

**City of Claremont**  
**Request for Developers (RFD)**



**Development of the former**  
**Claremont Junior Sports League Building**

## **I. Introduction**

The City of Claremont (the “City”) invites all interested parties to respond to this *Request for Developers* (RFD) for the purchase and renovation of the former Claremont Junior Sports League building at 45 School Street. The property consists of a two level building formerly used as office/sports and community building by the Junior Sports League on .43+/- acre of land. Prior to this use the building served as a National Guard Armory. The City will entertain offers as part of this RFD. Ownership of the building was transferred to the City of Claremont in November 1962. The City is interested in seeing the building renovated for a compatible use given its history, zoning and surrounding properties.

There have been prior building and life safety code violations on this site which indicate the presence of asbestos and lead. Potential buyers are encouraged to review documents at the Planning and Development Department.

There has been an energy audit completed on the building and potential buyers are encouraged to review the audit documents at the Planning and Development Department.

There is municipal water and sewer at the location of the property.

## **Purpose**

The Office of the City Manager and the Planning and Development Department are issuing this RFD to select a buyer who can bring the subject property back to active use, and can obtain the proper financing consistent with the purchase bid and intended redevelopment as outlined in the project narrative.

## **II. Site and Building Profile**

The property is identified as Map 119, Lot 274 located at 45 School Street in Claremont, with a total land area of .43+/- acre. The building’s gross area is roughly 17,574 square feet, however, due to the nature of the building’s interior layout, useable square footage may be less and will ultimately depend upon a particular user’s program and the creativity with which adaptive reuse is approached.

## **III. Preferred Building Uses**

The City is highly interested in receiving submissions proposing a use that would support economic development in the City of Claremont. Proposals should include provisions for parking and related services/facilities, and degree of renovation.

The current zoning for the property is CR-2, a copy of which is attached or available on the city's website, [www.claremontnh.com](http://www.claremontnh.com). Uses proposed that are not permitted in the CR-2 zone must be made subject to special exception and/or variance from the Claremont Zoning Board of Adjustment.

## **IV. Development Requirements**

All construction plans will be subject to the Planning Board review and must meet applicable site plan review regulations and building codes.

## **V. Submission Requirements**

To evaluate the capability of each respondent, the City of Claremont requires the information described below.

### **Proposed Development, Qualifications, Experience and Financial Feasibility**

This solicitation seeks qualified buyers/developers with the following information:

1. Buyer information – The name, address, telephone number, fax number and email address of each principal, partner or investor participating in the entity the respondent proposes to purchase and develop the site, and any other professional firms identified with the proposal;
2. Identification of any relationship between members responding to this offering and any person working for, appointed to a position in, or elected to an office of the City of Claremont government, Planning and Development Department, or any other entity from which there may be even an appearance of conflict of interest.
3. Proposed time line for project renovation/construction and completion.

*Project Organization* – The respondent and all partnership members should include the following information to assist the City of Claremont in evaluating the proposals.

1. A narrative description of the project, and how the individual or partners plan to deliver the project.

*End User/Tenant* – Submission should include the following:

1. Letter of intent stating the end users (type only) to occupy the building.
2. How the proposed project benefits the City of Claremont and its citizens. Please include information available on job retention or creation.

### *Qualifications and Experience*

1. If the respondent is not an individual doing business under his or her own name, a description of the status of his or her organization, and a brief history of the organization and principals.
2. Relevant projects with which the buyer, managing principal or partner has had primary involvement, including any materials that demonstrate each of their abilities and the name and address of the project.

*Financial Feasibility* – To evaluate the entity’s ability to finance the proposed development, the City of Claremont requires the following information:

1. A narrative or tabular statement identifying the buyer, company or investor’s ability and commitment to invest capital and complete the project.
2. A “Source and Uses” statement describing the expected equity requirements and sources, the anticipated sources of working capital, and the anticipated sources of permanent and construction debt financing for the project.

*Price Offered:* **In a separate sealed envelope** indicate the price you are offering to purchase the property.

Please note the submittal will be reviewed on the basis of the following: full submittal of requested information including qualifications, project narrative, timeline and financial feasibility to bring the property back to active use, end use, job retention or creation, site improvements, and price.

Responders may also submit additional material that they believe will assist in evaluating the ability of the buyer and any other professional who will be participating in the development. Should the City of Claremont need additional information, it will request the authorized representative to submit the necessary material.

## **VI. Timetable**

All Responders are encouraged to meet with the Planning and Development staff and to visit the City and the site.

All proposals must be submitted to City Hall, City Manager's office, 58 Opera House Square, Claremont, NH 03743 by 2:00 p.m., Friday, October 7, 2016. Statements must be clearly marked 45 School Street Building. The selection process is projected to take up to 30 days from issuance of this request.

Note: The City of Claremont holds the right to reject any and all proposals without reason or written notification.

For further information contact:  
Nancy Merrill, Director  
Claremont Planning & Development  
14 North Street  
Claremont, New Hampshire 03743  
603-542-7008, ext. 0340



DIVISION 12. - CITY CENTER ZONING DISTRICTS

FOOTNOTE(S):

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**Editor's note—** Ord. No. 531, § 1, adopted Apr. 10, 2013, repealed the former Div. 12, §§ 22-356—22-362, and enacted a new Div. 12 as set out herein. The former Div. 12 pertained to MUM multiple use mill district and derived from Ord. No. 195, §§ 5, 5(3-14.1—14.5, adopted Sept. 5, 1979; Ord. No. 249, § I, adopted June 12, 1985; Ord. No. 291, § 1, K, adopted Aug. 10, 1988; Amend. No. 4, § 1, adopted Apr. 10, 1991; Ord. No. 376, adopted Apr. 17, 1996; Ord. No. 383, adopted Jan. 8, 1997; Ord. No. 383-A, adopted June 11, 1997; Ord. No. 425, adopted Jan. 10, 2001; Ord. No. 427, adopted June 13, 2001; Ord. No. 438, adopted Nov. 19, 2002; and Ord. No. 459, § 7, adopted May 11, 2005

Sec. 22-385. - Purpose statements.

- (a) *CR-1 city center residential I.* The purpose of this district is to maintain around the downtown core residential neighborhoods with primarily single-family dwellings and incidental home occupations and home offices. A limited number of other uses that are compatible with and supportive of a residential setting are allowed, including institutional and educational uses.
- (b) *CR-2 city center residential II.* The purpose of this district is to maintain around the downtown core residential neighborhoods with a mix of housing types. Other uses that are compatible with and supportive of a residential setting are allowed, including lodging, institutional and educational uses.
- (c) *PR professional residential.* The purpose of this district is to create transitional corridors from residential neighborhoods to the mixed use downtown core. The district allows a mix of housing types as well as commercial, institutional and educational uses that serve nearby residential neighborhoods and/or support the downtown core.
- (d) *CB-2 city center business II.* The purpose of this district is to create gateways to the city center with primarily commercial and light industrial uses. The district is oriented toward vehicular access and uses that may require larger lots than elsewhere in the city center.
- (e) *MU mixed use.* The purpose of this district is to be the center of the community, providing commercial, recreational, educational, institutional, light industrial and mixed uses that are primarily oriented toward pedestrian access. The mix of uses, including entertainment options, is also intended to strengthen the downtown core as a place of tourism.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-386. - Interpretation of table of uses.

No building, structure or land shall be used or occupied in the city center residential district I (CR-1), city center residential district II (CR-2), professional residential district (PR), mixed use district (MU) and city center business district II (CB-2) except as set forth in the table of uses, [section 22-387](#), subject to all other provisions and standards of this Code of Ordinances and other local, state and federal laws, rules and regulations.

The following table of uses has been developed to indicate those uses which are permitted, permitted by special use permit and permitted by special exception.

- (1) *Permitted uses.* Permitted uses are denoted by the letter "P" in the table of uses.
- (2) *Special exception.* Uses that are permitted only upon approval by the zoning board of adjustment, subject to the regulations contained in division 3 of article II of this chapter, are denoted by letters "SE" in the table of uses.
- (3) *Special uses.* Uses that are permitted only upon approval by the planning board and issuance of a special use permit are denoted by letters "SU" in the table of uses.
- (4) Any uses not expressly permitted or allowed by special exception or special use permit in the table of uses are prohibited.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387. - Table of uses.

|                        | City Center Residential I District | City Center Residential II District | Professional Residential District | Mixed Use District | City Center Business II District | Additional Regulations Reference (refer to these sections for additional regulations) |
|------------------------|------------------------------------|-------------------------------------|-----------------------------------|--------------------|----------------------------------|---|
| <b>Residential</b>     | <b>CR-1</b>                        | <b>CR-2</b>                         | <b>PR</b>                         | <b>MU</b>          | <b>CB-2</b>                      |   |
| Single-family dwelling | P                                  | P                                   | P                                 | SU                 | P                                | <a href="#">Sec. 22-387.1</a>   |
| Duplex                 |                                    | P                                   | P                                 | SU                 | P                                | <a href="#">Sec. 22-387.1</a>   |
| Multifamily dwelling   |                                    | P                                   | P                                 | SU                 | P                                | <a href="#">Sec. 22-387.1</a>   |

|  |             |             |           |           |             |                                |
|--|-------------|-------------|-----------|-----------|-------------|--------------------------------|
| Conversion of existing single-family to duplex                         | SU          | SU          | SU        | SU        | SU          | <a href="#">Sec. 22-387.2</a>  |
| Conversion of existing single-family or duplex to multifamily dwelling | SU          | SU          | SU        | SU        | SU          | <a href="#">Sec. 22-387.2</a>  |
| Accessory dwelling units   | SU          | SU          | SU        | SU        | SU          | <a href="#">Sec. 22-387.3</a>  |
| Accessory uses and buildings   | P           | P           | P         | P         | P           |                                |
| Manufactured housing on individual lots                                | P           | P           |           |           |             | <a href="#">Sec. 22-387.4</a>  |
| Planned residential development  |             | SE          |           |           |             | <a href="#">Sec. 22-387.5</a>  |
| <b>Commercial</b>  | <b>CR-1</b> | <b>CR-2</b> | <b>PR</b> | <b>MU</b> | <b>CB-2</b> |                                |
| Art galleries and arts and crafts shops                                |             |             | P         | P         | P           | <a href="#">Sec. 22-387.6</a>  |
| Automotive service stations, sales and repair                          |             |             |           |           | P           |                                |
| Bed and breakfast  |             | P           | P         | SU        |             | <a href="#">Sec. 22-387.7</a>  |
| Building supply stores   |             |             |           |           | P           |                                |
| Child care facilities  |             |             |           |           |             | <a href="#">Sec. 22-387.8</a>  |
| Family daycare home  | P           | P           | P         | P         | SE          |                                |
| Family group daycare home  | SE          | SE          | SE        | SE        | SE          |                                |
| Foster family home   | P           | P           | P         | P         | P           |                                |
| Foster family group home   |             | SE          | SE        | SE        | SE          |                                |
| Group child care center  |             |             | SE        | SE        | SE          |                                |
| Group home   |             |             | SE        | SE        | SE          |                                |
| Child care institution   |             |             | SE        | SE        | SE          |                                |
| Convalescent and nursing homes   | SE          | SE          | SE        |           |             | <a href="#">Sec. 22-387.9</a>  |
| Copying and printing services  |             |             | P         | P         | P           |                                |
| Drive-in businesses  |             |             |           |           | P           |                                |
| Funeral homes  |             | SE          | SE        | SE        | SE          | <a href="#">Sec. 22-387.10</a> |
| General offices  |             |             | P         | P         | P           |                                |
| Home occupations   |             |             |           |           |             |                                |
| Meet standards   | P           | P           | P         | SE        |             | <a href="#">Sec. 22-387.11</a> |
| Home offices   | P           | P           | P         | P         | P           |                                |
| Hotels and motels  |             |             |           | P         | P           |                                |
| Housing for the Elderly  | P           | P           | P         |           |             | <a href="#">Sec. 22-511</a>    |

|   |             |             |           |           |             |                       |
|---|-------------|-------------|-----------|-----------|-------------|-----------------------|
| Medical offices   |             |             | P         | P         | P           |                       |
| Neighborhood commercial                                 | SE          | SE          |           |           |             | <u>Sec. 22-387.12</u> |
| Personal service businesses                             |             |             | P         | P         |             |                       |
| Radio and television transmitting stations and studios  |             |             |           | SE        | P           |                       |
| Restaurants and taverns                                 |             |             | SU        | P         | P           | <u>Sec. 22-387.13</u> |
| Retail and secondhand stores                            |             |             | P         | P         | P           | <u>Sec. 22-387.14</u> |
| Service establishments                                  |             |             |           | P         | P           |                       |
| Tourist homes, boarding or roominghouses                |             | P           | P         | P         | P           |                       |
| <b>Mixed Use</b>  | <b>CR-1</b> | <b>CR-2</b> | <b>PR</b> | <b>MU</b> | <b>CB-2</b> |                       |
| Mixed Uses  |             |             |           |           |             |                       |
| Commercial and other nonresidential use at street level |             |             | P         | P         |             | <u>Sec. 22-387.1</u>  |
| Residential use at street level                         |             |             | P         | SU        |             | <u>Sec. 22-387.1</u>  |
| <b>Institutional and Educational</b>                    | <b>CR-1</b> | <b>CR-2</b> | <b>PR</b> | <b>MU</b> | <b>CB-2</b> |                       |
| Museums, churches & religious org.                      | SE          | SE          | SE        | P         | P           | <u>Sec. 22-387.15</u> |
| Music or dance schools                                  |             |             | P         | P         |             |                       |
| Parking garages or facilities                           |             |             |           | P         |             |                       |
| Schools and libraries                                   | P           | P           | P         | P         | P           |                       |
| Fraternal clubs, lodges or halls                        |             |             | P         | P         | P           | <u>Sec. 22-387.16</u> |
| Trade, professional or industrial schools               |             |             | P         | P         | P           |                       |
| <b>Industrial</b>                                       | <b>CR-1</b> | <b>CR-2</b> | <b>PR</b> | <b>MU</b> | <b>CB-2</b> |                       |
| Light manufacturing and assembly                        |             |             |           | SU        | SU          | <u>Sec. 22-387.17</u> |
| Newspaper and printing establishments                   |             |             |           |           | P           |                       |
| Warehousing and distributing, and repair shops          |             |             |           | SU        | SU          | <u>Sec. 22-387.17</u> |
| <b>Recreation and Entertainment</b>                     | <b>CR-1</b> | <b>CR-2</b> | <b>PR</b> | <b>MU</b> | <b>CB-2</b> |                       |
| Parks and playgrounds                                   | P           | P           | P         | P         | P           |                       |
| Indoor recreation facilities                            |             | SE          | SE        | P         | SE          |                       |
| Indoor theaters   |             |             |           | P         | P           |                       |

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.1. - Residential units in mixed use district.

In order to encourage rehabilitation of under-developed, vacant and abandoned buildings, preservation of historic properties and development of code compliant and enhanced housing stock, there is established a special use permit for single-family dwellings, duplexes, multifamily dwellings, and mixed use buildings with residential units at the street level in the mixed use district, subject to the following:

- (1) Granting criteria: Section 22-100 and section 22-101, standards of review.
- (2) Minimum development standards for individual units in order to be considered for approval of a special use permit under this section are:
  - a. *Minimum size.* Each one (1) bedroom dwelling unit shall contain a minimum of five hundred fifty (550) square feet of gross floor area and each two (2) bedroom dwelling unit shall contain a minimum of eight hundred fifty (850) square feet of gross floor area.
  - b. *Density.* For mixed use buildings, the maximum floor area ratio for multifamily units for each structure in relation to the structure's nonresidential uses shall be 3.0:1 for residential units reserved for elderly and 2.0:1 for all other residential units.
  - c. *Gross floor area.* The gross floor area of a unit shall be exclusive of floor area within the building devoted to common hallways, stairways and other common facilities and spaces. The gross floor area of the building, including means of access and egress except for elevators and emergency staircases, shall not be increased as part of the development plan for a special use permit. Any increase to the footprint of an existing building in this zone must meet all applicable zone dimensional requirements.
  - d. *Space requirements.* Each dwelling unit shall contain a minimum gross floor area, based on the total area of all habitable rooms, of not less than three hundred (300) square feet for the first occupant, two hundred (200) square feet for the second occupant and one hundred fifty (150) square feet for each additional occupant. "Habitable rooms" shall be defined as those areas of a residential unit, including bathroom and kitchen facilities, which are not used for closets, stairways or landings appurtenant thereto or for other storage or utility purposes and which have a ceiling height of a minimum of seven (7) feet.
- (3) At least eighty (80) percent of the individual residential units shall be for lease or sale at no less than the market rate in any year, as established by the U.S. Department of Housing and Urban Development and published annually in the Federal Register.
- (4) A special use permit for residential uses may be granted for street level dwelling units in the MU district except for properties fronting the following: Opera House Square, Tremont Street from Broad to Opera House Square, Pleasant from Opera House Square to Glidden, Sullivan Street from Opera House Square to Franklin Street, Main Street from Opera House Square to Franklin Street.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.2. - Residential conversions.

Conversions of existing single-family homes to duplexes and conversions of existing single-family homes or duplexes to multifamily dwellings in the city center residential I, city center residential II, professional residential, mixed use and city center business II districts are allowed by special use permit, subject to the following:

- (1) Granting criteria: Section 22-100 and section 22-101, standards of review.
- (2) The conversion must involve the conversion of an existing single-family dwelling or duplex, meet the minimum development standards for individual dwelling units in section 22-387.1(2), and municipal water and sewer must be provided. The total number of dwelling units shall not exceed eight (8) maximum.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.3. - Accessory dwelling units.

The purpose of this provision is to allow a property owner-resident of a single-family residence to care for another family member in a residential setting if their property is of sufficient size and if it does not change the character of, or negatively impact, the neighborhood. One (1) accessory dwelling unit per property is allowed by special use permit in the city center residential I, city center residential II, and professional residential districts, subject to the following:

- (1) Granting criteria: A finding that the following conditions are met:
  - a. The existing or proposed home is and will remain a single-family, owner-occupied structure;
  - b. The existing or proposed home is currently conforming to zoning;
  - c. The existing or proposed home is currently or planned to be owner occupied;
  - d. The property owner states that the occupant of the accessory dwelling unit shall be a family member and that the accessory dwelling unit shall not be used as a rental unit;
  - e. The property shall be sufficient in size so that there is at least ten thousand (10,000) square feet of property per dwelling unit or a total of twenty thousand (20,000) square feet in the city center residential I district, or at least five thousand (5,000) square feet of property per dwelling unit or a total of ten thousand (10,000) square feet in the city center residential II district and professional residential district;
  - f. The property shall have only one curb cut and driveway;
  - g. The front setback shall not be utilized for parking;
  - h. The accessory dwelling unit shall be part of the primary structure;
  - i. The accessory unit shares utilities in common with the primary structure;
  - j.

The accessory dwelling unit shall be not more than one quarter (¼) of the size of the primary structure or more than five hundred (500) square feet, whichever is greater;

- k. Evidence of adequate septic capacity;
- l. Adequate vehicle parking and turn-around on site;
- m. That a site plan be approved by the planning board to ensure that the accessory dwelling unit does not change the character or negatively impact the neighborhood; and
- n. A deed addendum with approval conditions and including a restriction that the accessory dwelling unit shall not be used as a rental unit be executed and recorded prior to the issuance of a building permit.

(2) Additional granting criteria: Sections 22-100 and 22-101, standards of review.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.4. - Manufactured housing.

Manufactured housing is permitted on individual lots for which a valid nonconforming use, including those granted by variances, existed on March 4, 2013.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.5. - Planned residential developments.

Planned residential developments must be in accordance with the provisions of article VI of this chapter.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.6. - Art galleries and arts and crafts shops.

Art galleries and arts and crafts shops are permitted in the professional residential, mixed use and city center business II districts provided that there is no outside display.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.7. - Bed and breakfasts in the mixed use district.

The purpose of this provision is to allow existing buildings in the mixed use district to convert to bed and breakfasts by special use permit, subject to the following:

- (1) Granting criteria: Section 22-100 and section 22-101, standards of review;
- (2) The conversion must involve the conversion of an existing building, and municipal water and sewer must be provided.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.8. - Child care facilities.

Child care facilities must maintain licenses and meet all applicable regulations of state and federal law and regulation.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.9. - Convalescent and nursing homes.

Convalescent and nursing homes must be located on a lot of at least twenty thousand (20,000) square feet and meet the minimum area requirement for facilities of this type pursuant to state and federal law and regulation.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.10. - Funeral homes.

Funeral homes must be located on a lot with an area of at least twenty thousand (20,000) square feet and provide at least fifteen (15) off-street parking spaces.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.11. - Home occupations.

- (a) Home occupations, as defined by section 22-1, shall be permitted in the city center residential I, city center residential II and professional residential districts.
- (b) Home occupations that do not meet the requirements as set forth by subsection (a) of this section shall only be permitted by variance in the city center residential I, city center residential II and professional residential district.
- (c) Any home occupation in the mixed use district shall only be permitted by special exception. The inability to meet any requirement as set forth in section 22-1 will require a variance from the zoning board of adjustment for that requirement prior to the issuance of a special exception.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.12. - Neighborhood commercial.

Neighborhood commercial uses shall contain no more than one thousand five hundred (1,500) gross square feet per store. Notwithstanding the requirements of division 2 of article 5 of this chapter, off-street parking is not required.

*(Ord. No. 531, § 1, 4-10-2013)*

Sec. 22-387.13. - Restaurants and taverns.

Restaurants and taverns are allowed in the professional residential district by special use permit, subject to the standards of review provided in sections 22-100 and 22-101.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.14. - Retail and secondhand stores.

Retail and secondhand stores are permitted in the professional residential, mixed use and city center business II districts. Retail and secondhand stores in the professional residential district shall contain no more than five thousand (5,000) gross square feet per store. Outside display of stock-in-trade in these districts are allowed on the subject property or by license in the city right-of-way.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.15. - Certain institutional uses.

Museums and churches and religious organizations must have any parking associated with such uses located at the rear or side of the structure.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.16. - Fraternal clubs, lodges or halls.

Fraternal clubs, lodges or halls in the professional residential district must be located at least twenty-five (25) feet from any lot line.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-387.17. - Industrial uses in mixed use and city center business II districts.

In order to allow industrial uses in the city center without detracting from the area's character or image, there is established a special use permit for light manufacturing and assembly, warehousing and distributing, and repair shops in the mixed use district and city center business II district, subject to the standards of review provided in sections 22-100 and 22-101.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-388. - Interpretation of table of dimensional regulations.

No buildings or structures shall be constructed, and no use shall be established, on a lot in the city center residential district I (CR-1), city center residential district II (CR-2), professional residential district (PR), mixed use district (MU) and city center business district II (CB-2) except in conformance with the standards set forth in the table of dimensional standards (section 22-390), subject to all other provisions and standards of this chapter, and other local, state, and federal laws, rules, and regulations. Planned residential development may be permitted in accordance with the provisions contained in article VI of this chapter.

In the table of dimensional regulations, abbreviations shall mean the following:

"sf" means square feet

"ft" means feet

"%" means percentage

"#" means number

"du" means dwelling unit

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389. - Table of dimensional regulations.

| <b>Table of Dimensional Regulations</b> |                 |                |                         |                |                        |                        |                          |                  |                     |                 |  |
|---|-----------------|----------------|-------------------------|----------------|------------------------|------------------------|--------------------------|------------------|---------------------|-----------------|--|
|   | <b>Minimums</b> |                |                         |                |                        |                        |                          | <b>Maximums</b>  |                     |                 | <b>Additional Regulations Reference (refer to these sections for additional regulations)</b> |
|   | Lot Size (sf)   | Lot Width (ft) | Front Yard Setback (ft) | Side Yards (#) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Building Separation (ft) | Lot Coverage (%) | Residential Density | Building Height |  |
| CR-1 City Center Residential I          | 10,000          | <u>60</u>      | 15                      | 2              | 10                     | 25                     | 10                       | 30               | 1 du/10,000         | 40              | Sec. 22-389.2  |

|                                 |        |           |                        |   |    |    |    |           |                |    |  |
|---------------------------------|--------|-----------|------------------------|---|----|----|----|-----------|----------------|----|--|
|                                 |        |           |                        |   |    |    |    |           | sf             |    |  |
| CR-2 City Center Residential II | 5,000  | <u>60</u> | 15                     | 2 | 10 | 25 | 10 | 30        | 1 du/5,000 sf  | 40 | <a href="#">Sec. 22-389.2</a>  |
| PR Professional Residential     | 5,000  | <u>60</u> | 25                     | 2 | 10 | 25 | 10 | 30        | 1 du/5,000 sf  | 40 | <a href="#">Sec. 22-389.3</a><br><a href="#">Sec. 22-389.4</a><br>and<br><a href="#">Sec. 22-389.7</a> |
| MU Mixed Use                    | 5,000  | <u>60</u> | 0 minimum (15 maximum) |   | 0  | 15 |    | 90        |                | 50 | <a href="#">Sec. 22-389.5</a><br>and<br><a href="#">Sec. 22-389.7</a>                                  |
| CB-2 Business II                | 20,000 | 100       | 0 minimum (25 maximum) | 2 | 15 | 25 | 25 | <u>60</u> | 1 du/10,000 sf | 40 | <a href="#">Sec. 22-389.6</a><br>and<br><a href="#">Sec. 22-389.7</a>                                  |

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-398.1. - Alteration of dimensional requirements.

A variance is required if the provisions of section 22-389.1 are not met.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389.2. - City center residential districts.

In the city center residential I and residential II districts, developments shall provide, to the greatest extent possible, an area without improvements for the creation of future sidewalks as part of public improvements. Such an area shall be at least eight (8) feet wide and be located nearest the front lot line. If a sidewalk exists in front of the properties abutting the project site on one (1) or both sides, a sidewalk similar to what exists on either side shall be constructed to connect the existing sidewalks.

In the city center residential I and residential II districts, off-street parking shall be allowed in the side yard and rear yard setbacks, provided it is not located within five (5) feet of side or rear property lines. Garages shall be allowed in the side yard and rear yard setbacks, provided that they are not located within five (5) feet of side or rear property lines. Notwithstanding the provisions of [section 22-389](#), where buildings exist on lots adjacent to a proposed new building or building renovation or expansion, the proposed new building or building renovation or expansion may match the average distance of the front setback(s) of the existing building(s) on the same side of the street and on the same block, provided there are at least two (2) existing buildings on the same side of the street in the same block, and subject to requirements of a special use permit, if required; provided that no such construction or improvement shall be permitted in the public right-of-way or over any easement for public utilities.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389.3. - Buffer strips in the professional residential district.

In the professional residential district where commercial uses are proposed adjacent to residential buildings, there shall be a strip not less than five (5) feet in width, suitably landscaped and planted or fenced to screen such uses from the residences

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389.4. - Setbacks in the professional residential district.

For lots that have depths of less than one hundred (100) feet in the professional residential district, the front yard setback may be reduced provided that the setback be at least ten (10) feet in depth.

In the professional residential district, notwithstanding the provisions of [section 22-389](#), where buildings exist on lots adjacent to a proposed new building or building renovation or expansion, the proposed new building or building renovation or expansion may match the average distance of the front setback(s) of the existing building(s) on the same side of the street and on the same block, provided there are at least two (2) existing buildings on the same side of the street in the same block, and subject to requirements of a special use permit, if required, provided that no such construction or improvement shall be permitted in the public right-of-way or over any easement for public utilities.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389.5. - Maximum setbacks in mixed use district.

In the mixed use district, the front yard setback shall be no more than fifteen (15) feet in depth.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389.6. - Maximum setbacks in city center business II district.

In the city center business II district, the front yard setback shall be no more than twenty-five (25) feet in depth. Where the front yard setback is more than fifteen (15) feet in depth, a landscaped buffer shall be provided nearest the front lot line.

(Ord. No. 531, § 1, 4-10-2013)

Sec. 22-389.7. - Screening.

In the professional residential, mixed use and city center business II districts, any outside storage, trash receptacles or mechanical equipment shall be screened by appropriate year-round landscaping plants or fences.

*(Ord. No. 531, § 1, 4-10-2013)*

Secs. 22-390—22-395. - Reserved.

# Observations: JSL

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## Original Design and Current Use

- ☞ The Junior Sport League JSL consist of a recreation building which was built as a school building. The recommendations will help update the building to current building usage while reducing energy usage.

## Retrofits

- ☞ The recommended retrofits for this building are focus around weatherization and updating the HVAC throughout.

## On-Site Renewable Energy

- ☞ The JSL did not have a good fit for On-Site Renewable Energy.

## Age and Condition of the Mechanical Equipment

- ☞ The boiler is past its life expectancy and should be replaced. In addition the current heating system is a steam system which is not heating the building efficiently and should be replaced with a forced air heating system.

## Indoor Air Quality

- ☞ The air quality in this building is very good during the audit.

## Space temperature and Humidity

- ☞ During the energy audit, the space temperature was maintained within an acceptable range during business hours.

## R- Value

- ☞ The building is a wood frame structure with brick facade. The windows are a mix of single pane and double pane, which are in good condition for the age. The R-Value of the building wall is what is expected from a building of this age.

## Maintenance

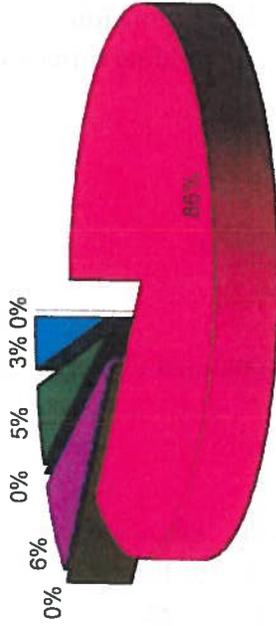
- ☞ The maintenance in this building is completed on an as needed basis to address issues. Implementing a preventive or condition-based maintenance program would save the town money on both energy and equipment maintenance cost.

## People's Energy Awareness

- ☞ Overall, the energy awareness by the people using this building was good.

# JSL

## ENERGY USAGE PROFILE



■ Cooling   
 ■ Heating   
 ■ Pumps   
 ■ Lighting   
 ■ Fans   
 ■ Domestic Hot Water   
 ■ Plug Load (Include Computers)

| Total Facility Site Consumption |             | 868 (Millions of BTU/hr) |
|---------------------------------|-------------|--------------------------|
| Cooling                         | 0.0%        |                          |
| Heating                         | 85.4%       |                          |
| Pumps                           | 0.3%        |                          |
| Lighting                        | 6.3%        |                          |
| Fans                            | 0.0%        |                          |
| Domestic Hot Water              | 4.7%        |                          |
| Plug Load (Include Computers)   | 3.1%        |                          |
| <b>Total</b>                    | <b>100%</b> |                          |

# Energy Benchmarking:

JSL

The calculation of EUI (Energy Use Intensity) is shown below. EUI, expressed in kBtu/sf, is normalized for floor area, the most dominant influence on energy use in most buildings. Its use usually provides a good approximation of how your building's energy performance compares to others. Site EUI indicates the rate at which energy is used at your building (the point of use). Source EUI indicates the rate at which energy is used at the generation sources serving your building (the point of source) and indicates the societal energy penalty due to your building. The lower the EUI, the higher the rating, indicating that the building is more efficient than other buildings. The greater the EUI, the lower the rating, indicating that there is an opportunity for higher potential benefits from operational improvements.

To compare the buildings shown below to each other, and to determine the ranking of the buildings from having the most to the least opportunity for demand-side improvements from a financial perspective, please see the Site EUI ranking below.

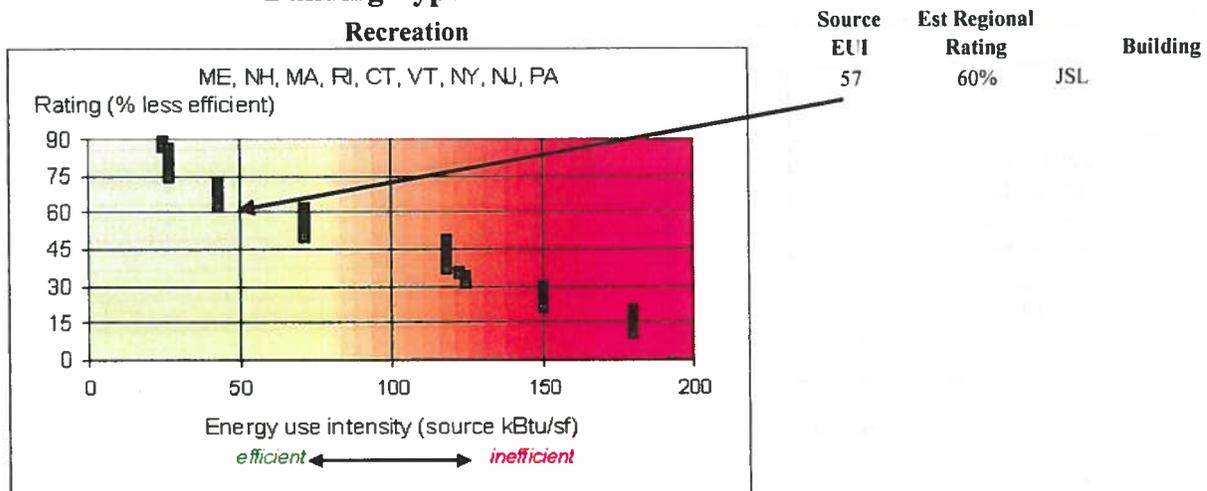
The Site EUI below has been applied to a Department of Energy statistical model from the Oak Ridge National Laboratory web site, <http://eber.ed.o.rl.gov/benchmark>. The Department of Energy has estimated energy use and cost reductions for building source EUI ratings (percentiles) in the table below. Please see the DOE Regional Source EUI Comparison graph below to rate your building in relation to the regional distribution of similar type buildings. (Note: The Source EUI includes the inefficiencies of electrical generation and transmission. A reduction in 'electrical' source EUI includes a benefit in terms of reduction of air pollution emissions and green house gases, and is thus an indicator of societal benefit.)

| Source EUI Rating for your Building | Energy use and cost reduction potential (%) | Walk-thru energy assessment recommended? |
|-------------------------------------|---|--|
| above 60%                           | below 25%                                   | No                                       |
| 40 to 60%                           | 20 to 35%                                   | Maybe                                    |
| 20 to 40%                           | 35 to 50%                                   | Yes                                      |
| Below 20%                           | above 50%                                   | Definitely                               |

Rating from the most efficient to the least efficient - 2010 consumption

| Site EUI Rank | Building | Annual Total Electrical Use (kWh) | Annual Total Non-Electrical Fuel Use (Gals) | Occupied Building Gross Floor Area (sq-ft) | Site EUI Rating | Source EUI: Annual Total Source Energy Use per Sq-Ft (kBtu/sf) | Rating (Regional Source EUI Comparison) |
|---------------|----------|-----------------------------------|---|--|-----------------|--|---|
| 1             | JSL      | 12,970                            | 5,882                                       | 12,157                                     | 48              | 57   | 0.60                                    |

## Building Type Recreation



Source: Oak Ridge National Laboratory web site, <http://eber.ed.o.rl.gov/benchmark>

## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

DETAILED FINDINGS

**Finding #** 21

**General Finding Impacts**

**Finding Description:** HVAC: Replace HVAC system

**Building:** JSL

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | No  |
| Electrical Energy Savings   | Yes |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | No  |
| Maintenance and Reliability | Yes |

**Recommendation:**

The existing HVAC system at JSL is very inefficient and in need of repair and updating and should be replaced with a propane fired forced air system. This recommendation assumes that finding 22 has been completed.

**Estimated Economic Impact Summary**

Energy Savings = Existing Btu \* (New Efficiency - Old Efficiency)/(Old Efficiency)/Btu/Gallon Propane

| Existing kBtu | New system Eff | Old Eff |  | kBtu/Gallon |
|---------------|----------------|---------|--|-------------|
| 741132        | 92%            | 65%     |  | 91          |

|  |                  |                   |
|--|------------------|-------------------|
| Estimated Annual Electrical Savings      | 0.00 KWH         | \$0.00            |
| Estimated Annual Electric Demand Savings | 0.00 KW          | \$0.00            |
| Estimated Annual Propane Savings         | -4761.29 Gallons | -\$11,189.03      |
| Estimated Annual Fuel Oil Savings        | 5293.80 Gallons  | \$15,828.46       |
| <b>Total Annual Cost Savings</b>         |                  | <b>\$4,639.44</b> |
| Life Expectancy of Equipment (Years)     |                  | 20                |
| Lifetime Energy Savings                  |                  | \$92,788.72       |
| Estimated Annual Operational Savings     |                  | \$0.00            |
| Simple Payback Years                     |                  | 8.82              |
| Lifetime Return On Investment            |                  | 226.78%           |

**Implementation Plan:**

Install three 100,000 Btu input propane-fired furnace with a minimum AFUE of 93.5 equal to Carrier 58HDV100 to provide heat for the building. One unit should be installed in the basement along the east wall and ductwork should be ran to serve the first and second floor area. The other two units should be installed in the basement and have ductwork ran to serve the basement and the gym area. One programmable thermostat should be installed in the east hallway area and install one on each side of the gym area.

**Estimated cost for this installation after \$40,915.03**

| Description                         | # Units | Labor and Material Cost/Unit | Total              | Source                                    |
|-------------------------------------|---------|------------------------------|--------------------|---|
| Carrier Furnace Model 58HDV0100     | 3       | \$4,280.00                   | \$12,840.00        | RSMeans                                   |
| Propane Piping                      | 1       | \$4,000.00                   | \$4,000.00         |   |
| Electrical Power and Control Wiring | 1       | \$1,800.00                   | \$1,800.00         |   |
| Programmable Thermostat             | 3       | \$220.00                     | \$660.00           |   |
| Ductwork                            | 1       | \$12,000.00                  | \$12,000.00        |   |
| Contractor Markup                   |         |                              | 31%                | Equivalent of 10% Overhead and 10% Profit |
| Rebates                             |         |                              | \$0.00             |   |
| <b>Total</b>                        |         |                              | <b>\$40,915.03</b> |   |

**Recommend work to be performed by: Qualified Contractor**

**Owner action: Solicit bids from contractor**

**FINDINGS, RECOMMENDATIONS & IMPLEMENTATION**

DETAILED FINDINGS

**Finding #** 22

**General Finding Impacts**

**Finding Description:** Misc: Install on-demand water heaters at each bath room

Energy Savings Yes  
 Fuel Savings Yes  
 Electrical Energy Savings No  
 Demand Savings No  
 Indoor Air Quality No  
 Comfort Yes  
 Maintenance and Reliability Yes

**Building:** JSL

**Recommendation:**

The boiler is being fired to produce domestic hot water during seasons that do not require heat. Point of use water heaters should be installed for each of the bathroom and vending area.

**Estimated Economic Impact Summary:**

Energy Savings = Existing Btu \* (New Efficiency - Old Efficiency)/Old Efficiency)/Btu/KWH Propane

| Heating Savings |      |         |  |             |
|-----------------|------|---------|--|-------------|
| Existing        | New  | Old Eff |  | kBtu/Gallon |
| 82348           | 100% | 65%     |  | 3.412       |

|  |                |             |
|--|----------------|-------------|
| Estimated Annual Electrical Energy Savings | -11139.15 KWH  | -\$1,149.73 |
| Estimated Annual Electrical Demand Savings | 0.00 KW        | \$0.00      |
| Estimated Annual Propane Savings           | 0.00 Gallons   | \$0.00      |
| Estimated Annual Fuel Oil Savings          | 588.20 Gallons | \$1,635.20  |
| Total Annual Cost Savings                  |                | \$485.47    |
| Life Expectancy of Equipment (Years)       |                | 15          |
| Lifetime Energy Savings                    |                | \$7,282.03  |
| Estimated Annual Operational Savings       |                | \$0.00      |
| Simple Payback Years                       |                | 3.14        |
| Lifetime Return On Investment              |                | 478.18%     |

**Implementation Plan:**

Install a Ariston GL2.5TI point of use water heater to serve the two restrooms and the vending area.

**Estimated cost for this installation:** \$1,522.88

| Description       | # Units | Labor and Material Cost/Unit | Total             | Source                                    |
|-------------------|---------|------------------------------|-------------------|---|
| Ariston GL2.5TI   | 3       | 295                          | 885               |   |
| Piping            | 1       | 280                          | 280               |   |
| Contractor Markup |         |                              | 31%               | Equivalent of 15% Overhead and 10% Profit |
| Rebates           |         |                              | \$0.00            |   |
| <b>Total</b>      |         |                              | <b>\$1,522.88</b> |   |

**Recommend work to be performed by: Qualified Contractor**

**Owner action: Solicit bids from contractor**

## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

DETAILED FINDINGS

**Finding #** 23

**General Finding Impacts**

**Finding Description:** Misc: Install vending mizers and delamp Vending Machines

**Building:** JSL

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | Yes |
| Electrical Energy Savings   | Yes |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | Yes |
| Maintenance and Reliability | Yes |

**Recommendation:**

Vending machines should have a Vending Mizer installed and display lights removed.

**Estimated Economic Impact Summary**

Energy Savings = [Watts of Existing Fixture-Watts of New Fixture] X Number of Fixtures X Lighting Hours per Year

Energy Savings = KW of equipment X Reduced Hours of Operation

| Electical Savings    |                |  |               |                  |
|----------------------|----------------|--|---------------|------------------|
| Watts of Lamps to be | Hours Per Year |  | KW of Vending | Reduced Hours of |
| 168                  | 8,760          |  | 2.4           | 1,314            |

|  |              |  |          |
|--|--------------|--|----------|
| Estimated Annual Electrical Savings      | 4,625.28 KWH |  | \$477.40 |
| Estimated Annual Electric Demand Savings | 0.00 KW      |  | \$0.00   |
| Estimated Annual Propane Savings         | 0.00 Gallons |  | \$0.00   |
| Estimated Annual Fuel Oil Savings        | 0.00 Gallons |  | \$0.00   |

|                                      |            |
|--------------------------------------|------------|
| Total Annual Cost Savings            | \$477.40   |
| Life Expectancy of Equipment (Years) | 12         |
| Lifetime Energy Savings              | \$5,728.78 |
| Estimated Annual Operational Savings | \$0.00     |
| Simple Payback Years                 | 1.75       |
| Lifetime Return On Investment        | 0.00%      |

**Implementation Plan:**

The lamps in vending machines are designed only to draw people to the machine to buy products; where this machine is located, it has little effect. Therefore these bulbs should be removed. A Vending Mizer allows the machine to run at a slightly higher temperature and shuts down certain features when no one is present. When someone activates the occupancy sensor, the machine returns to full operation and normal set temperature. The Vending Mizer has no effect on product or operation of machine.

**Estimated cost for this installation:** \$836.60

| Description       | # Units | Labor and Material Cost/Unit | Total    | Source                                    |
|-------------------|---------|------------------------------|----------|---|
| Vending Mizer     | 2       | \$285.00                     | \$570.00 |   |
| Lamp removal      | 2       | \$35.00                      | \$70.00  |   |
|                   | 1       | \$0.00                       | \$0.00   |   |
| Contractor Markup |         |                              | 31%      | Equivalent of 15% Overhead and 10% Profit |
| Rebates           |         |                              | \$0.00   |   |
| Total             |         |                              | \$836.60 |   |

**Recommend work to be performed by:** Qualified Contractor

**Owner action:** Solicit bids from contractor

## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

**DETAILED FINDINGS**

**Finding #** 24

**General Finding Impacts**

**Finding Description:** Weatherization: Install Solarized inflector window treatment  
**Building:** JSL

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | Yes |
| Electrical Energy Savings   | No  |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | Yes |
| Maintenance and Reliability | Yes |

**Recommendation:**

This building has single pane windows on the second floor which is losing a lot of heat. The 6 windows on the second floor in the east end of the building should have an interior window treatment that will act as a heat reflector installed.

**Estimated Economic Impact Summary**

Energy Savings Cooling = Area X (Existing SHGC – New SHGC) X  
 (Incident Total Irradiance) X Hours/Day X Days/Year

| Area | Existing | New  | Incident Total | Hour/Day | Days per year |  |
|------|----------|------|----------------|----------|---------------|--|
| 94.5 | 0.85     | 0.45 | 61.425         | 8        | 208           |  |

|  |               |            |
|--|---------------|------------|
| Estimated Annual Electrical Savings      | 0.00 KWH      | \$0.00     |
| Estimated Annual Electric Demand Savings | 0.00 KW       | \$0.00     |
| Estimated Annual Propane Savings         | 0.00 Gallons  | \$0.00     |
| Estimated Annual Fuel Oil Savings        | 66.34 Gallons | \$195.04   |
| Total Annual Cost Savings                |               | \$195.04   |
| Life Expectancy of Equipment (years)     |               | 15         |
| Life Time Energy Savings                 |               | \$2,925.55 |
| Estimated Annual Operational Savings     |               | \$0.00     |
| Simple Payback Years                     |               | 9.05       |
| Lifetime Return On Investment            |               | 165.78%    |

**Implementation Plan**

Install Solarize Inflector roller blind system on windows on the second floor. These roller blinds will allow natural light to enter the space while reflecting the radiation heat in the direction desired.

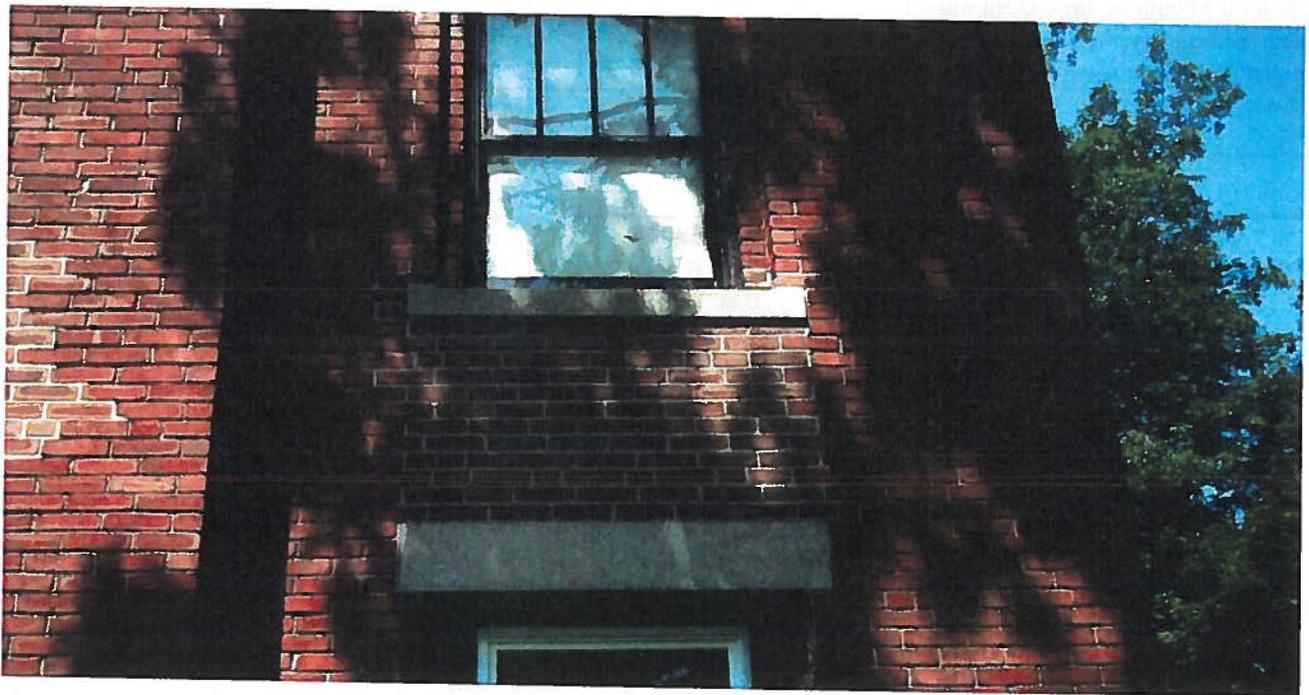
**Estimated cost for this installation:** \$1,764.71

| Description                   | # Units | Labor and Material Cost/Unit | Total             | Source                                    |
|-------------------------------|---------|------------------------------|-------------------|---|
| Inflector system Roller shade | 6       | \$225.00                     | \$1,350.00        |   |
| Contractor Markup             |         |                              | 31%               | Equivalent of 15% Overhead and 10% Profit |
| Rebates                       |         |                              | \$0.00            |   |
| <b>Total</b>                  |         |                              | <b>\$1,764.71</b> |   |

**Recommend work to be performed by: Qualified Contractor**

**Owner action: Solicit bids from contractor**

## 2nd Floor Windows



## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

**DETAILED FINDINGS**

**Finding #** 25

**General Finding Impacts**

**Finding Description:** HVAC: Install heat recovery units to provide ventilation

**Building:** JSL

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | Yes |
| Electrical Energy Savings   | No  |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | Yes |
| Maintenance and Reliability | Yes |

**Recommendation:**

Install a 1400 CFM HRU in the gym. The HRU for the Gym should be capable of recirculation of the air when CO2 levels are less than 900 ppm in the space and will supply 100% outside air when levels are above 900 ppm. The unit will have a defrost cycle to prevent unit freeze up.

**Estimated Economic Impact Summary**

Energy Savings Heating = CFM of Ventilation X 1.08 X (Avg. Unit Discharge Temperature – Avg. OA Temperature Heating Season) X Hours per Day X Days/Year

Energy Savings Cooling = CFM of Ventilation / 13.8 X (Avg. OA Enthalpy Cooling Season - Avg. Unit Discharge Enthalpy) X Hours per Day X Days/Year

| Energy Savings Heating |          |      |         |                |         |
|------------------------|----------|------|---------|----------------|---------|
| CFM                    | Constant | Avg. | Avg. OA | Hours per Year | Btu/KWH |
| 1,400                  | 1.08     | 50   | 34      | 1,008          | 112,000 |
| Energy Savings Cooling |          |      |         |                |         |
| CFM                    | Constant | Avg. | Avg. OA | Hours per Year | Btu/KWH |
| 0                      | 1.08     | 25.5 | 28      | 800            | 114,800 |

|  |                |                 |
|--|----------------|-----------------|
| Estimated Annual Electrical Savings      | 0 KWH          | \$0.00          |
| Estimated Annual Electric Demand Savings | 0.00 KW        | \$0.00          |
| Estimated Annual Propane Savings         | 0.00 Gallons   | \$0.00          |
| Estimated Annual Fuel Oil Savings        | 217.73 Gallons | \$640.12        |
| <b>Total Annual Cost Savings</b>         |                | <b>\$640.12</b> |
| Life Expectancy of Equipment (years)     |                | 25              |
| Life Time Energy Savings                 |                | \$16,003.01     |
| Estimated Annual Operational Savings     |                | \$0.00          |
| Simple Payback Years                     |                | 24.19           |
| Lifetime Return On Investment            |                | 103.35%         |

**Implementation Plan**

Implement per recommendation

T

**Estimated cost for this installation: \$15,483.66**

| Description                 | # Units | Labor and Material Cost/Unit | Total              | Source                                    |
|-----------------------------|---------|------------------------------|--------------------|---|
| Venmar - HRV-2000           | 1       | \$8,400.00                   | \$8,400.00         | Venmar Quote                              |
| Unit Installation/ductwork  | 1       | \$2,100.00                   | \$2,100.00         | RSMeans Estimate                          |
| Honeywell C7232 -CO2 sensor | 1       | \$565.00                     | \$565.00           | Honeywell direct pricing                  |
| Electrical Powering wiring  | 1       | \$375.00                     | \$375.00           | RSMeans Estimate                          |
| Control Wiring              | 1       | \$135.00                     | \$135.00           | RSMeans Estimate                          |
| Unit Drain Piping           | 1       | \$130.00                     | \$130.00           | RSMeans Estimate                          |
| Support                     | 1       | \$140.00                     | \$140.00           | RSMeans Estimate                          |
| Contractor Mark Up          |         |                              | 31%                | Equivalent of 15% Overhead and 10% Profit |
| Rebates                     |         |                              | \$0.00             |   |
| <b>Total</b>                |         |                              | <b>\$15,483.66</b> |   |

**Recommend work to be performed by: Qualified Contractor**

**Owner action: Solicit bids from contractor**

## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

DETAILED FINDINGS

**Finding #** 26

**General Finding Impacts**

**Finding Description:** Weatherization: Add Insulation above second floor ceiling

**Building:** JSI

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | Yes |
| Electrical Energy Savings   | No  |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | Yes |
| Maintenance and Reliability | Yes |

**Recommendation:**

The ceiling above the second floor should have insulation blown into it to prevent heat loss. Care should be taken not to seal this space complete from the space below to prevent moisture build up.

**Estimated Economic Impact Summary**

Air Infiltration Energy Savings heating = Open Area X Avg. Wind Speed X Diversity Factor X 1.08 X (Interior Temperature – Avg. OA Temperature Heating Season) X Hours/day X Days/Year

Building Envelope R-Value improvement – including Windows

Energy Savings heating = Area X (Existing U-Value – New U-Value) X (Interior Temperature – Avg. OA Temperature Heating Season) X Hours/day X Days/Year

| Heating Savings -Air Infiltration |           |           |          |          |              |                |         |
|-----------------------------------|-----------|-----------|----------|----------|--------------|----------------|---------|
| Open                              | Avg. Wind | Diversity | Constant | Interior | Avg. OA Temp | Hours per year | Btu/Gal |
| 0.00                              | 589.6     | 0.2       | 1.08     | 60       | 34           | 6,048          | 109,200 |

| Heating Savings - Building Envelope R-Value |             |        |          |          |             |                |         |
|---|-------------|--------|----------|----------|-------------|----------------|---------|
| Area  | Existing U- | New U- | Constant | Interior | Avg OA Temp | Hours per year | Btu/Gal |
| 8270.00                                     | 0.22        | 0.2    | 0.3      | 60       | 34          | 6048           | 109200  |

|  |               |          |
|--|---------------|----------|
| Estimated Annual Electrical Savings      | 0.00 KWH      | \$0.00   |
| Estimated Annual Electric Demand Savings | 0.00 KW       | \$0.00   |
| Estimated Annual Propane Savings         | 0.00 Gallons  | \$0.00   |
| Estimated Annual Fuel Oil Savings        | 71.45 Gallons | \$210.07 |

|                                      |            |
|--------------------------------------|------------|
| Total Annual Cost Savings            | \$210.07   |
| Life Expectancy of Equipment (years) | 20         |
| Life Time Energy Savings             | \$4,201.42 |
| Estimated Annual Operational Savings | \$0.00     |
| Simple Payback Years                 | 11.32      |
| Lifetime Return On Investment        | 176.73%    |

**Implementation Plan:**

Insulate walls per recommendation

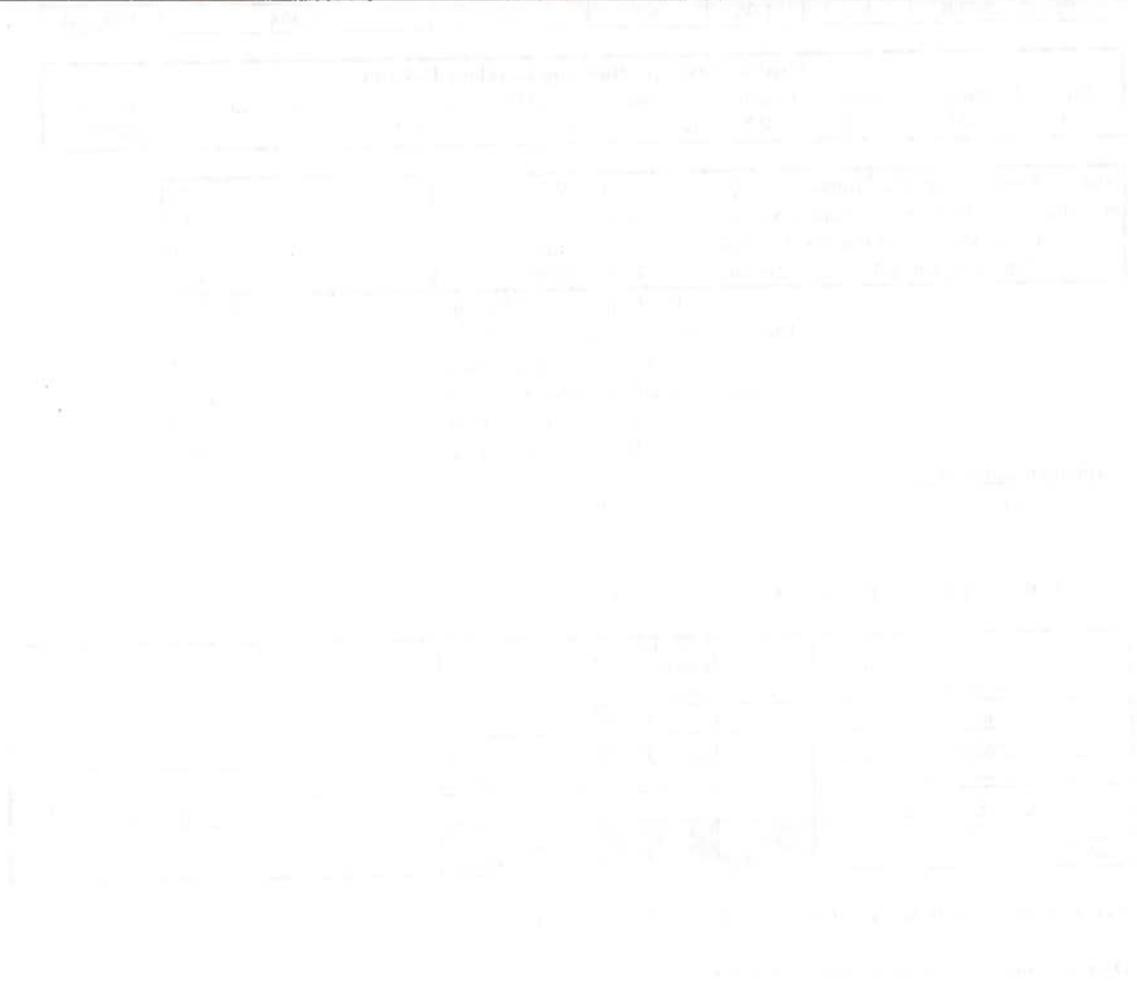
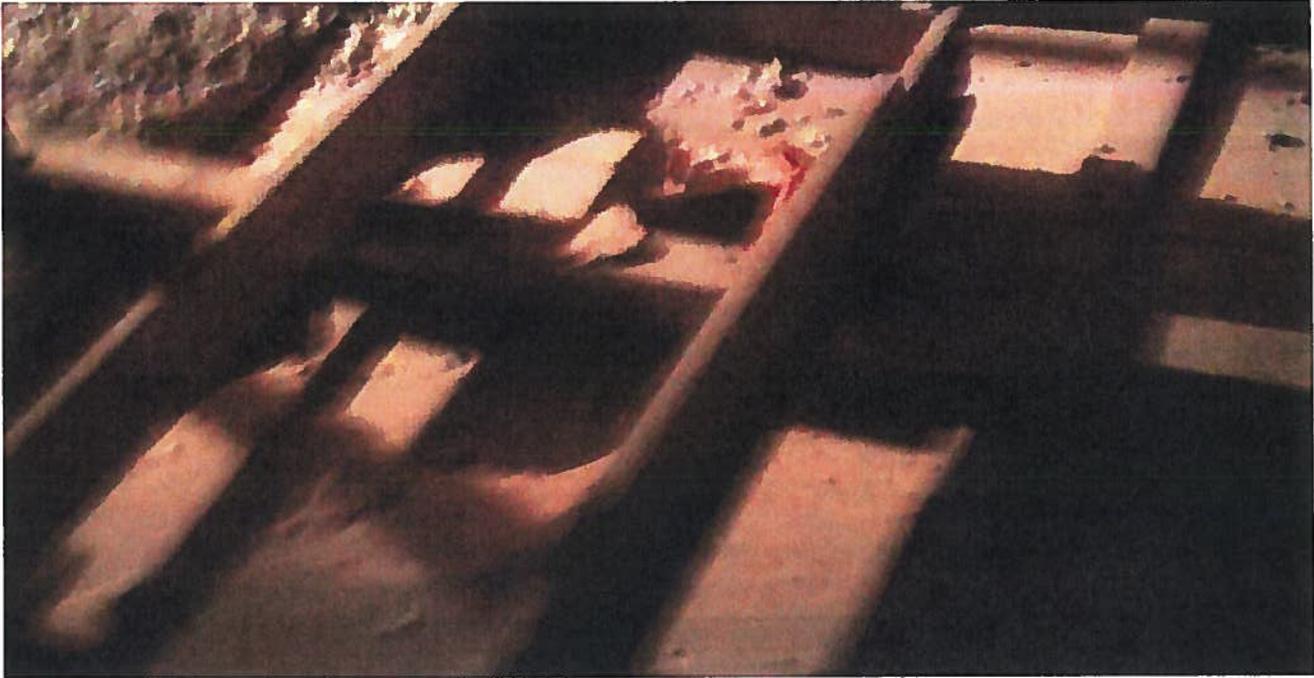
Estimated cost for this installation: \$2,377.25

| Description                       | # Units | Labor and Material Cost/Unit | Total      | Source                                    |
|-----------------------------------|---------|------------------------------|------------|---|
| Blown insulation                  | 70      | \$25.98                      | \$1,818.60 |   |
| Vapor/Air barrier - 6 mil plastic | 0       | \$93.98                      | \$0.00     |   |
| Taping                            | 0       | \$195.20                     | \$0.00     |   |
| Contractor Markup                 |         |                              | 31%        | Equivalent of 10% Overhead and 10% Profit |
| Total Prior to PSNH Rebate        |         |                              | \$2,377.25 |   |

Recommend work to be performed by: Qualified Contractor

Owner action: Solicit bids from contractor

## Un-insulated 2nd Floor Ceiling



## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

DETAILED FINDINGS

**Finding #.** 27

**General Finding Impacts**

**Finding Description:** Weatherization: Seal and insulate old gravity ventilation openings

**Building:** JSL

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | Yes |
| Electrical Energy Savings   | No  |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | Yes |
| Maintenance and Reliability | Yes |

**Recommendation:**

The old gravity vent opening should be sealed off by placing a piece of 24 Ga sheet metal with 2" insulation board glue to it behind the existing louvers.

Air Infiltration Energy Savings heating = Open Area X Avg. Wind Speed X Diversity Factor X 1.08 X (Interior Temperature – Avg. OA Temperature Heating Season) X Hours/day X Days/Year  
 Energy Savings heating = Area X (Existing U-Value – New U-Value) X (Interior Temperature – Avg. OA Temperature Heating Season) X Hours/day X Days/Year

| Heating Savings -Air Infiltration |           |           |          |          |              |                |         |
|-----------------------------------|-----------|-----------|----------|----------|--------------|----------------|---------|
| Open                              | Avg. Wind | Diversity | Constant | Interior | Avg. OA Temp | Hours per year | Btu/Gal |
| 0.05                              | 589.6     | 0.2       | 1.08     | 60       | 34           | 6,048          | 109,200 |

| Heating Savings - Building Envelope R-Value |             |        |          |          |             |                |         |
|---|-------------|--------|----------|----------|-------------|----------------|---------|
| Area  | Existing U- | New U- | Constant | Interior | Avg OA Temp | Hours per year | Btu/Gal |
| 0.00  | 0.22        | 0.2    | 0.5      | 60       | 34          | 6048           | 109200  |

|  |               |          |
|--|---------------|----------|
| Estimated Annual Electrical Energy Savings | 0.00 KWH      | \$0.00   |
| Estimated Annual Electrical Demand Savings | 0.00 KW       | \$0.00   |
| Estimated Annual Propane Savings           | 0.00 Gallons  | \$0.00   |
| Estimated Annual Fuel Oil Savings          | 45.83 Gallons | \$134.75 |

|                                      |            |
|--------------------------------------|------------|
| Total Annual Cost Savings            | \$134.75   |
| Life Expectancy of Equipment (Years) | 20         |
| Lifetime Energy Savings              | \$2,694.91 |
| Estimated Annual Operational Savings | \$0.00     |
| Simple Payback Years                 | 3.35       |
| Lifetime Return On Investment        | 597.64%    |

**Implementation Plan**

Install per recommendation

**Estimated cost for this installation:** \$450.93

| Description                     | # Units | Labor and Material Cost/Unit | Total           | Source                                    |
|---------------------------------|---------|------------------------------|-----------------|---|
| Insulation board                | 1       | \$25.98                      | \$25.98         |   |
| Sheet metal                     | 1       | \$93.98                      | \$93.98         |   |
| Louver removal and installation | 1       | \$225.00                     | \$225.00        |   |
| Contractor Markup               |         |                              | 31%             | Equivalent of 15% Overhead and 10% Profit |
| Rebates                         |         |                              | \$0.00          |   |
| <b>Total</b>                    |         |                              | <b>\$450.93</b> |   |

**Recommend work to be performed by: Qualified Contractor**

**Owner action: Solicit bids from contractor**

# Gravity Vent Openings



## FINDINGS, RECOMMENDATIONS & IMPLEMENTATION

**DETAILED FINDINGS**

**Finding #** 28

**General Finding Impacts**

**Finding Description:** Lighting: Upgrade

**Building:** JSL

|                             |     |
|-----------------------------|-----|
| Energy Savings              | Yes |
| Fuel Savings                | Yes |
| Electrical Energy Savings   | No  |
| Demand Savings              | No  |
| Indoor Air Quality          | No  |
| Comfort                     | Yes |
| Maintenance and Reliability | Yes |

**Recommendation:**

The lighting in this building has been updated, however lighting technology is improving and the lighting should be reviewed in 3 years.

**Estimated Economic Impact Summary**

Energy Savings = [Watts of Existing Fixture-Watts of New Fixture] x Number of Fixtures x Lighting hours per year  
See attached calculation sheet.

|  |              |  |         |
|--|--------------|--|---------|
| Estimated Annual Electrical Savings      | 0.00 KWH     |  | \$0.00  |
| Estimated Annual Electric Demand Savings | 0.00 KW      |  | \$0.00  |
| Estimated Annual Propane Savings         | 0.00 Gallons |  | \$0.00  |
| Estimated Annual Fuel Oil Savings        | 0.00 Gallons |  | \$0.00  |
| Total Annual Cost Savings                |              |  | \$0.00  |
| Life Expectancy of Equipment (Years)     |              |  | 12      |
| Lifetime Energy Savings                  |              |  | \$0.00  |
| Estimated Annual Operational Savings     |              |  | \$0.00  |
| Simple Payback Years                     |              |  | #DIV/0! |
| Lifetime Return On Investment            |              |  | #DIV/0! |

**Implementation Plan:**

Replace lighting per attached sheet

**Estimated cost for this installation after rebate: \$0.00**

| Description       | # Units | Labor and Material Cost/Unit | Total         | Source                                    |
|-------------------|---------|------------------------------|---------------|---|
|                   |         |                              |               |   |
|                   |         |                              |               |   |
|                   |         |                              |               |   |
|                   |         |                              |               |   |
|                   |         |                              |               |   |
| Contractor Markup |         |                              | #DIV/0!       | Equivalent of 10% Overhead and 10% Profit |
| Rebates           |         |                              |               |   |
| <b>Total</b>      |         |                              | <b>\$0.00</b> |   |

**Recommend work to be performed by: Qualified Contractor**

**Owner action: Solicit bids from contractor**

# CLAREMONT

Department of Planning and Development

14 North Street

Claremont, New Hampshire 03743

Ph: (603) 542-7005

Fax: (603) 542-7033

Email: [scambly@claremontnh.com](mailto:scambly@claremontnh.com)

[www.claremontnh.com](http://www.claremontnh.com)

July 09, 2014

Guy Santagate, City Manager  
58 Opera House Square  
Claremont., NH. 03743

Re: Notice of Violation of *The Claremont City Code*, Chapter 5, Buildings and Building Regulation and Chapter 6, Fire Prevention and Protection and NH RSA Chapter 155-A, and PART Saf-C 6004, the New Hampshire State Fire Code, for 45 School Street, Claremont, New Hampshire, Map 119, Lot 274.

Dear Mr. Santagate,

Pursuant to the City Council's request, the building at 45 School Street was inspected for building, fire & life safety codes, property maintenance and health codes on June 27<sup>th</sup> and 30<sup>th</sup>, 2014. As a result of the inspections numerous violations of building, fire and life safety codes and property maintenance codes were found and the building was closed to further occupancy until further notice. As such, you are hereby notified in writing of the following code violations.

The following code violation items are to be corrected prior to re-occupancy of the building:

1. Fire code requires a fire detection system throughout the building. Currently there is no fire or smoke detection, no occupant notification (horns/strobes) or manual means to alert the occupants of a fire in the building. This would also include the lack of a notification system that would alert the fire department of fire alarm activation within the building. The lack of a fire detection and notification system would have the single most effect on the life safety and property conservation than any other single deficiency pointed out in this report. It should be noted that further review may find that the building may also be required to be outfitted with an automatic fire sprinkler system.
2. The furnace chimney connector has been dislodged from the chimney. The furnace cannot be used until it is repaired or replaced, as carbon monoxide and exhaust will enter the building if it is operated in its current condition. The boiler room, which is located at the basement level, requires a fire separation from other areas of occupancy to include a fire door. Currently this room has unprotected ceiling/structural floor joists of the upper floor otherwise known as the gymnasium.

# CLAREMONT

3. There are multiple hazardous entrance and exit conditions for the building that must be repaired, replaced or upgraded to meet current code and safety requirements.

In addition to the above list, the following violations were found and will require an approved corrective action plan to abate these items:

4. Some exit signs and emergency lighting in and around the main floor were found to be inoperable. There were no such required signs or lighting found in other parts of the building to include the basement and upper floor above the lobby.
5. The balcony above the gym has plastic snow fence and clear plastic sheeting across the front creating a barrier. The plastic barrier creates a flame spread and toxic fume condition to that area of the building. This area also has breaches in the ceiling tiles which, under fire conditions, would contribute to the fire travel and expose the building's structural components to the fire load. Also noted were extension cords run through partitions to a sound and/or lighting room. An over use of extension cords was also used in other parts of the building.
6. Located in the basement area is the firing range currently used for archery practice. There appears to be lead debris present from use as a firing range. A lead test must be completed and any lead present must be abated as required. If this room is still used as a firing range, it shall cease per:
  - a. lacking environmental and occupational controls to protect the health of building occupants, shooters and range personnel from effects of airborne lead, noise, and other potential exposures
  - b. See <http://www.cdc.gov/niosh/topics/ranges/>
  - c. See [https://www.osha.gov/pls/oshaweb/owadisp.show\\_document?p\\_table=NEWS\\_RELEASES&p\\_id=23841](https://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=NEWS_RELEASES&p_id=23841)The ceiling of this room has unprotected ceiling/structural floor joists of the gymnasium. This room has only one exit; at some point a second exit was blocked off at the far end of the range.
7. The large basement, also considered a garage/storage area, has a considerable amount of storage of varying types to include a gasoline operated snow thrower. These items could contribute to a fire load in the event of a fire in the basement. There is no fire separation of the ceiling/structural floor joists of the gymnasium. A fire/smoke barrier separation between the basement and the first floor lobby would be required to include rated doors between the levels.

# CLAREMONT

8. Located at the Pearl Street end of the gymnasium is an exit stair tower which has Styrofoam blue board fastened over two windows. If subjected to fire, this would create a toxic gas environment for persons using this stair tower. At the bottom of the stairs located at the basement level is a door that would be required to be replaced with a rated fire door. Finally, this area is used for storage. This stair tower must not be used for storage as to create a clear safe exit path to the outside.
9. The upper floor above the lobby has a room at the southeast corner that appears to be living or sleeping quarters. Living quarters are a violation of the NH Fire Code in this type of occupancy. Throughout the lobby and upper floor are several storage rooms and office-type rooms that would require either fire doors or doors with self-closers.
10. The gymnasium and other rooms throughout have several windows covered with the aforementioned Styrofoam blue board. All Styrofoam blue board would need to be removed from the windows.
11. Damaged potentially asbestos pipe insulation in boiler room and adjoining room to be inspected and abated as required.
12. Flaking paint in break room upstairs – Potentially containing lead to be inspected and abated as required.
13. Flaking window glazing – Potentially containing lead to be inspected and abated as required.
14. Mold in break room area – with little ventilation it may present a health risk to some individuals
15. Broken/cracked windows to be repaired or replaced.
16. There are multiple ADA concerns with the building. The ramp outside is damaged, the bottom landing does not meet code and the slope will need to be verified that it meets the 1:12 slope requirement. The handrails for the ramp do not meet code. The restrooms do not meet minimum clearance requirements for accessibility. Any use downstairs that would require public access that's not accessible or available anywhere else on the property that is accessible would not meet code because of elevation changes to and from those areas.  
The minimum accessibility standards are required by the Department of Justice. Title II of the ADA and the City is required to make sure that all programs are accessible to persons with disabilities.
17. There are several miscellaneous electrical concerns. Some of the lighting fixtures throughout the building are not wired properly. there are multiple uses of extension cords and power strips. open junction boxes. wires passing through

# CLAREMONT

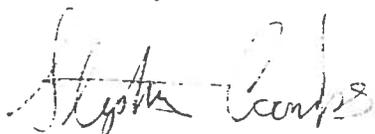
walls and exposed wiring. The electrical deficiencies must be corrected by a NH licensed electrician.

You are hereby notified that the above conditions are deemed to be in violation of the Claremont City Code and New Hampshire state law and you are ordered to abate these violations by the abatement, remediation, removal and lawful disposition of the above described items and materials. A written action plan must be completed and approved prior to re-occupancy of the building.

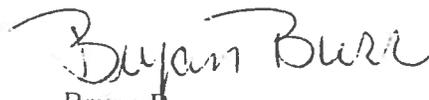
Failure to comply with this order within the stated time may result in fines not to exceed \$275.00 for the first offense and \$550.00 for subsequent offenses for each violation for each day during or on which such nuisance or other violation continues to exist beyond the date specified in this notice to abate, pursuant to RSA 155-A:8 and RSA 676:17. Also, a person failing to comply with the provisions of RSA 676:17 may be found guilty of a violation and subject to additional civil penalties.

You have the right to appeal this Notice of Violation to the Claremont Zoning Board of Adjustment pursuant to Section 22-43 of the Claremont City Code and RSA 674:33, I(a), as may be appropriate. You also have the right to appeal this order within 14 days after service by filing a petition with the superior court pursuant to New Hampshire RSA 153:14, II (a).

Respectfully,



Stephen Coombs  
Chief Building Inspector  
City of Claremont, NH



Bryan Burr  
Captain of Code Enforcement  
City of Claremont, NH

C: Property file for Map 119, Lot 274