



## DEPARTMENT OF ADMINISTRATIVE SERVICES

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September 25, 2018

Mr. Keith Darin, Building Official  
Town of Cheshire  
Office of the Building Official  
84 South Main Street  
Cheshire, Connecticut 06410

Re: Request for Formal Interpretation of Temporary Vacant

Mr. Darin,

In your request dated September 20, 2018 you ask for a formal interpretation of the term "temporarily" vacant as it applies to the following scenario:

Manufacturing facility constructed in 1850 is type 3B & 5B construction 60,000sf (+-)  
Occupied continuously until ordered by CT DEEP to clean up following hazardous chemical spill or to vacate building  
Building vacated in 1985  
Building continues to be vacant  
Owners contend building is still "temporarily" vacant

Owners wish to allow access to unauthorized individuals so that they can host limited area tours of this facility as they wish to convert former manufacturing facility into a mixed use business/ recreational center. The purpose of the tours is to allow persons to enter building in hopes of soliciting funds for project construction.

Answer:

In the portion of this scenario where the building is currently unoccupied, the building would be considered a vacant or temporarily unoccupied building as defined in Section 118 of the 2012 IBC portion of the 2016 SBC, and would need to be safeguarded in accordance with the requirements in Section 118, including the removal of combustibles and hazardous materials. This status would limit entry to the building to those have the proper safety training for the conditions in the building, such as abatement or construction persons.

In the portion of the scenario where the owners wish to allow persons other than trained persons to enter the building, the building would no longer be considered vacant. Prior to the building being occupied by other than properly trained persons, any unsafe conditions cited by the building official though inspection of the building would need be corrected.

Sincerely,

A handwritten signature in blue ink that reads "Joseph V. Cassidy".

Joseph V. Cassidy, P.E.  
State Building Inspector