

Building Official's Comments

Date: 04-28-2025

Project Address: Butlertown Rd, 393, 25 site 4

Project Name: B and W Paving Storage Facility

Reviewer: Doug Colter, Building Official

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

- 1.) The unit proposed is considered S-1 Storage, Motor Vehicle under the CT State Building Code.
- 2.) Fire suppression Sprinklers are required in this use group where the fire area exceeds 6,000 square feet.
- 3.) Any retaining walls over 3' in height require engineering and a building permit
- 4.) Site storm water drainage infrastructure is governed by the IPC portion of the CT State Building Code, requires a permit and a licensed plumbing contractor
- 5.) Building Code regulation of the sewer and water line infrastructure begins where the WPCA defines their regulatory demarcation, or in the case of Septic, where the Uncas Health District jurisdiction ends.
- 6.) If no floor drains are planned, the floor must pitch to the doorway, and consideration of collection and treatment of water run-off by the site storm water collection system should be considered. (oil water separator, etc.)
- 7.) If there is no sanitary sewer, any planned floor drains are required by the 2022 CSBC to be piped to a holding tank for frequent pump out and trucked to a wastewater treatment facility
- 8.) Site lighting is regulated by the 2022 CSBC for full cut off fixtures, maximum lighting power, and lighting controls. There is insufficient information on the land use plans to determine compliance.

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.