



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY AND BUILDING SERVICES
OFFICE OF THE STATE BUILDING INSPECTOR



January 9, 2008

Mr. Alan Bergren
City of Norwich
100 Broadway
Norwich, CT 06360

RE: M-16-08 201 Main Street
Norwich, Connecticut

Dear Mr. Bergren:

I have reviewed the referenced request for modification of Section 901.3, of the 2003 International Building Code portion of the 2005 State Building Code, which states in part that no person shall remove or modify any fire protection system installed or maintained under the provisions of this code or the *International Fire Code* without approval.

It is my decision to approve this modification, as requested, and allow an existing sprinkler system which is located within an abandoned town owned building to remain non-functional with the following stipulation: In addition to the seven stated items that the City of Norwich must perform, all combustibles, other than the structure and finishes, shall be removed and all openings (not just the bottom level) are to be covered and maintained. This decision is based on existing conditions that preclude strict compliance with requirements for new construction.

If you have any questions, please contact Daniel Tierney, Deputy State Building Inspector, at (860) 685-8310.

Regards,

Christopher R. Laux, AIA
State Building Inspector

CRL:DT:jlc
cc: James Troeger, Norwich Building Official
Terry Brouwer, OSFM

Telephone (860) 685-8310
1111 Country Club Road
Middletown, CT 06457
<http://www.ct.gov/dps>
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CITY OF NORWICH
BUILDING DEPARTMENT

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STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF THE STATE BUILDING INSPECTOR
1111 COUNTRY CLUB ROAD
MIDDLETOWN, CT 06457
TELEPHONE: (860) 685-8310
FAX: (860) 685-8365

FILE # _____

**REQUEST FOR MODIFICATION
OF THE STATE BUILDING CODE**

FOR OFFICE USE ONLY

1. Name and Location of Building: Once known as the 'Reid & Huges Building'
201 Main Street City of Norwich CT 06360
Number Street City State Zip

2. Building Owner: City of Norwich

3. Applicant's Name: City of Norwich Telephone: _____
Applicant's Address: 100 Broadway Norwich Ct. 06360
Number Street City State Zip

(Include Firm Name if Applicable): City of Norwich, Ct.
Name of Person to Contact: Alan Bergren Telephone: 860-823-3750
(For information if required)

4. A. Date of Application for Building Permit: No permits sought

B. Applicable Code (Title and Date): None

5. Use Group: Original Use - Mercantile

A. Was there a change of occupancy: Yes No

B. If yes from _____ to _____

6. Building Construction Classification: III B (Ordinary)

7. Square Foot Area of Building (Total): 21,000 + taken from current street card

Largest Square Foot Area per Floor: Approx. 6,602 GSF

8. Number of Stories: 1 @ 4 St. & 1 @ 3 St.

9. Check Applicable Designation:
 New Building Existing Addition Other (Explain) _____

10. Fire Protection at subject premises (Check appropriate headings)

Smoke Detection Heat Detection Extinguishers
 Sprinklers Standpipes
 Other (identify): non-functioning Sprinklers

11. Describe alarm system(s) at premises: Non-functioning

12. Building Code Section that modification is requested from: IBC 2003 Section 901.2 & .3

13. Modification Sought: Release from the requirements of maintaining an operational sprinkler system in accordance to Sections 901.2 Fire Protections systems & 901.3 Modifications, Including 3401.2

14. Reason Modification is Sought: This building, and its property belongs to the City of Norwich, and presently is abandoned. As such the normal level of code compliant protections (fire alarms, detections and sprinkler) are non-functioning. The building is not heated due to its deteriorated conditions, and what existing sprinkler lines are broken or not capable of being made operational. The building has been abandoned for many years, and sections of the floor / ceiling have deteriorated to a point of unacceptable danger. In lieu of attempting to re-activate the sprinkler protection system (either wet or dry), the City of Norwich intends to offer alternative measures to maintain reasonable control measures.

The City Norwich in conjunction with Building and Fire Marshal's Office have reviewed and offer the following: (Using NFPA 1 Uniform Fire Code) Chapter 10 Sections 10.14 Vacant Building and Premises:

The building to be cleaned of all miscellaneous debris.

Windows and door openings to be closed with weather resistant sheeting materials.

All forms of utility connections (water, electrical, plumbing and such) shall be disconnected and certified, as closed and de-activated.

The local police will be notified of building and potentials.

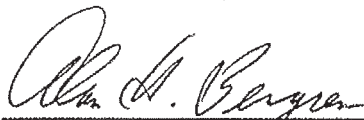
A weekly security patrol by the City of Norwich, will be established for checking grade accessible access points.

The City of Norwich and its local authorities, shall meet on a monthly basis to review continued conditions and monitoring progress, verifying that building is empty of any human life, openings are secure, noting the conditions found.

The Local Fire Department and Marshal's office shall be kept abreast of conditions and allowed to field review the building as needed for fire operations and Pre-Planning for problems.

Refer to attached photos and background information

15. Applicant's Signature


ALAN H. BERGERON, CITY MGR.

Date Signed 1-4-08

16. **Important Requirement** Failure to provide the following information will delay modification process. The Building Official must comment below on the modification request as per Connecticut General Statute 29-254 (b). *Note: Must be signed by Chief Building Official, Acting Building Official or Provisional Building Official of the municipality where the construction is being done.

Support Request

Do Not Support Request

The decision on this request is left to the Office of the State Building Inspector.

Please contact the undersigned.

Building Official's written comments, if desired. _____

JIM TROEGER NORWICH
Building Official (Printed) Town

Jim Troeger 1-4-08
*Building Official Signature Date Signed

860-823-3745
Building Official's Telephone Number

8:30 - 4:30
Best Time to Contact

The Office of the State Building Inspector cannot accept this form electronically. Please mail a paper copy of the signed form, with the local Building Official's written comments and signature, to the Office of the State Building Inspector.