

Megan Egbert

From: Douglas Colter <dcolter@seccog.org>
Sent: Monday, November 18, 2024 5:43 PM
To: Meredith Badalucca; Doug Colter; John Meigel; Paul Barnes; Ronald K. McDaniel; Derek Albertson; K Haubert
Cc: Stacy Radford; Megan Egbert; Leonard Bunnell Sr.
Subject: Re: 1758 Route 32 (Shantok Village) & 2268 Route 32 (Horizon View)

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The Building Official's comments on the proposed site plan modification are as follows:

- 1.) A building permit is required for any retaining wall over 36" in height.
- 2.) Where retaining walls greater than 30" in height over the lower grade have a walking surface adjacent, a pedestrian guard rail meeting the requirements of the 2022 CT State Building Code is required.
- 3.) Outdoor lighting fixtures shall be compliant with the CT State Building Code and be "full cut off" fixtures.
- 4.) Plumbing permit is required for site storm water piping and systems.
- 5.) Accessible site elements (parking spaces, signage, ramps, walkways, etc.) may be regulated by the CT State Building Code, and where regulated by the CT State Building Code shall be included as a scope of work with the associated building permits for the structures the site the elements will serve.
- 6.) Subject to further review of the number of Type A and Type B units that will be proposed at time of building permit application, the site appears to be compliant with the ratio and location of accessible parking spaces.
- 7.) Symbols and signage are controlled by State Statute, and referenced in the CT State Building Code. It is typical for these details to be updated at the time of Building Permit application.
- 8.) We have not conducted a thorough review of the plans for determination of compliance with the CT State Building Code, and as is typical, will not until a formal set of signed and sealed documents are submitted along with a building permit application. It is also typical for certain accessible features to be revised during the building permit process.

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Building Official

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