 FIBER BOARD
 - EXISTING 3/4" PLYWOOD DECK
 - EXISTING 2X10 FLOOR JOISTS @16" O.C.
 - 5/8" TYPE X GYPSUM BOARD
 - FIRE CAULK ALL PENETRATIONS

- 1-HR RATED WALL ASSEMBLY
PER UL 263 DESIGN NO. U305
- EXISTING 2X4 STUD WALL
 - 5/8" TYPE X GYPSUM BOARD ON EACH SIDE
 - FIRE CAULK ALL PENETRATIONS

EXISTING TIMBER FRAME
(8X8 POST & BEAMS TYPICAL)
NFPA 101 8.2.3.3 STRUCTURAL ELEMENTS THAT SUPPORT FIRE BARRIERS SHALL BE PERMITTED TO HAVE ONLY THE FIRE RESISTANCE RATING REQUIRED FOR THE CONSTRUCTION CLASSIFICATION OF THE BUILDING, PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
(1) SUCH STRUCTURAL ELEMENTS SUPPORT NONBEARING WALL OR PARTITION ASSEMBLIES THAT HAVE A REQUIRED 1-HOUR FIRE RESISTANCE RATING OR LESS.
(2) SUCH STRUCTURAL ELEMENTS DO NOT SERVE AS EXIT ENCLOSURES OR PROTECTION FOR VERTICAL OPENINGS.



TITLE
FIRE RATED ASSEMBLIES

MODIFIES
PROJ. NO. 19-630
DATE 02/18/20

DWG. NO.
ASK-2



CONSTRUCTION PERMIT LETTER

Project Information			
Site Number	102240	Project Number	435672
		Permit Number	1935319
Project Name:	Modification		
Building Name:	Merry Meadow Farm - Barn	Applicant Company:	Merry Meadow Farm, INC. DBA Averte
Building Address:	2122 Lower Plain Bradford, VT	Applicant Name:	Steven T Williams
		Applicant Address:	2122 Lower Plain Bradford, VT 05033
Project Summary			
Modifications to part of an existing Barn used for storage and Woodworking adding Business occupancy.			

Building Classification			
Basement:	No	Stories above Grade Plane #:	2
		Mezzanine:	No
SF of Largest Story:	2,200	Total Building Area:	4,400
Construction Type:	VB - V(000) Unprotected Wood frame	Risk Category (Structural):	II
Occupancy Type:	S-1, Storage & B, Business		

Fire Protection Systems			
Sprinkler System * *	No		
Stand Pipe * *	No		
Fire Alarm System * *	Yes	Automatic Detection:	Yes
		Manual:	Yes
Single Station Smoke Alarms	N/A	Single Station CO Alarms:	N/A
Commercial Kitchen Hood * *	N/A		
Clean Agent System * *	N/A		
Other * *			

Project Contacts			
Regional Office:	Barre	802-479-4434	1311 US Route 302, Suite 500 - Barre, VT 05641
Plans Reviewer:	Ryan Aremburg	802-479-7577	Ryan.arendburg@vermont.gov
Field Inspector:	Maurice VanDemark II	802-585-6474	Maurice.Vandemark@vermont.gov
Electrical Inspector:	Kevin Cyr	802-238-4166	Kevin.Cyr@vermont.gov
Plumbing Inspector:	John Hammer	802-249-0271	John.Hammer@vermont.gov
Building Owner:	Merry Meadow Farm, INC	802-222-9393	
Project Contractor:	Merry Meadow Farm, INC	802-222-9393	
Design Professional:	Ingrid Nichols Arch# 2730	603-448-3778	

It is the responsibility of the applicant to contact the above inspectors to set up a schedule of inspections at the start of the project. Final inspections shall be conducted by all trades prior to use or occupancy

Site Number	102240	Project Number	435672	Permit Number	1935319
Project Name:	Modification				

Conditions

The application and submittals for the above referenced project have been reviewed, and the permit is **APPROVED**. This approval applies only to the information listed on the drawings and specifications that have been submitted, and does not apply to any violations found on site during the course of field inspections. The project may proceed provided the work is done in compliance with the 2015 Vermont Fire and Building Safety Code, the plans and specifications submitted to this office, and the following conditions:

- 1 The 2015 NFPA 1 Fire code and the 2015 NFPA 101 Life safety code will apply to this project as amended by the 2015 Vermont Fire and Building Safety Code
- 2 The Fire Rated wall that is separating the storage/workshop floor assembly needs to have a UL listing to allow sheet rock only on the bottom side of the floor assembly. Shall Submit for Review.
- 3 Enclosed with this construction permit approval letter is a "Final Construction Valuation Form". This form must be filled out including all change orders, and submitted to the Division of Fire Safety regional office prior to the approval for occupancy of your building or project.
- 4 The building must meet or exceed the accessibility standards for new construction and the alterations incorporated in 28 CFR Part 35 and 36, The 2010 ADA Standard for Accessible Design, as amended in 20 VSA chapter 174 and the Vermont Access Rules.
- 5 The 2017 Vermont Electrical Safety Rules apply to this project. An electrical work notice shall be obtained and all work inspected for all projects. All work shall be done by a Vermont Master Electrician with the exception of 1 & 2 family dwellings.
- 6 The 2018 Vermont Plumbing Rules will apply to this project. All work shall be done by a Vermont master plumber who has obtained a plumbing work notice before starting any work.
- 7 A technician who is appropriately certified and recognized by this department, as a "technically qualified person", must perform all installation, service and maintenance work on Fuel Burning Appliances. (NFPA 1, 1.13.1(4))
- 8 Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply NFPA 1 Chapter 16, and NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations (NFPA 1 – 16.1.1)
- 9 An energy efficiency certification, approved by the Department of Public Service, indicating compliance with Guidelines for Energy Efficient Commercial Construction shall be affixed in the vicinity of the HVAC equipment or the electrical service panel, as a condition for a final occupancy. 21 VSA 268. [For additional information contact the Vermont Department of Public Service at 1-888-373-2255.]

The enclosed Construction permit poster shall be posted at the building site in a conspicuous location open to public view. This permit does not include any of the additional required permits as listed above, such as plumbing, electrical, etc., which are required to be submitted by the respective trades. It is the responsibility of the permit applicant to see that all subcontractors have their respective work notices.

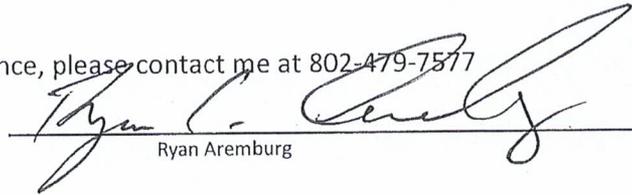
This letter has been sent to the applicant only. It is the responsibility of the applicant to ensure that a copy of this letter is distributed to all applicable parties, as well as ensure that a copy be available at the job site at all times

In addition to periodic inspections, final inspections shall be performed by all pertinent field inspectors prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work permitted above. Examples of required inspections are: State Electrical Inspector, State Plumbing Inspector, and the Assistant State Fire Marshal. It is the applicant's responsibility to coordinate these inspections with the respective trades. Appointments with the appropriate inspectors listed on page one of this letter, must be made within fifteen (15) days prior to the completion of the project. At the time of the final inspection and prior to the issuance of a certificate of occupancy, the field inspector will verify that the proper permits and work notices have been obtained.

This permit does not satisfy the requirements of local municipalities. You must contact local authorities to determine those requirements. Any change to the project, such as change orders or addendums, must be submitted to this department for approval. This permit expires after twelve (12) months unless commencement of the project has begun and remained continuous.

If you have any questions or if I can be of further assistance, please contact me at 802-479-7577

Ryan Aremburg - Assistant State Fire Marshal



Ryan Aremburg

3/25/2020



FINAL CONSTRUCTION VALUATION

This form shall be completed and any returned to the below Division of Fire Safety regional office with any additional payment, prior to requesting a final inspection. A final inspection is required prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work approved by the associated construction permit

The Division of Fire Safety Barre Regional office, 1311 US Route 302, Suite 500 - Barre, VT 05641

Project Name: Modification	
Building Name: Merry Meadow Farm - Barn	Applicant Company: Merry Meadow Farm, INC. DBA Averte
Building Address: 2122 Lower Plain Bradford, VT 0	Applicant Name: Steven T Williams Applicant Address: 2122 Lower Plain Bradford, VT 05033

Final Construction Valuation		
<p>The Permit Fee is based on the total valuation of new construction or rehabilitation work for which the permit is being obtained. - For projects involving volunteer labor and donated material, the valuation of construction work is based on the value of the volunteer labor as well as the donated materials when calculating the permit fee.</p> <p>The current fee is \$8.00 per \$1,000 (0.008) of construction valuation for all construction and rehabilitation work.</p>	a. Site work	\$
	b. Valuation of building construction	\$
	c. Fixed equipment	\$
	d. Electrical	\$
	e. Plumbing	\$
	f. Elevator, LULA, Lift	\$
	g. Heating, Ventilation, Air Cond.	\$
	h. Consulting Services	\$
	i. Other	\$
	j. Sprinkler System	\$
	k. Other fire Suppression Systems	\$
l. Fire Alarm System	\$	
TOTAL FINAL VALUATION		\$

Fee Calculation	
[Line 1] Total Final Valuation (from above)	\$
[Line 2] Initial Estimated Construction Valuation (from Permit Application)	\$ 336,887.00
[Line 3] Construction Valuation Difference (Line 1 - Line 2)	\$
[Line 4] Additional Fee Owed (Line 3 x \$0.008)	\$

The amount on line 4 is the additional fee owed to the Division of fire Safety

I hereby attest by my signature under 13 V.S.A. 3016 (filing a FALSE CLAIM with a department or agency of the state) that the information contained within this form is correct and accurate to the best of my knowledge:

Signature of Applicant: _____ Date: _____

* * For office use only below this line * *

Site#	Project#	Permit#	Received Date	Check #	Amount
102240	435672	1935319			



CONSTRUCTION PERMIT

BUILDING NAME Merry Meadow Farm - Barn

ADDRESS 2122 Lower Plain
Bradford, VT

PROJECT TYPE Modification

SITE #
102240

PROJECT #
435672

PERMIT #
1935319

DATE ISSUED March 25, 2020

ISSUED BY Ryan Aremburg
Assistant State Fire Marshal

Reference the permit review letter for any conditions

This permit poster shall be posted at the building site in a conspicuous location open to public view. In addition to this poster, a copy of the permit review letter shall be available on site at all times

Any questions regarding this permit shall be directed to:
The Division of Fire Safety Barre Regional office, 802-479-4434
1311 US Route 302, Suite 500 - Barre, VT 05641

North

Renovation area

Main House

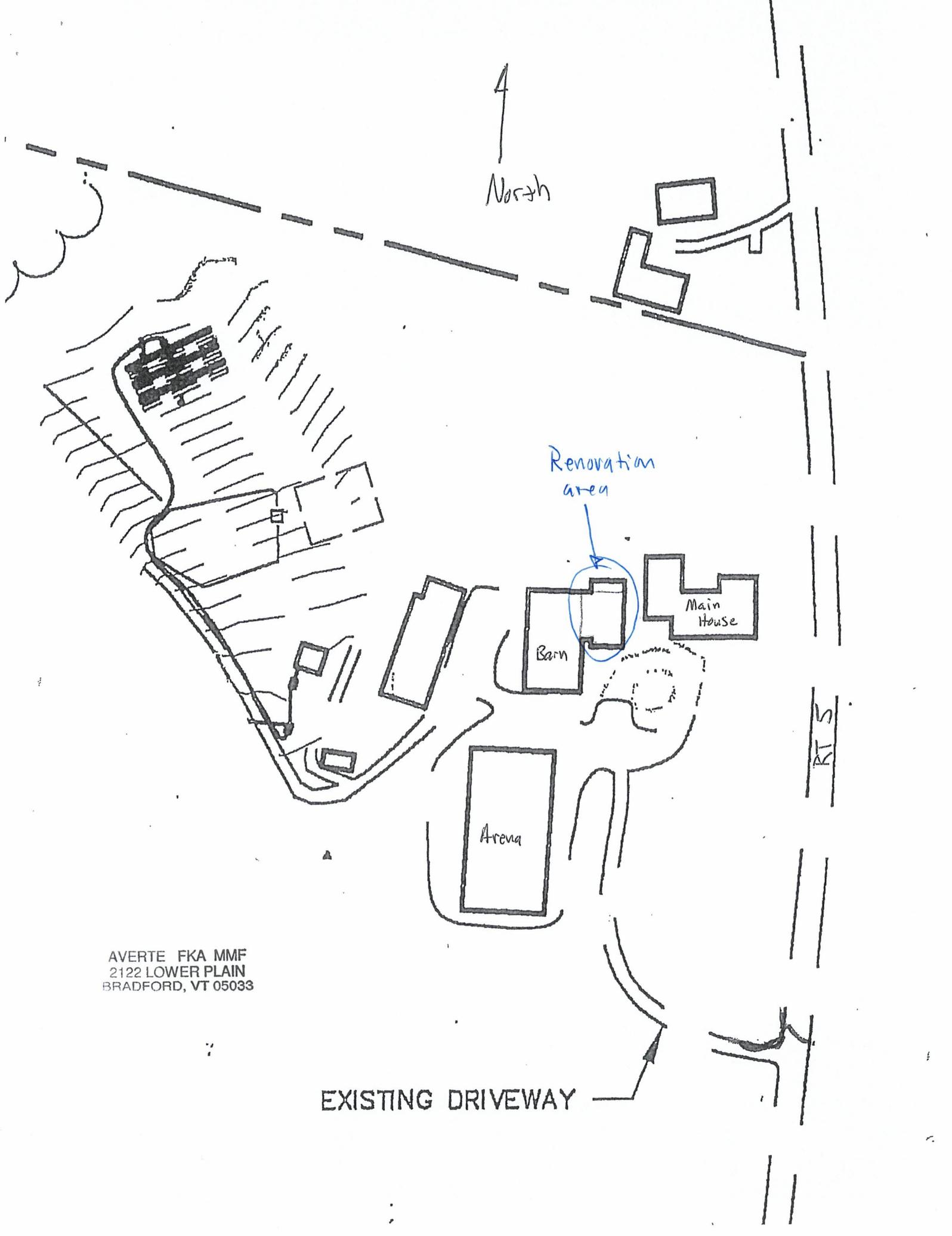
Barn

Arena

RT 5

AVERTE FKA MMF
2122 LOWER PLAIN
BRADFORD, VT 05033

EXISTING DRIVEWAY



PIERM NEW HAM

RMONT
/ICE

VERIZON
NEW ENGLAND
EASEMENT

CONNECTICUT
RIVER

98-860
98 AcC

98-928
2.42 Ac

98-982
1.1 AcC

39-210
0.97 AcC

39-196
41 AcC

39-26
0.85 AcC

46-12
4.1 AcC

PERRY WENDELL
SPUR (46)

CHARLIE'S FIELD ROAD

39-286
1.1 AcC

98-1048
0.75 AcC

40-8
3.6 AcC
STATE OF VERMONT

Subject
Property
98-1128
35 AcC

40-12
45 AcC

39-235
4.7 AcC

39-287
27 AcC

98-1188
12.3 AcC

98-1171
1.4 AcC

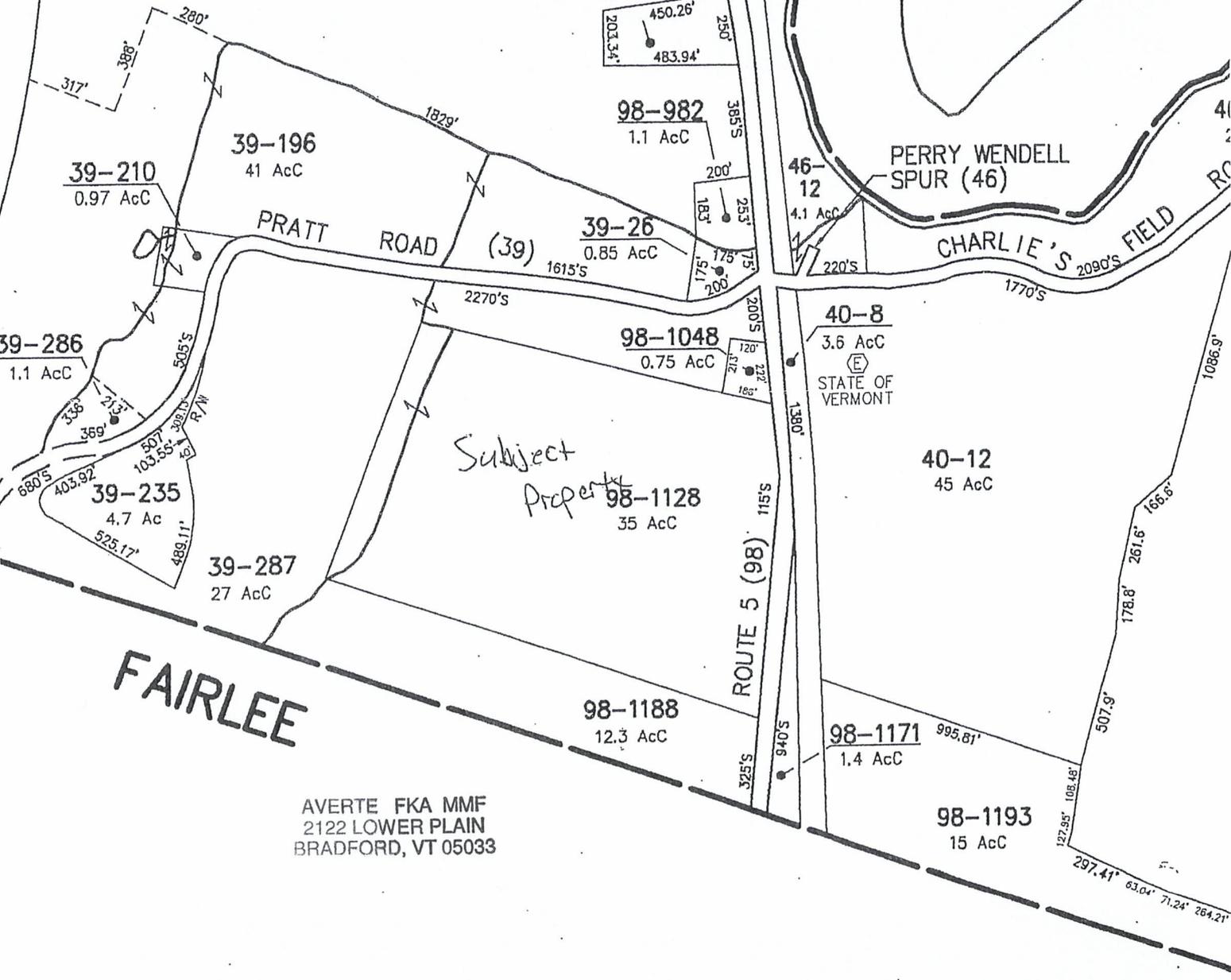
98-1193
15 AcC

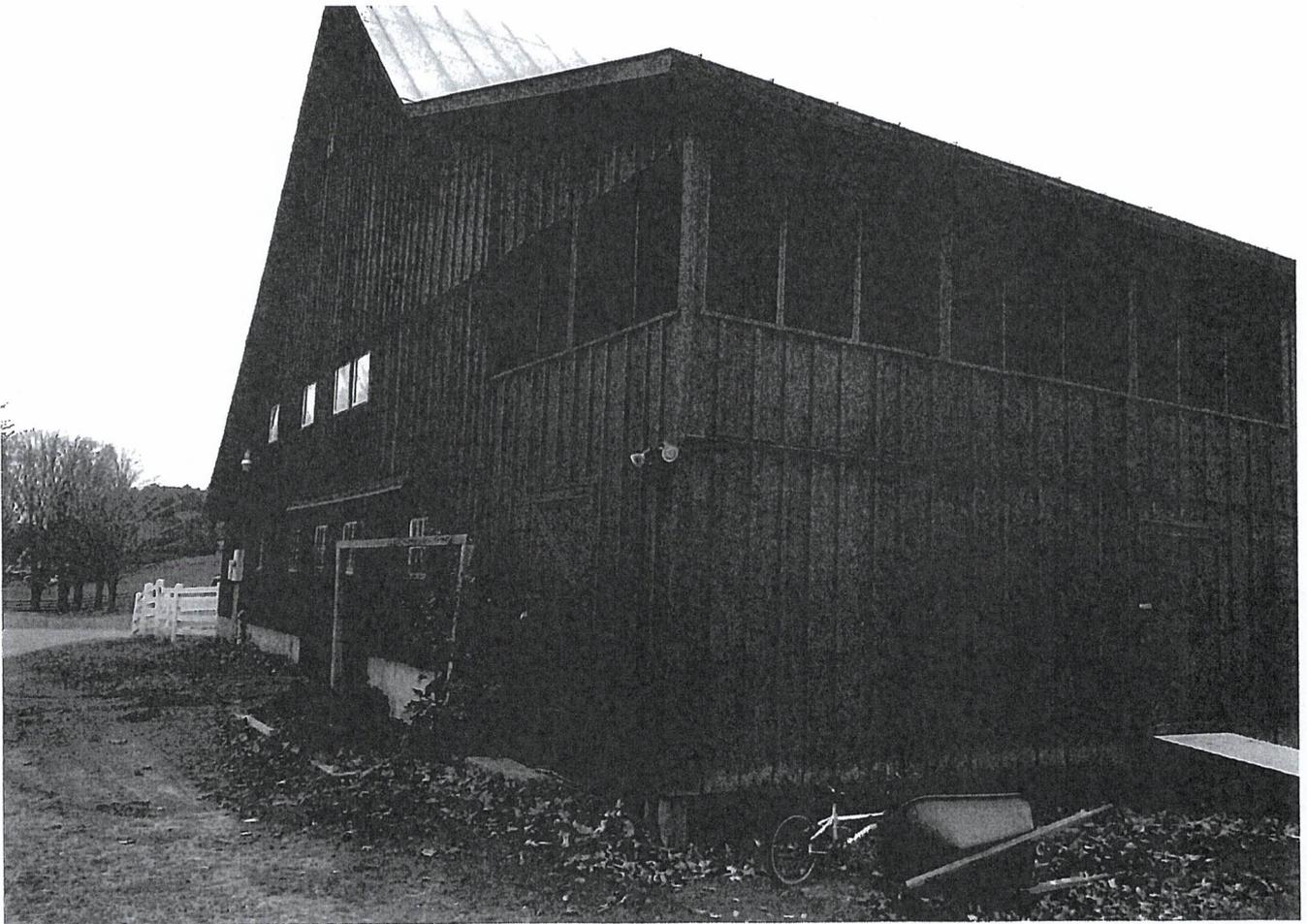
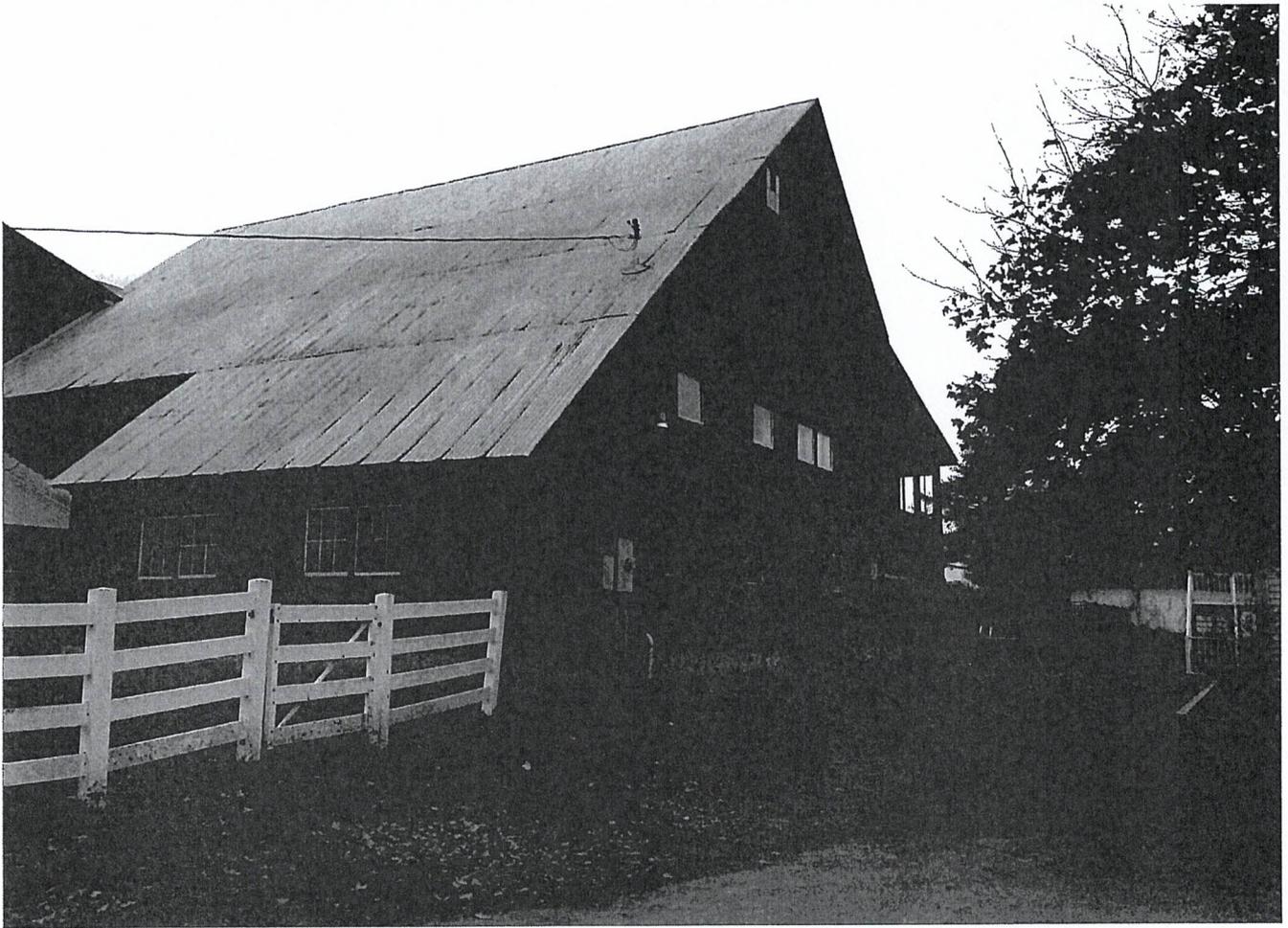
FAIRLEE

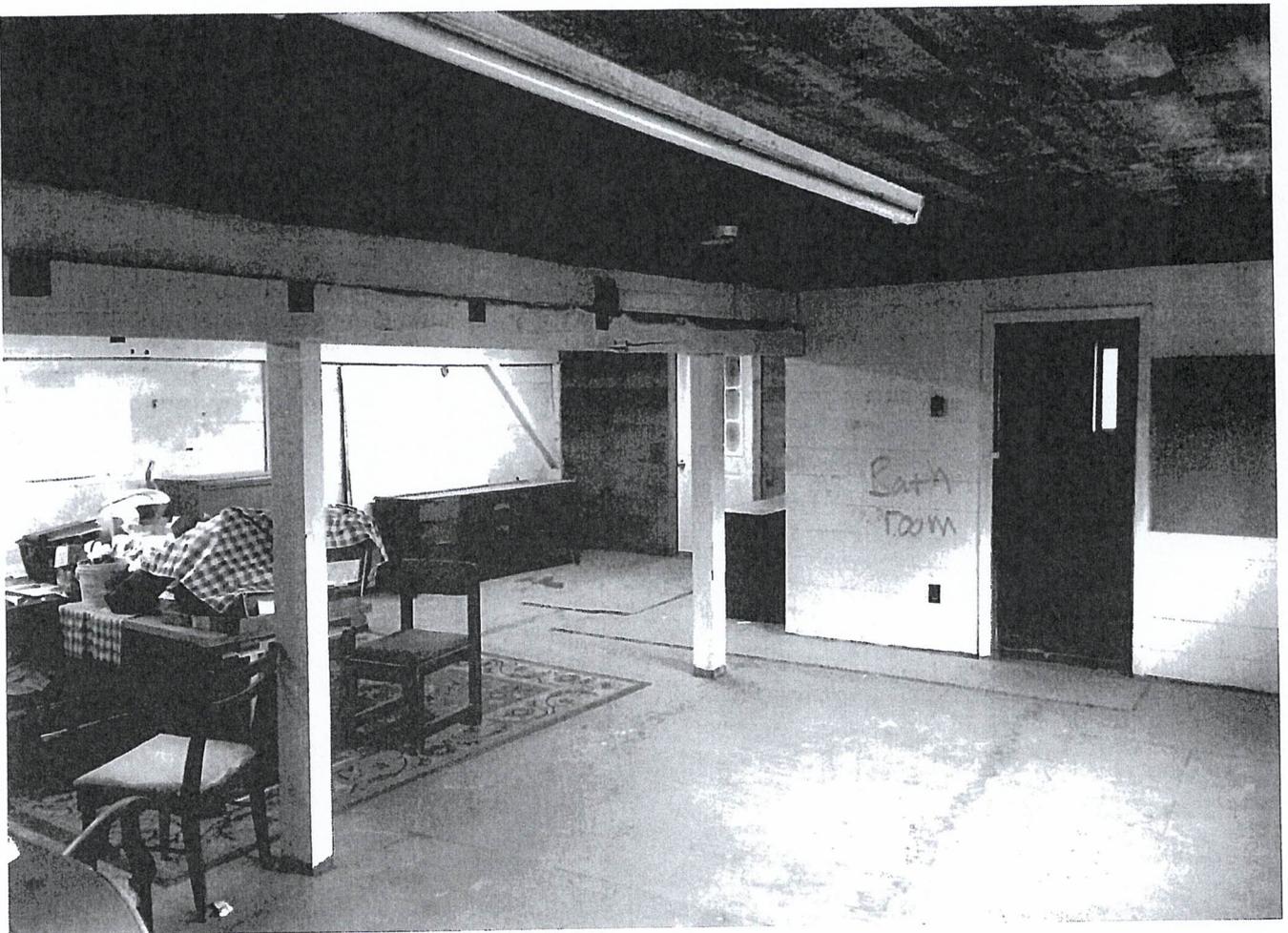
AVERTE FKA MMF
2122 LOWER PLAIN
BRADFORD, VT 05033

LOWER PLAIN

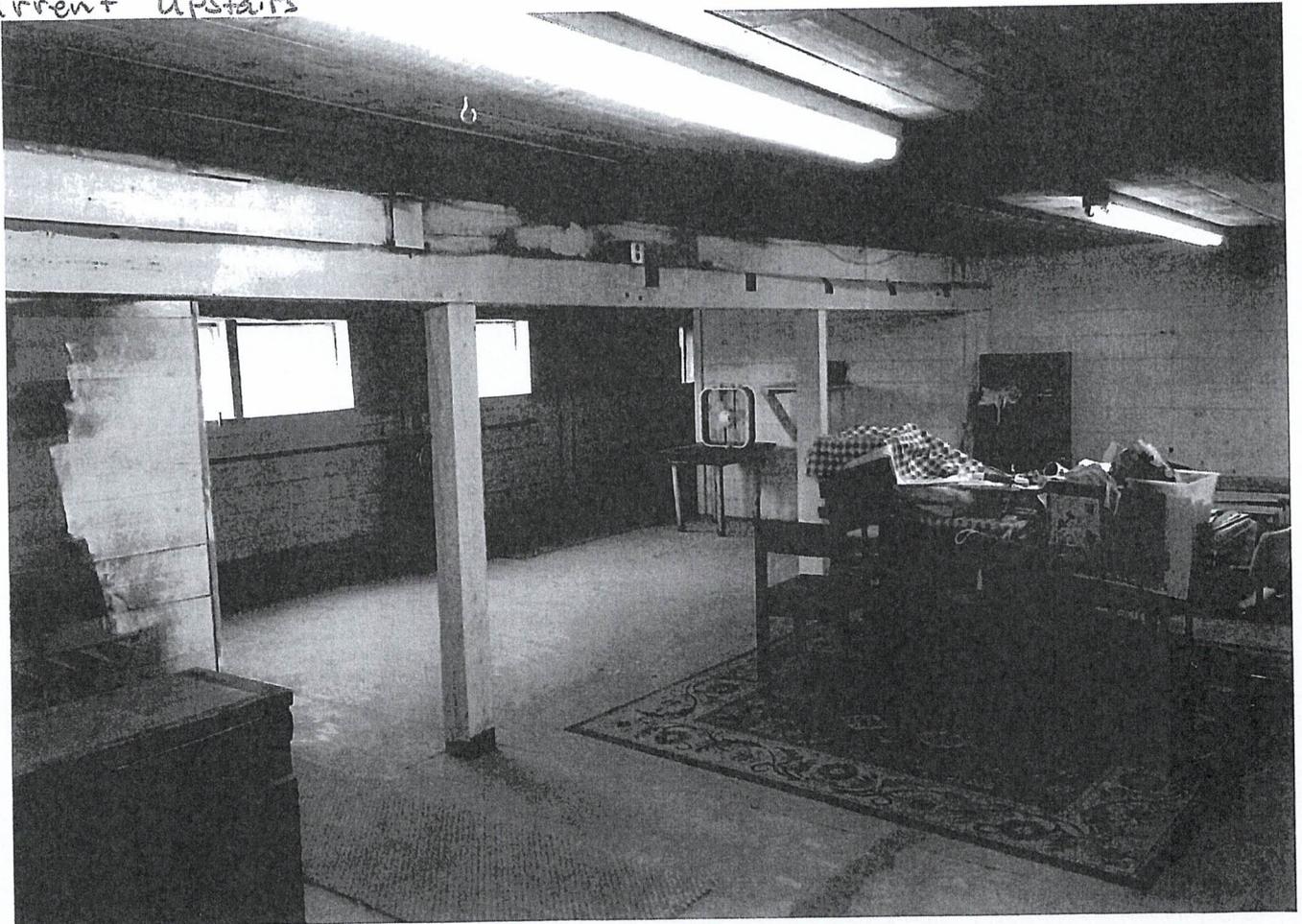
ROUTE 5 (98)







Current upstairs



Averte
2122 Lower Plain
Bradford, VT 05033
802-222-9393

428

50-755/213

DATE 4-20-2020

PAY
TO THE
ORDER OF

Town of Bradford

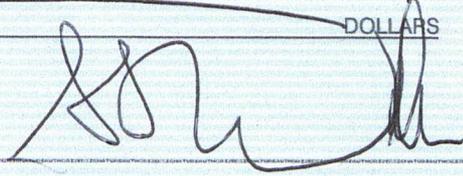
\$ 80.00

eighty and ⁰⁰/₁₀₀

DOLLARS

 Security
Features
Details on
Back.

COMMUNITY BANK, NA
114 Main Street
Bradford, VT 05033



FOR Barn renovation 2nd floor

⑈000428⑈ ⑆021307559⑆ 31 02741 0⑈