

Dear Senator Cathy Osten, Representative Phil Miller, and members of the Planning and Development Committee,

I wish to express my support for Raised Bill No. 86 for the following reasons:

Since 1984 I have owned a 3 family apartment house in Mystic/Stonington. Like many other people, these are small, owner operated businesses or as I like to call them, “mom and pop” operations. My apartment house was an old farmhouse in Mystic that was converted to a 3 Family by a prominent Mystic builder in 1968. At the time he met all building codes in the conversion.

In July, 2015 I received a letter from the Mystic Fire Department requesting an Inspection, citing Section 29-305 of the CGS. According to the letter, this statute requires all buildings and facilities of public service to be inspected at least once a year and that 3 Families are included in this requirement. I have to say, I have owned this property since 1984 and have never had an inspection or even had a request for one. With me present, the Fire Department came, inspected and later issued a 12 page report which told me I had 37 days in which to comply. As a side note, I want to say that the Mystic Fire Department has been very helpful to me in working out these issues and I do not want to cause them any harm.

After reviewing my report with an Architect, Attorney and several friends who also own 3 Families in the Mystic area I came to the following conclusions concerning the report attached. Although I have smoke detectors/carbon monoxide detectors and fire extinguishers in each apartment and in the basement the code says I need to have a “special” fire extinguisher, one that is refilled and tagged every year versus the ones most of us have in our own homes. I removed the fire/smoke detector from the basement ceiling to the top of the stairs, away from the boiler and electrical boxes, in order to comply with this report. I am currently having an electrician give me a price so that I can comply with numbers 5, 6, and 12.

However, to comply with the rest of these requirements presents an undue hardship not only on me but on the owners of all 3 families, especially those historic houses that were converted to 3 family houses years ago. As an example, to replace the 4 doors in the common stairway (number 3) would be approximately \$4,000., exclusive of installation, hardware and painting. No. 1 of the report says that I need to replace all the windows in my Historic Victorian house because they do not meet the current fire code.

No. 11 of the report says my 3rd floor door swings out over the stairs. In order to comply with that request I would have to do major renovations to the house, change the façade of the house and spend thousands of dollars. Lastly, number 13 would require me to either build enclosures around my laundry area-which I offer as a free service to all the tenants- and boiler or provide sprinklers.

This is a small house, typical of most houses with basements with a boiler and washer/dryer, not a major apartment complex with multiple boilers and laundry facilities. If I added sprinklers I would then have to comply with the new sprinkler regulations that were passed next year requiring me to put notice of sprinklers in use in all leases.

To Make a long story short, not only would it be extremely difficult for me to comply with these requirements, it would create a financial hardship for me. At this point I would either have to take a unit out of service, as one of my friends has done, which would displace a tenant and reduce the value of my property. If I chose this option I along with many of my friends will be going to the town Assessors to reduce the assessments of our properties which will in turn reduce the tax monies the towns receive. If I chose to sell my property I would have to disclose the report, which would reduce the selling price. Although this black cloud hangs over the owners of 3 families in Mystic/Stonington, the irony of the situation is that not all town fire departments inspect properties so 3 families in Towns that have not had Inspections have "dodged the bullet", so to speak.

My 3 Family is required to meet the same Fire Regulations as large apartment complexes with hundreds of tenants and I feel this is unfair. This regulation/statute groups large apartment houses, high rises and tenements with small, three family buildings. People who rely on the income from these small rentals for their retirement are being done a great injustice. As a small business owner and widow I have include my rental income in my retirement plan. If forced to comply with this regulations I would suffer a severe economic hit to my retirement plans. I am not a 1 per center but am similar to many other middle class people who purchased a 3 family building to help supplement their retirement income.

I am asking all of you to help the owners of 3 family buildings by correcting this problem that affects many of your constituents. I would like you to pass this bill which would exempt 1-3 families from all these regulations.

I would be willing to meet with any or all of you to discuss this problem so that we may work this year towards a satisfactory solution for all.

Thank you for your time.

Sincerely,



Amanda Blair

38-1 Buttonball Road

Old Lyme, CT 06371

860-334-5236

February 18, 2016



MYSTIC, Office of the Fire Marshal
CONNECTICUT STATE FIRE SAFETY CODE
ABATEMENT ORDER OF FIRE/ LIFE SAFETY HAZARDS

Owner:
Amanda Blair
38-1 Buttonball Road
Old Lyme, CT 06371

Occupancy:
30 School Street
30 School St
Mystic, CT 06355

Inspection Date:
August 17, 2015

On August 17, 2015 an inspection was conducted of the premises located at:

30 School St., Mystic, CT 06355

for the purposes of determining compliance with the Connecticut Fire Safety Code and the applicable standards, adopted pursuant to Connecticut General Statutes 29-292 and 29-293. The Code and said standards are available for your inspection at this Office.

The violations of the Code found on the date of inspection are listed on the attached inspection report.

You are hereby ordered to take proper corrective action to remove or remedy all listed violations within thirty (30) days from the day this Notice is received, unless otherwise noted on the attached inspection report.

If you believe that compliance with the Code will pose an unreasonable hardship, and that alternative methods of achieving an equivalent level of life safety could be attained, you may request, in writing, a modification of the requirements of said Code as outlined in Connecticut General Statutes 29-296. If you believe compliance will take more time than that specified, you may request an extension of time prior to the expiration of the thirty (30) day period, unless otherwise noted on the attached inspection report. Sample forms for your application for modification and extension of time for compliance are available from this Office. In addition, you have the right to appeal this order pursuant to Connecticut General Statutes 29-309 for a period of not more than thirty (30) days from receipt.

Plans/ specifications for work to be done shall be submitted to this Office prior to the commencement of any construction. This review of all plans/ specifications would avoid unnecessary expense that could result from non-complying changes. Please note that the correction of certain violations may require proper permits and approval from the City Building Official and other agencies prior to any construction.

This is the only order you will receive. This Office will conduct a re-inspection of the premises to determine compliance with this order after the expiration of the thirty (30) day period or the time period specified on the attached inspection report. Your failure to comply with this order within the time period specified as determined by said re-inspection constitutes your failure to comply with the Connecticut Fire Safety Code which may subject you to criminal prosecution as prescribed by Connecticut General Statutes 29-306 with penalties of a fine of not less than two hundred dollars (\$200) nor more than one thousand dollars (\$1,000) or imprisonment of up to six months, or both, as prescribed in Connecticut General Statutes 29-295.

Non-compliance may also result in a civil proceeding against you as authorized in Connecticut General Statutes 29-309.

This Office is looking forward to working with you in the interest of fire and life safety, and awaits a timely response regarding this matter.

Sincerely,

Certified Mail Return Receipt #

Fire Marshal or Designee



MYSTIC, Office of the Fire Marshal, Fire Inspection Report

Owner:

Amanda Blair
38-1 Buttonball Road
Old Lyme, CT 06371

Occupancy:

30 School Street
30 School St
Mystic, CT 06355

Occupancy ID:

28SCHOOLST

Inspection Date:

August 17, 2015

Viol. No.	Section No. of Referenced Standard	Details of Section Number and Violation Location/ Description of Violation	*Specific days for Compliance	Date Viol. Corrected
1	24.2.2.3	<p>24.2.2.3 Secondary Means of Escape. The secondary means of escape, other than existing approved means of escape, shall be one of the means specified in 24.2.2.3(A) through 24.2.2.3(C)</p> <p>(A) It shall be a door, stairway, passage or hall providing a way of unobstructed travel to the outside of the dwelling that is independent of and remote from the primary means of escape</p> <p>(B) It shall be a passage through an adjacent nonlockable space, independent of and remote from the primary means of escape, to any approved means of escape.</p> <p>(C) It shall be a window or door providing a clear opening in the outside wall of not less than 5.7ft² for access into the building. The window opening for escape/ventilation by occupants shall provide a clear opening of not less than 22in in least dimension for height and width and 3.3ft² in total area. This window shall be operable from the inside by occupants without the use of tools, keys or special effort. The bottom of the opening shall be not more than 44in above the floor. Such means of escape shall be acceptable where one of the following criteria are met:</p> <p>(1) The window shall be within 20 ft (6100 mm) of grade.</p> <p>(2) The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.</p> <p>(3) The window or door shall open onto an exterior balcony.</p> <p>(4) Windows having a sill height below the adjacent ground level shall be provided with a window well</p>		

		meeting the following criteria: (a) The window well shall have horizontal dimensions that allow the window to be fully opened. (b) The window well shall have an accessible net clear opening of not less than 9 ft ² (0.82 m ²) with a length and width of not less than 36 in. (915 mm). (c) A window well with a vertical depth of more than 44 in. (1120 mm) shall be equipped with an approved permanently affixed ladder or with steps meeting the following criteria: i. The ladder or steps shall not encroach more than 6 in. (150 mm) into the required dimensions of the window well. ii. The ladder or steps shall not be obstructed by the window.		
		** The windows in all 3 apartments do not meet the requirement for secondary means of escape.	37 Days	
2	31.3.4.5.1	31.3.4.5.1 Approved single-station smoke alarms shall be installed in accordance with 9.6.2.10, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. ** A smoke detector is needed on the basement ceiling.		
3	8.3.3	8.3.3 Fire Doors and Windows 8.3.3.1 Wall openings required to have a fire protection rating by Table 8.3.4.2 shall be protected by approved, listed, labeled fire door assemblies and fire window assemblies and their accompanying hardware, including all frames, closing devices, anchorage, and sills in accordance with the requirements of NFPA 80, Standard for Fire Doors and Fire Windows, except as otherwise specified in this Code. 8.3.3.2 Fire protection ratings for products required to comply with 8.3.3 shall be as determined and reported by a nationally recognized testing agency in accordance with NFPA 25, Standard Methods of Fire Tests of Door Assemblies, or NFPA 257, Standard on Fire Test for Window and Glass Block Assemblies. (A) Fire protection-rated glazing shall be evaluated under positive pressure in accordance with NFPA 257. (B) All products required to comply with 8.3.3.2 shall bear an approved label.	37 Days	

	<p>8.3.3.3 Unless otherwise specified, fire doors shall be self-closing or automatic-closing in accordance with 7.2.1.8</p> <p>8.3.3.4 Floor fire door assemblies shall be tested in accordance with NFPA 288, Standard Methods of Fire Tests of Floor Fire Door Assemblies Installed Horizontally in Fire Resistance-Rated Floor Systems, and shall achieve a fire resistance rating not less than the assembly being penetrated. Floor fire door assemblies shall be listed and labeled.</p> <p>8.3.3.5 Fire protection-rated glazing shall be permitted in fire barriers having a required fire resistive rating of 1 hour or less and shall be of an approved type with appropriate fire protection rating for the location in which the barriers are installed.</p> <p>8.3.3.6 Glazing in the fire window assemblies, other than in existing fire window installations of wired glass and other fire rated glazing material, shall be of a design that has been tested to meet the conditions of acceptance of NFPA 257, Standard on Fire Test for Windows and Glass Block Assemblies. Fire protection-rated glazing in fire door assemblies, other than in existing fire-rated door assemblies, shall be of a design that has been tested to meet the conditions of acceptance of NFPA 252, Standard Methods of Fire Test of Door Assemblies.</p> <p>8.3.3.7 Wired glass of 6mm (1/4 in.) in thickness and labeled for fire protection purposes shall be permitted to be used in approved opening protectives provided the maximum size specified by the listing is not exceeded. Other glazing materials that have been tested and labeled to indicate the type of opening to be protected for fire protection purposes shall be permitted to be used in approved opening protectives in accordance with their listing, with the maximum sizes tested.</p> <p>8.3.3.8 Nonsymmetrical fire protection-rated glazing systems shall be tested with each face exposed to the furnace, and the assigned fire protection rating shall be that of the shortest duration obtained from the two tests conducted in compliance with NFPA 257, Standard on Fire Test for Windows and Glass Block Assemblies.</p> <p>8.3.3.9 The total combined area of glazing in fire rated window assemblies and fire rated door assemblies used in fire barriers shall not exceed 25 percent of the area of the fire barrier that is common with any room, unless the installation meets one of the following criteria:</p> <ul style="list-style-type: none"> (1) The installation is an existing fire window installation of wired glass and other fire rated glazing materials in approved metal frames (2) The installation is an existing fire window installations of wired glass and other fire rated glazing materials in approved frames (3) The Fire protection rated glazing material is installed in approved frames 	
<p>The doors in the common area stairwell that lead to the apartments and the door to the basement need to be fire rated, self closing and self latching.</p>		

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		37 Days	
4	<p>8.6.1; 8.6.2</p> <p>8.6.1 Floor Smoke Barriers. Every floor that separates stories in a building shall meet one of the following criteria:</p> <p>(1) It shall be constructed as a smoke barrier to form a basic degree of compartmentation. (See 3.3.23.2.)</p> <p>(2) It shall have openings as permitted by 8.6.6, 8.6.7, 8.6.8, or Chapter 11 through Chapter 42.</p> <p>8.6.2* Continuity. Openings through floors shall be enclosed with fire barrier walls, shall be continuous from floor to floor, or floor to roof, and shall be protected as appropriate for the fire resistance rating of the barrier.</p> <p>**</p> <p>Ceilings tiles in the 2nd floor apartment in the bathroom were missing</p>	37 Days	
5	<p>CT FIRE SAFETY</p> <p>CT FIRE SAFETY CODE, NFPA 70, 110-17(b) Guarding of Live Parts (600 Volts, Nominal, or Less). Prevent Physical Damage. In locations where electric equipment would be exposed to physical damage, enclosures or guards shall be so arranged and of such strength as to prevent such damage</p> <p>**</p> <p>The 1st floor electrical panel needs to have blanks put in where there is not a circuit breaker needed.</p>	37 Days	
6	<p>CSFC, NFPA 70</p> <p>CSFC, NFPA 70, 110-22 Identification of Disconnecting Means. Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the environment involved.</p> <p>Where circuit breakers or fuses are applied in compliance with the series combination ratings marked on the equipment by the manufacturer, the equipment enclosure(s) shall be legibly marked in the field to indicate the equipment has been applied with a series combination rating. The marking shall be readily visible and state the following:</p> <p>CAUTION _____ SERIES COMBINATION SYSTEM RATED _____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED. (National Electric Code 2005)</p> <p>**</p> <p>All 3 apartment electrical panels need each circuit labeled</p>	37 Days	

7	CFPC 11.1.5 2009 CT State Fire Prevention Code	<p>11.1.5 Extension cords shall not be used as a substitute for permanent wiring.</p> <p>11.1.5.1 Multiplying Adapters. Multiplying adapters, such as multiplying extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.</p> <p>11.1.5.2 Relocatable Power Taps.</p> <p>11.1.5.2.1 Relocatable power taps shall be of the polarized or grounded type with overcurrent protection and shall be listed.</p> <p>11.1.5.2.2 The relocatable power taps shall be directly connected to a permanently installed receptacle.</p> <p>11.1.5.2.3 Relocatable power tap cords shall not extend through walls, ceilings, or floors; under doors or floor coverings; or be subject to environmental or physical damage.</p> <p>11.1.5.3 Extension Cords.</p> <p>11.1.5.3.1 Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplying adapter and shall, except for approved multiplying extension cords, serve only one portable appliance.</p> <p>11.1.5.3.2 The ampacity of the extension cords shall not be less than the rated capacity of the portable appliance supplied by the cord.</p> <p>11.1.5.3.3 The extension cords shall be maintained in good condition without splices, deterioration, or damage.</p> <p>11.1.5.3.4 Extension cords shall be grounded when servicing grounded portable appliances.</p> <p>11.1.5.3.5 Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors; or under doors or floor coverings; or be subject to environmental or physical damage.</p>
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		An extension cored was observed in use in the 2nd floor apartment, in the bedroom off the living room.	37 Days	
8	CTFPC 10.11.6	<p>10.11.6 Cooking Equipment</p> <p>10.11.6.1 For other than one and two family dwellings, no hibachi, grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony, under any overhanging portion or within 10ft of any structure.</p> <p>10.11.6.2 For other than one and two family dwellings, no hibachi, grill or other similar devices used for cooking shall be stored on a balcony</p> <p>10.11.6.3 Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.</p> <p>**</p> <p>The grill on the 2nd floor apartment balcony needs to be removed.</p>	37 Days	
9	CTFPC 13.6	<p>13.6 Portable Extinguishers.</p> <p>13.6.1 General Requirements.</p> <p>13.6.1.1 The installation, maintenance, selection, and distribution of portable fire extinguishers shall be in accordance with NFPA 10, Standard for Portable Fire Extinguishers, and Section 13.6.</p> <p>(Amd) 13.6.1.2* Where Required, Fire extinguishers shall be provided as follows:</p> <p>(1) Where required by other parts of this code.</p> <p>(2) As specified in sections 13.6.1.2.1 through 13.6.1.2.6.</p> <p>(3) Where required by the referenced codes and standards listed in Chapter 2 and Part II of the CSFSC.</p> <p>(Add) 13.6.1.2.1 Portable fire extinguishers shall be required in all occupancies, except storage Use Groups S-1 and S-2, outside and immediately adjacent to the entrance to all special hazardous areas except general storage areas. If the only entrance to a hazardous area is from the exterior of the building, the fire extinguisher may be located just inside the entrance door.</p> <p>(Add) 13.6.1.2.2 Portable fire extinguishers shall be required throughout health care occupancies including Use Groups I-1 and I-2 occupancies.</p> <p>(Add) 13.6.1.2.3 Portable fire extinguishers shall be required throughout ambulatory health care occupancies including Use Group B medical occupancies.</p> <p>(Add) 13.6.1.2.4 Portable fire extinguishers shall be required in staff locations within detention and correctional occupancies including Use Group I-3 occupancies. Access to portable fire extinguishers shall be permitted to be locked.</p>		

		(Add) 13.6.1.2.5 Portable fire extinguishers shall be required in Group R-1 bed and breakfast establishments as required by the CSFSC.		
		(Add) 13.6.1.2.6 Portable fire extinguishers shall be provided where commercial cooking equipment is utilized		
		** Apartments need to be supplied with fire extinguishers and be serviced and tested according to NFPA10, the CSFSC and CSFPC.	37 Days	
10	CITFPC 20.9.2.1	20.9.2.1 Emergency Instructions for Residents of Apartment Buildings. Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system.		
		** No emergency instructions posted in the 3 apartments.	37 Days	
11	7.2.1.3.1	7.2.1.3 Floor Level: 7.2.1.3.1 The elevation of the floor surfaces on both sides of a door shall not vary by more than 13 mm (1/2 in.); 7.2.1.3.2 The elevation of the floor surfaces required by 7.2.1.3.1 shall be maintained on both sides of the doorway for a distance not less than the width of the widest leaf; 7.2.1.3.3 Thresholds at doorways shall not exceed 13 mm (1/2 in.) in height or 19.1 mm (3/4 in.) in height for sliding doors serving dwelling units. 7.2.1.3.4 Raised thresholds and floor level changes in excess of 6.3 mm (1/4 in.) at doorways shall be beveled with a slope not steeper than 1 in 2. 7.2.1.3.5 In existing buildings where the door discharges to the outside or to an exterior balcony or exterior exit access, the floor level outside the door shall be permitted to be one step lower than that of the inside, but shall be not more than 205 mm (8 in.) lower. 7.2.1.3.6 In existing buildings, a door at the top of a stair shall be permitted to open directly at a stair, provided that the door does not swing over the stair and that the door serves an area with an occupant load of fewer		

	<p>than 50 persons.</p> <p>**</p> <p>The door leading to the 3rd floor apartment is not in compliance because it swings over the stairs.</p>	37 Days	
12	<p>CFSC PARTIV 7.8</p> <p>7.8 Illumination of Means of Egress.</p> <p>7.8.1 General.</p> <p>7.8.1.1* Illumination of means of egress shall be provided in accordance with Section 7.8 for every building and structure where required in Chapter 11 through Chapter 42. For the purposes of this requirement, exit access shall include only designated stairs, aisles, corridors, ramps, escalators, and passageways leading to an exit. For the purposes of this requirement, exit discharge shall include only designated stairs, aisles, corridors, ramps, escalators, walkways, and exit passageways leading to a public way.</p> <p>7.8.1.2 Illumination of means of egress shall be continuous during the time that the conditions of occupancy require that the means of egress be available for use, unless otherwise provided in 7.8.1.2.2.</p> <p>7.8.1.2.1 Artificial lighting shall be employed at such locations and for such periods of time as are necessary to maintain the illumination to the minimum criteria values herein specified.</p> <p>7.8.1.2.2 Automatic, motion sensor-type lighting switches shall be permitted within the means of egress, provided that the switch controllers are equipped for fail-safe operation, the illumination timers are set for a minimum 15-minute duration, and the motion sensor is activated by any occupant movement in the area served by the lighting units.</p> <p>7.8.1.3* The floors and other walking surfaces within an exit and within the portions of the exit access and exit discharge designated in 7.8.1.1 shall be illuminated as follows:</p> <p>(1) During conditions of stair use, the minimum illumination for new stairs shall be at least 108 lux (10 ft-candle), measured at the walking surfaces.</p> <p>(2) The minimum illumination for floors and walking surfaces, other than new stairs, shall be to values of at least 10.8 lux (1 ficandle), measured at the floor.</p> <p>(3) In assembly occupancies, the illumination of the floors of exit access shall be at least 2.2 lux (0.2 ft-candle) during periods of performances or projections involving directed light.</p> <p>(4)* The minimum illumination requirements shall not apply where operations or processes require low lighting levels.</p>		

		7.8.1.4* Required illumination shall be arranged so that the failure of any single lighting unit does not result in an illumination level of less than 2.2 lux (0.2 ft-candle) in any designated area.																						
		**																						
		24/7 Illumination required for the common stairwell and all exterior exits.	37 Days																					
13	31.3.2.1.1.2	<p>31.3.2 Protection from Hazards.</p> <p>31.3.2.1 Hazardous Areas. Any hazardous area shall be protected in accordance with Section 8.7.</p> <p>31.3.2.1.1 The areas described in Table 31.3.2.1.1 shall be protected as indicated.</p> <table border="1"> <thead> <tr> <th>Hazardous Area Description</th> <th>Separation/Protection</th> </tr> </thead> <tbody> <tr> <td>Boiler and fuel-fired heater rooms serving more than a single dwelling unit</td> <td>1 hour or sprinklers</td> </tr> <tr> <td>Employee locker rooms</td> <td>1 hour or sprinklers</td> </tr> <tr> <td>Gift or retail shops >9.3 m2 (>100 ft2)</td> <td>1 hour or sprinklers†</td> </tr> <tr> <td>Bulk laundries</td> <td>1 hour or sprinklers</td> </tr> <tr> <td>Laundries >9.3 m2 (>100 ft2) outside of dwelling units</td> <td>1 hour or sprinklers†</td> </tr> <tr> <td>Maintenance shops</td> <td>1 hour or sprinklers</td> </tr> <tr> <td>Rooms or spaces used for storage of combustible supplies and equipment in quantities deemed hazardous by the authority having jurisdiction</td> <td></td> </tr> <tr> <td>Trash collection rooms</td> <td>1 hour or sprinklers</td> </tr> <tr> <td>†Where sprinklers are provided, separation shall not be required.</td> <td></td> </tr> </tbody> </table> <p>31.3.2.1.1.1 Residential-type heating appliances such as domestic hot water heaters, domestic furnaces or domestic boilers may be unenclosed when located within an individual living unit and serving that living unit only.</p> <p>31.3.2.1.1.2 The protection requirements of Table 31.3.2.1.1 shall apply to those boiler and fuel-fired heater rooms where any piece of equipment is over 400,000 Btu per hour input.</p> <p>31.3.2.1.2 Where sprinkler protection without fire-rated separation is used, areas shall be separated from other spaces by smoke partitions complying with Section 8.4.</p>	Hazardous Area Description	Separation/Protection	Boiler and fuel-fired heater rooms serving more than a single dwelling unit	1 hour or sprinklers	Employee locker rooms	1 hour or sprinklers	Gift or retail shops >9.3 m2 (>100 ft2)	1 hour or sprinklers†	Bulk laundries	1 hour or sprinklers	Laundries >9.3 m2 (>100 ft2) outside of dwelling units	1 hour or sprinklers†	Maintenance shops	1 hour or sprinklers	Rooms or spaces used for storage of combustible supplies and equipment in quantities deemed hazardous by the authority having jurisdiction		Trash collection rooms	1 hour or sprinklers	†Where sprinklers are provided, separation shall not be required.			
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†Where sprinklers are provided, separation shall not be required.																								

		<p>**</p> <p>The boiler needs to be in a 1 hour enclosure or have sprinkler protection.</p> <p>The laundry area needs to be in a 1 hour enclosure or have sprinkler protection.</p>		
14	7.2.2.4	<p>7.2.2.4 Guards and Handrails.</p> <p>7.2.2.4.1 Handrails.</p> <p>7.2.2.4.1.1 Stairs and ramps shall have handrails on both sides, unless otherwise permitted in 7.2.2.4.1.5 or 7.2.2.4.1.6.</p> <p>7.2.2.4.1.2 In addition to the handrails required at the sides of stairs by 7.2.2.4.1.1, the following provisions shall apply:</p> <p>(1) For new stairs exceeding 1905 mm (75 in.) in width, handrails shall be provided within 760 mm (30 in.) of all portions of the required egress width.</p> <p>(2) For existing stairs, handrails shall be provided within 1120 mm (44 in.) of all portions of the required egress width.</p> <p>7.2.2.4.1.3 Where new intermediate handrails are provided in accordance with 7.2.2.4.1.2, the minimum clear width between handrails shall be 510 mm (20 in.).</p> <p>7.2.2.4.1.4* The required egress width shall be provided along the natural path of travel.</p> <p>7.2.2.4.1.5 If a single step or a ramp is part of a curb that separates a sidewalk from a vehicular way, it shall not be required to have a handrail.</p> <p>7.2.2.4.1.6 Existing stairs, existing ramps, stairs within dwelling units and within guest rooms, and ramps within dwelling units and guest rooms shall be permitted to have a handrail on one side only.</p> <p>7.2.2.4.2 Continuity. Required guards and handrails shall continue for the full length of each flight of stairs. At turns of new stairs, inside handrails shall be continuous between flights at landings.</p> <p>7.2.2.4.4* Handrail Details.</p> <p>7.2.2.4.4.1 New handrails on stairs shall be not less than 865 mm (34 in.) and not more than 965 mm (38 in.) above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread.</p> <p>7.2.2.4.4.2 Existing required handrails shall be not less than 760 mm (30 in.) and not more than 965 mm (38 in.) above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread.</p> <p>7.2.2.4.4.3 The height of required handrails that form part of a guard shall be permitted to exceed 965 mm (38 in.), but shall not exceed 1065 mm (42 in.), measured vertically to the top of the rail from the leading edge of the tread.</p> <p>7.2.2.4.4.4* Additional handrails that are lower or higher than the main handrail shall be permitted.</p> <p>7.2.2.4.4.5* New handrails shall be installed to provide a clearance of not less than 57 mm (2¼ in.) between the handrail and the wall to which it is fastened.</p>		37 Days

	<p>7.2.2.4.4.6 Handrails shall include one of the following features:</p> <p>(1) A circular cross section with an outside diameter of not less than 32 mm (1 1/4 in.) and not more than 51 mm (2 in.)</p> <p>(2)* A shape that is other than circular with a perimeter dimension of not less than 100 mm (4 in.), but not more than 160 mm (6 1/4 in.), and with the largest cross-sectional dimension not more than 57 mm (2 1/4 in.), provided that graspable edges are rounded so as to provide a radius of not less than 3.2 mm (1/8 in.)</p>	
	<p>7.2.2.4.4.7 New handrails shall be continuously graspable along their entire length.</p> <p>7.2.2.4.4.8 Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered to be</p>	
	<p>obstructions to graspability, provided that the following criteria are met:</p> <p>(1) They do not project horizontally beyond the sides of the handrail within 38 mm (1 1/2 in.) of the bottom of the handrail and provided that, for each additional 13 mm (1/2 in.) of handrail perimeter dimension greater than 100 mm (4 in.), the vertical clearance dimension of 38 mm (1 1/2 in.) is reduced by 3.2 mm (1/8 in.).</p> <p>(2) They have edges with a radius of not less than 0.25 mm (0.01 in.).</p>	
	<p>7.2.2.4.4.9 New handrail ends shall be returned to the wall or floor or shall terminate at newel posts.</p> <p>7.2.2.4.4.10 In other than dwelling units, new handrails that are not continuous between flights shall extend horizontally, at the required height, not less than 305 mm (12 in.) beyond the top riser and continue to slope for a depth of one tread beyond the bottom riser.</p>	
	<p>7.2.2.4.4.11 Within dwelling units, handrails shall extend, at the required height, to at least those points that are directly above the top and bottom risers.</p>	
	<p>7.2.2.4.5 Guard Details.</p> <p>7.2.2.4.5.1 The height of guards required in 7.1.8 shall be measured vertically to the top of the guard from the surface adjacent thereto.</p>	
	<p>7.2.2.4.5.2 Guards shall be not less than 1065 mm (42 in.) high, except as permitted by one of the following:</p> <p>(1) Existing guards within dwelling units shall be permitted to be not less than 915 mm (36 in.) high.</p> <p>(2) The requirement of 7.2.2.4.5.2 shall not apply in assembly occupancies where otherwise provided in Chapter 12 and Chapter 13.</p>	
	<p>(3)* Existing guards on existing stairs shall be permitted to be not less than 760 mm (30 in.) high.</p> <p>7.2.2.4.5.3* Open guards, other than approved, existing open guards, shall have intermediate rails or an ornamental pattern such that a sphere 100 mm (4 in.) in diameter is not able to pass through any opening up to a height of 865 mm (34 in.), and the following also shall apply:</p>	
	<p>(1) The triangular openings formed by the riser, tread, and bottom element of a guardrail at the open side of a stair shall be of such size that a sphere 150 mm (6 in.) in diameter is not able to pass through the triangular opening.</p>	
	<p>(2) In detention and correctional occupancies, in industrial occupancies, and in storage occupancies, the clear distance between intermediate rails, measured at right angles to the rails, shall not exceed 535 mm (21 in.).</p>	

		**		
		Handrails are need on both sides in the common stairwell shared by the 3 apartments.		
			37 Days	

Inspected By: David Taylor
Office: 860-572-7567
Fax: 203-536-6910



34 Broadway Ave
Mystic, Ct 06355

*As noted in the accompanying Abatement Order of Fire/Life Safety Hazards, all violations must be corrected within the (30) thirty day period except for those that are identified in this column.

Fka 26-26 1/2 School



Town of Stonington, CT
Property Listing Report

Map Block Lot 174-9-19

Account 00038900

Property Information

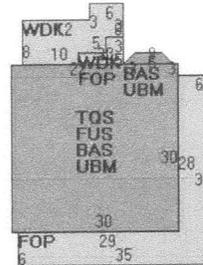
Property Location	28-30 SCHOOL ST M
Owner	BLAIR AMANDA ALLEN
Co-Owner	
Mailing Address	38-1 BUTTONBALL RD OLD LYME CT 06371
Land Use	1091 MULTI HSES MDL-01
Land Class	R
Survey Map #	NA
School District	

Fire District	Mystic
Census Tract	7053
Neighborhood	0070
Zoning Code	RH-10
Acreage	0.53
Utilities	Well, Septic City water/sur
Lot Setting/Desc	Suburban Level
Trash Day	M TH
Polling Place (District)	Mystic Fire Dep 4

Photo



Sketch



Primary Construction Details

Year Built	1850
Stories	2.75
Building Style	Three Family
Building Use	Residential
Building Condition	Ave/Good
Floors	Hardwood
Total Rooms	11

Bedrooms	5
Full Bathrooms	3
Half Bathrooms	0
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Exterior Walls	Asbest Shingle
Interior Walls	Drywall/Sheet
Heating Type	Hot Water
Heating Fuel	Oil
AC Type	None
Gross Bldg Area	4193
Total Living Area	2534

