

To: Town of Rockingham | 7 The Square | Parcel ID 23-5020007
From: Charles Wise, Planning/Zoning
Date: August 1, 2016
RE: ADMINISTRATOR DETERMINATION – EXEMPT DEVELOPMENT

Proposal

The Town of Rockingham proposes to upgrade numerous interior and exterior spaces within the Bellows Falls Opera House / Town Offices. These renovations are to improve accessibility for persons with disabilities.

The interior renovations are detailed in the Accessibility Evaluation Report dated March 18, 2016. Those changes are too numerous to cite, the report is appended to this Administrative Determination. The report listing the interior renovations will be maintained as part of this recorded decision.

The exterior renovations involve replacing the front entrance and two side entrance doors. Door replacements have been designed to match existing door type and appearance. The attached scope of work and shop drawings include the front and side door designs.

Existing Conditions

Each set of doors are photographed and described in detail on page 2. The ADA accessible entrance (not part of zoning application) is described in detail on page 3.

Decision

All interior renovations are exempted as defined by Section 4114(B)8 of Rockingham Zoning Bylaws Design Review requirements.

The in-kind replacement of doors does not result in changes to building appearance. This conforms to the development exemption found in Section 4114(B)3 of Rockingham Zoning Bylaws Design Review requirements.

Design changes made to achieve compliance with federal ADA law does not fall within the purview of local zoning. As defined, ADA compliance is not just wheelchair accessibility, but a greater accommodation for all persons possessing mobility challenges. ADA design standards are highly prescriptive. Door widths must be a minimum of 36 inches with smooth threshold transitions. Doors must have knobs below 34 inches in height and which can be opened with one hand. Doors must have weight/pressure standards so that it does not exceed opening-force thresholds (the physical strength necessary to open a door). The speed of the door closing, using hardware mounted atop the door, shall be strictly regulated. While these changes will modify exterior presentation of the doors, they are directly attributable to accessibility requirements and are not within the scope of review for local zoning.

The front doors are a contemporary door style and does not contribute to this historic building. The appearance of the front doors remains unchanged with the exception of a door handle (ADA standard) and door hardware that is not visible from the outside.

The side-entrance doors were designed to match existing exterior appearance of the doors with changes made to achieve door widths and hardware necessary for accessibility. The side-entrances are older, narrow doors which should be kept and safely stored. If in the future, ADA compliance can be achieved with a retrofitting/rebuilding the existing historic doors (or using materials from the doors) then that possibility should be left open.

Decision Conditions

The project shall be completed in accordance with the attached application and shop drawings. No alterations shall be made in the project unless the Administrator is presented written documentation of scope changes and makes an independent determination if the project remains within the design exemption clause of the zoning bylaws.

Zoning notice signs are attached to this decision and will be posted at each of the three doors. The notice signs shall be easily viewable from the exterior of the building. The zoning signs for each door shall have the relevant shop drawing attached. Persons entering the building shall be able to review the shop drawing for that door as well as view the entire decision at the Planning & Zoning and Town Clerk's office.

The sign must be in place for a period of 15 days starting on August 2, 2016. The 15 day public notice requirement is mandated by Vermont State Law. The decision becomes effective in 15 days. This decision shall become void if the work described therein has not been started within two years from the date of issuance. The advertisement of the Administrator's decision shall be incorporated into this record.

An interested person may appeal a decision of the Zoning Administrator to the Zoning Board of Adjustment. An appeal must be taken within 15 days of the date of the Zoning Administrator's decision. After the 15 day period, the decision becomes final.

Charles Wise
Zoning Administrator

1 August 2016
Date

Cc: Town Clerk Applicant Posted Listers Web



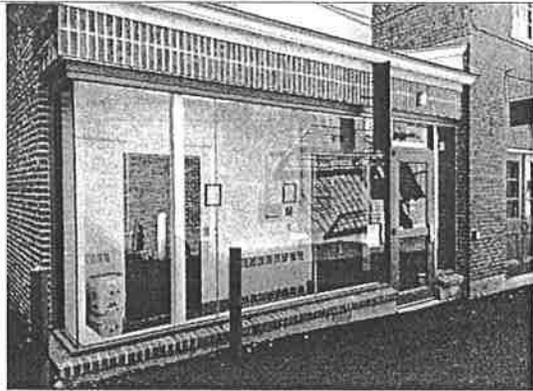
Front entrance – glass doors / non-historic



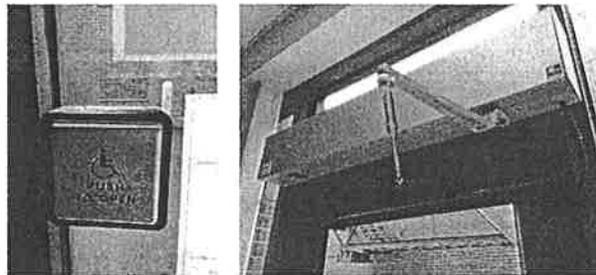
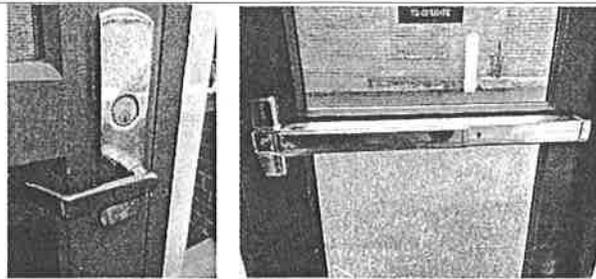
Side entrance #1 – green, windows, historic knobs and hardware. Doors fails all ADA criteria.



Side entrance #2 – green, windows, historic knobs and hardware. Doors fail all ADA criteria.



Side entrance #3 – fully ADA compliant door with access to ADA compliant elevators. The door style, width, hardware, and other features will be added onto the front and two side doors.



Interior and exterior door knobs can be opened with one hand or with wheelchair accessible assistance (pressing the open button). The door width, smooth threshold entrance meets all ADA compliance standards and provides the only wheelchair accessible entrance in the building. The door opening/closing is mechanically regulated with hardware located above the door.



**GRANITE
STATE
GLASS**

471 Winchester St.
Keene, NH 03431

(603) 352-4527 Phone
(603) 352-3706 Fax

Proposal

Proposal Submitted To:
Town of Rockingham

Job Name:
Bellows Falls

Date:
7/19/16
Quote #:
R6-9114

We hereby submit specifications and estimates for:

Furnish and Install: Base Bid

- Three (3) "EFCO" Series **402/403** entrances with a 2" x 4 1/2" profile to be sized approximately as follows:
 - 1 @ 69 1/2" x 98 1/4" w/ a 65 1/2" x 87 1/2" pair of **T300** medium stile doors
 - 1 @ 58 3/8" x 97 1/2" w/ a 42" x 83 7/8" **T300** medium stile door
 - 1 @ 58 1/4" x 83 7/8" w/ a 42" x 81 7/8" **T300** medium stile door
- Door hardware:
 - Select SL24 continuous geared hinge (clear anodized)
 - Von Duprin 3347 CVR panic w/ exterior keyed cylinder @ pair (US26D)
 - Falcon 1790 RIM panic w/ exterior keyed cylinder @ singles (black)
 - Ultraline 1" diameter offset pull handle (clear anodized)
 - Falcon SC60 surface mounted closer (aluminum)
 - 3 1/2" mid rail at singles (Hartford green)
 - Bottom door sweep (clear anodized)
 - 1/2" x 5" Threshold (mill)
- Finish will be Hartford Green 50% Ultraflur paint.
- Glazing will be 1" Clear Tempered Insulated Units w/ Solarban 60 Low-E on the #2 surface. Bottom lites of doors with midrails will have 1" insulated Hartford green panel.
- Exterior caulking will be **Dow Corning CWS**, color to be standard
- Demo and removal of existing.

For the Above Work: Base Bid

**Fourteen Thousand Eight Hundred and Fifty Dollars and 00/100
(\$14,850.00)**

Exclusions:

Wood blocking at head and jambs
Finish, final cleaning
Breakage by others
Protection of materials once installed
Materials not noted herein
Lead paint abatement
Brake metal

DOOR HARDWARE: A

- SELECT SL24 CONTINUOUS GEARED HINGE (CLEAR ANODIZED)
- VON DUPRIN 3347 CVR PANIC W/ EXTERIOR CYLINDER AND CYLINDER DOGGING (US26D)
- ULTRALINE 1" DIAMETER OFFSET PULL @ ACTIVE ONLY (CLEAR ANODIZED)
- FALCON SC60 SURFACE MOUNTED CLOSER (ALUMINUM)
- BOTTOM DOOR SWEEP (CLEAR ANODIZED)
- ½" x 5" THRESHOLD (MILL)

DOOR HARDWARE: B & C

- SELECT SL24 CONTINUOUS GEARED HINGE (CLEAR ANODIZED)
- FALCON 1790 RIM PANIC W/ EXTERIOR KEYED CYLINDER (BLACK)
- ULTRALINE 1" DIAMETER OFFSET PULL (CLEAR ANODIZED)
- FALCON SC60 SURFACE MOUNTED CLOSER (ALUMINUM)
- BOTTOM DOOR SWEEP (CLEAR ANODIZED)
- 3 1/2" MIDRAIL (HARTFORD GREEN)
- ½" x 5" THRESHOLD (MILL)



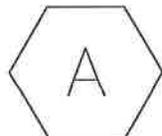
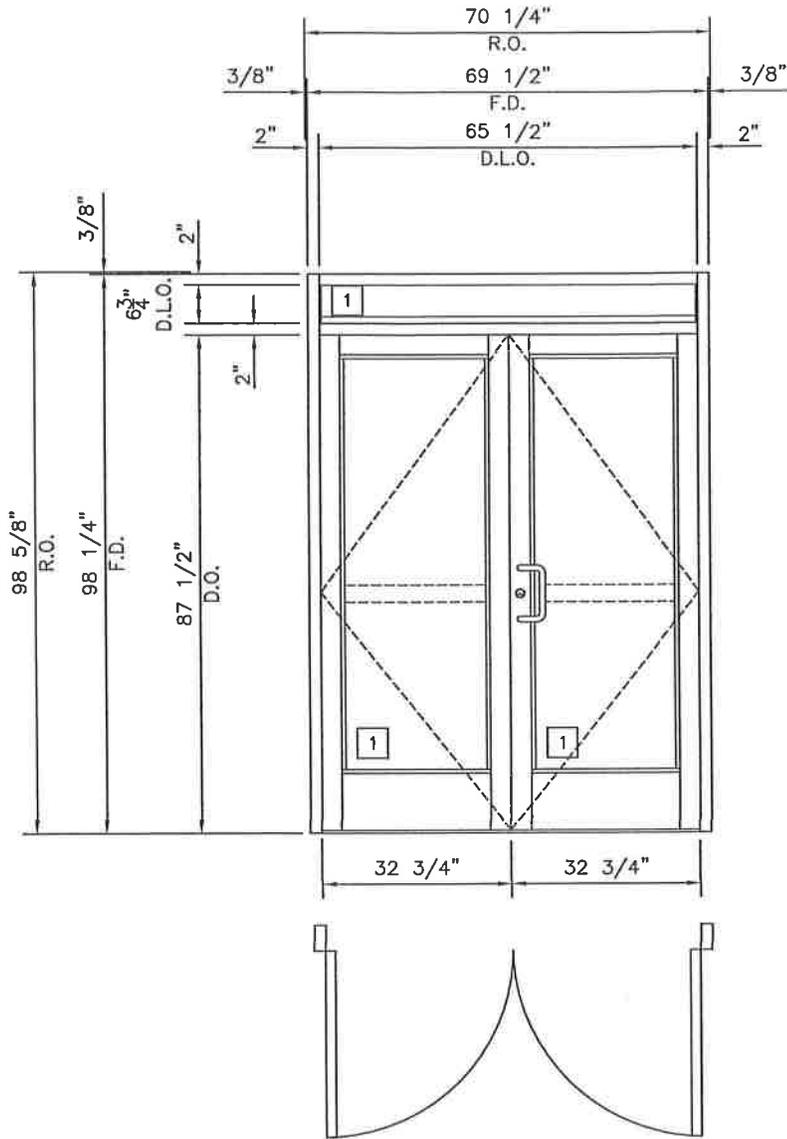
**GRANITE
STATE
GLASS**

121 LOWELL ROAD -- HUDSON, NH 03051
P: 603-598-3574 F: 603-598-6710

JOB NAME:

BELLOWS FALLS

					TITLE: DOOR HWE.
2	KMD	KMD	7/26/16	REVISED	SCALE: NONE
1	KMD	KMD	7/19/16	SUBMIT FOR APPROVAL	JOB #: R-21587
REV #:	DRN BY:	CHKD BY:	DATE:	REASON:	PAGE: 1.01
1ST SUB DRN BY:	KMD	1ST SUB CHKD BY:	KMD	DATE: 7/19/16	



(1) REQUIRED THUS
 EFCO SERIES 402 DOOR FRAME
 EFCO SERIES T300 MEDIUM STILE DOORS



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121 LOWELL ROAD - HUDSON, NH 03051
 P: 603-598-3574 F: 603-598-6710

JOB NAME:

BELLOWS FALLS

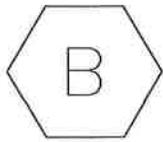
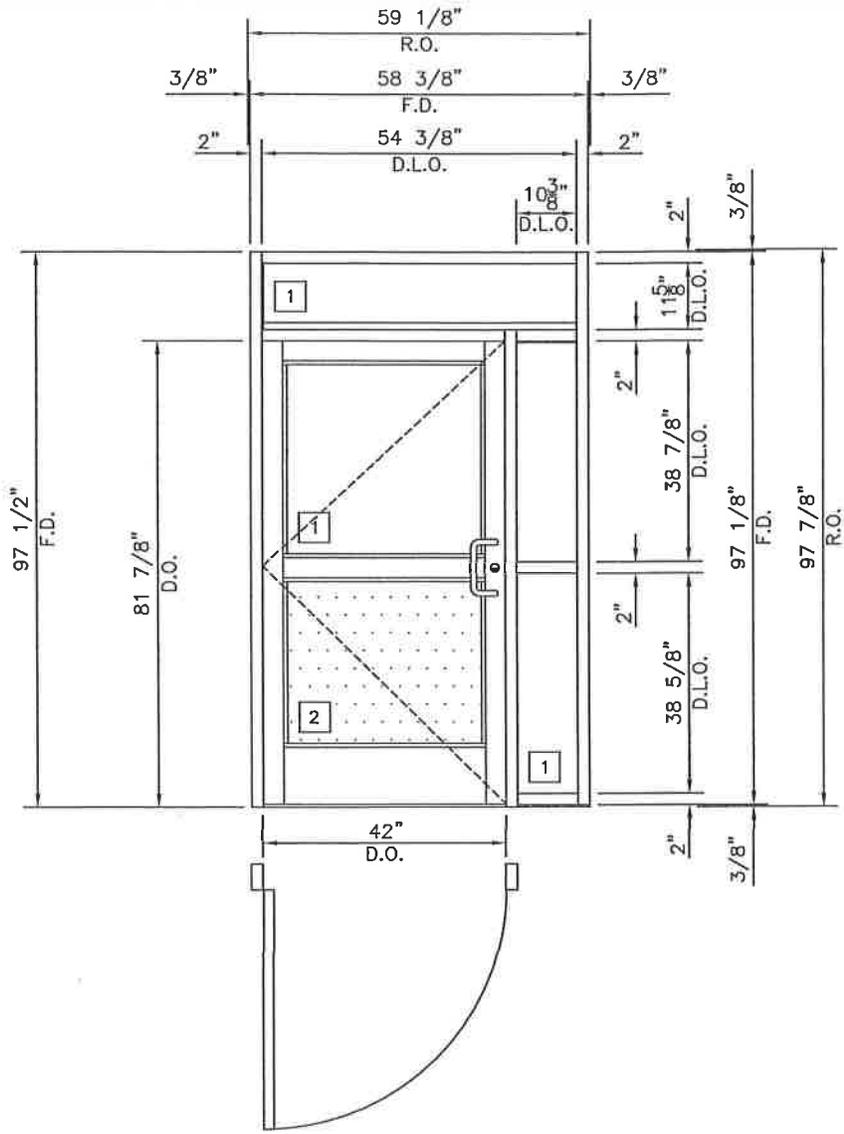
2	KMD	KMD	7/26/16	REVISED
1	KMD	KMD	7/19/16	SUBMIT FOR APPROVAL
REV #	DRN BY:	CHKD BY:	DATE:	REASON:
1ST SUB DRN BY:	KMD	1ST SUB CHKD BY:	KMD	DATE: 7/19/16

TITLE:
 ELEVATIONS

SCALE:
 3/8" = 1'

JOB #:
 R-21587

PAGE:
 6.00



(1) REQUIRED THUS
 EFCO SERIES 403 STOREFRONT
 EFCO SERIES 402 DOOR FRAME
 EFCO SERIES T300 MEDIUM STILE DOOR



**GRANITE
 STATE
 GLASS**

121 LOWELL ROAD - HUDSON, NH 03051
 P: 603-598-3574 F: 603-598-6710

JOB NAME:						TITLE:	
BELLOWS FALLS						ELEVATIONS	
2	KMD	KMD	7/26/16	REVISED	SCALE:		
1	KMD	KMD	7/19/16	SUBMIT FOR APPROVAL	3/8" = 1'		
REV #:	DRN BY:	CHKD BY:	DATE:	REASON:	JOB #:	PAGE:	
1ST SUB DRN BY:	KMD	1ST SUB CHKD BY:	KMD	DATE:	R-21587	6.01	

Town of Rockingham

ZONING PERMIT

PERMIT #

PARCEL #

23-5020007

PERMITEE:

Town of Rockingham

LOCATION:

7 Square

DESCRIPTION:

Door Replacement

APPEAL BY

August 17, 2016

Charles Wise

August 4, 2016

ADMINISTRATIVE OFFICER

DATE ISSUED

POST IN A CONSPICUOUS PLACE ON THE PREMISES WHERE IT IS VISIBLE FROM THE ROAD THROUGH THE APPEAL PERIOD.

Issued by the Town of Rockingham. Approval valid 15 days from the date signed unless an appeal is filed. For more information, please email planning@rockbf.org.

Town of Rockingham

ZONING PERMIT

PERMIT #

—

PARCEL #

23-5020007

PERMITEE:

Town of Rockingham

LOCATION:

7 Square

DESCRIPTION:

Door Replacement

APPEAL BY

August 17, 2016

Charles Wise

August 1, 2016

ADMINISTRATIVE OFFICER

DATE ISSUED

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Town of Rockingham

ZONING PERMIT

PERMIT # — PARCEL # 23-502 0007

PERMITEE: Town of Rockingham

LOCATION: 7 Square

DESCRIPTION:

Door Replacement

APPEAL BY August 17, 2016

Charles Wise August 1, 2016

ADMINISTRATIVE OFFICER

DATE ISSUED

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