

Board of Health Meeting - Tuesday, December 22, 2015 7:00 p.m.
116 Main Road, Tyringham

Board members present - Gerard Miller, Christopher Johnson, Matthew Puntin.
Others present - Molly Curtin-Schaefer. See attached list.

Pledge of Allegiance was recited.

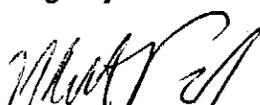
The mail was read, previous minutes were approved.

NEW CONSTRUCTION:

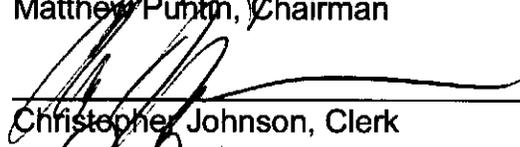
A septic system and well permit were approved for 69 Goose Pond Road for Reba Schecter. White Engineering designed the septic and well plan. Matthew Puntin wanted to inform the board he did not design either of these plans and has no problem approving the plan. Matthew Puntin designed the driveway and will not sign off on that permit.

51 Cooper Creek Road - Mr. & Mrs. Robert Sylvia – A report from the Building Inspector Larry Gould is (attached). This will be forward to Attorney Hotchburg. The Board would like a report on the mold issue as it has been almost two months.

Meeting adjourned at 7:07p.m.



Matthew Puntin, Chairman



Christopher Johnson, Clerk



Gerard Miller, Member

Sylvia Family Nominee Real
C/O Robert and Eleanor Sylvia
17 Heather Lane
Suffield CT 06078

December 22, 2015

RE: 51 Cooper Creek Rd Tyringham MA
RE: 780 CMR Massachusetts State Building Code Violations

To Whom it may concern,

The following is a listing of Building Code violations found during an inspection on October 30, 2015. Relevant code sections have been listed at the end of each violation. You are instructed to contact this office with a plan to correct these violations within ten (10) days and to complete the corrections within an additional thirty (30) days. Application for and issuance of a Building Permit will be required as per section R105.1.

1. Bathroom venting. There are two bathrooms in the house. Bathrooms are required to have a source of ventilation. There are no windows in each bathroom and no mechanical ventilation. Mechanical ventilation is required. R303.3
2. Interior Stairway. A metal spiral type staircase is used as the main access from each floor level of the house. Stair treads in some cases are not attached securely to the structural framework. Handrails and guards are not securely attached to the structural framework of the stairs. Guards handrails and treads need to be securely attached with suitable fasteners as specified by the manufacturer of the stairway. R105.8.1, R102.4 exception.
3. Exterior sliding doors. Exterior sliding glass doors that serve as the main egress from the main level to an exterior door do not function properly. The door hardware, rollers, track and handles need to function as the manufacturer specified to provide safe entry and exit from the dwelling. R102.4 exception, R311.2
4. Exterior deck guards. The exterior deck guards for a deck more than thirty inches above grade are in violation of the Building Code. Openings of no more than four (4") inches are allowed. Height of the guard can be no less than thirty-six (36") inches. Structural framing of the guard system must be able to support a load of two hundred (200) pounds in any direction. R312.1, R312.2.
5. Exterior deck framing. Structural support for the wrap around section of the exterior deck is incomplete. Proper support of the deck with posts in positions to support framing with piers or below grade supports to carry the loads exerted by the deck. Joist hangers for attachment of deck joist ends to the deck ledger or rim are not installed. Proper beam sizing to carry loads exerted by deck joists and rail system posts along the angled section of the deck is required. Sections: R311.5, R311.5.1
6. Exterior deck stairway. The guards and handrail system for the exterior deck are in violation of the Building Code. Handrail must be between thirty-four and thirty-eight inches above and parallel to the angle of the stairs measured from the

nosing of the treads. The handrail must be a graspable as measured by perimeter or with a finger grip indentation. The guards for the stairway must follow the same requirement for horizontal guards with an opening size of no more than four (4") inches. If there is a triangular opening between the riser of the stairway and the bottom of the angled stairway railing system the opening can allow no more than a six (6") inch sphere to pass through. Sections: R311.7.7.3, R311.7.7, R311.7.7.1, R312.1, R312.2, R312.3exception 1.

Respectfully
Larry Gould
Building Commissioner
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