

Building Official's Comments

Date: 02/14/2025

Project Address: 1645 Route 85

Project Name: Crickets Corner Daycare

Reviewer: Doug Colter, Building Official

Upon review of land use documents submitted to the town planning officials, the Building Official notes the following:

- 1.) Applicant is relying on a fire protection sprinkler exemption application in process at the State Building Inspector's office.
- 2.) No adverse comments on the building plans for Planning Review process.
- 3.) Signs in the State Right of Way will require ConnDOT approval
- 4.) Building Permit cannot be issued until ConnDOT approves driveway opening.
- 5.) If this is a "major traffic generator" further ConnDOT approvals are required by Statute before building permit can be issued.
- 6.) Accessible parking features and accessible routes to the building are regulated by the CT State Building Code, including signage.
- 7.) Sub surface storm drainage systems are regulated by the CT Building code, plumbing permit required.
- 8.) Exterior lighting is regulated by the CT State Building Code. Full cut off luminaires required, lighting controls and off hour dimming controls required.
- 9.) Recommend traffic barriers between the road, parking lots, and driveways and the outdoor play areas.
- 10.) Fenced play areas connecting to the building egress have to be evaluated for egress access to the public way.
- 11.) Structures under the parking lot to be designed to bear traffic

These comments should be considered a preliminary courtesy review, and not a thorough review under the auspices of the CT State Building Code. These are not exhaustive or limiting comments, do not create an estoppel, and are not an approval. A formal Building Permit application accompanied by Construction Documents per CT State Statutes and the CT State Building Code are required for a formal review, and work is not authorized until a Building Permit is issued by the Building Official. It is the applicant's responsibility to coordinate State and Town requirements at the time of application for approvals.