

These minutes have not yet been approved

Essex Building Committee

MEETING AGENDA

WED July 18, 2018

Essex Town Hall Room B 8:30 AM

Building Committee members in attendance:

Bruce Glowac
Kelly Sterner
Leigh Rankin

Others in attendance:

Norman Needleman, First Selectman
Dave DeLeeuw, Building Official

Bruce Glowac called the meeting to order at 8:35 a.m.

Approval of previous meeting minutes:

Approval of minutes tabled until next Building Committee Meeting.

Old Business:

Kelly spoke with Steve and they want to finish the third floor bathrooms before their shut down on August 3rd. They are trying to complete the tile as there was a bit of a delay with the tile contractor. The vanities are here and they are pushing to get them done in two weeks from today. Leigh asked about the mechanicals (a/c, fans etc.) and if they are done. Kelly will follow up with Tom King.

New Business:

Dave DeLeeuw, Building Official, spoke with regards to the rear stairwell and what we can and can't do in that area. Dave indicated there are a lot of rules with stairwells. Bruce confirmed it would be more cosmetic than anything to make it look better. Leigh discussed the ceiling and lighting. Dave indicated the first thing is the combustibility of materials that can be used. The products must be noncombustible e.g. steel, aluminum, masonry, sheetrock and tile. Dave also stated

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that there needs to be a class a fire rating in interior stairwells that does not have a sprinkler. It must have a flame spread index of 0-25, and smoke spread development of 0-450. This information would be on a label on the materials purchased that can be used in the stairwell. Dave measured the stairwell from post to wall and it is 44" and that is the minimum width of a stairwell allowable in this building. Dave also stated that with the height of 6'8" you cannot alter the width of the walls at all. No build out would be allowed. There is currently no guard that keeps children from falling through the railing – this is a safety code issue. Bruce then asked about a skylight and Dave said that it could be done however, be very expensive. Other options were discussed and they are leaning more toward LED lighting with a fire rated drop ceiling. Sealing around the existing pipes would also be required. Bruce asked about a glass door on the main level and Dave said if the door is a 2 hour fire rated door that would work. Kelly inquired about how this stairwell work could be done with one stairwell closed. Dave will discuss with John Planas, Fire Marshal, and come up with temporary signage indicating exits when this work is going on. Dave will also speak to Riggio to see if they can get signs put up as to where the stairwells are.

The building committee suggested we price out several options to present with different vendors with regards to the railing, halls, ceilings and the doors.

Approval of invoices:

Kelly received two progress payments submitted for payment from Riggio & Son's one for \$4,516.55 and a second for \$34,816.22.

Motion made by Bruce Glowac to approve the Riggio & Son's invoices in the total amount of \$39,332.77, seconded by Kelly Sterner. Passed. Motion carried.

Other business:

Adjournment:

Meeting adjourned at 9:35 a.m.

Respectfully submitted,

Yvonne Roziak, Recording Clerk