



Rec Committee

06/17/ 2025 / 6:00 PM / Proctor Rink

Attendees

Judy Frazier, Lisa Miser, Linda Doty, Amanda Duchesne, Jeff Duchesne, Rachel Ellison, Jason Ellison, Sarah Harrington

Agenda

- I. Call to order
- II. Approve Minutes from May
- III. Rink Building Issues
- IV. Roller Rink hours
- V. Pool opening
- VI. New Business
- VII. Adjourn

Notes

- I. Call to order 6:00 pm
- II. Minutes approved from May
- III. Rink Building Issues & corrective measures- ALL INFO ATTACHED BELOW
 - A. Pests
 - B. Deck Issues
 1. Ramp Edge Protection
 2. Deck Support Posts
 3. Deck Stairs
 4. Deck Railings
 - C. Fire Safety Inspection
 - D. Signage
 - E. Fire Sprinkler Testing
- IV. Rink Hours
 - A. Rink will be open as much as possible for the summer
- V. Pool Opening
 - A. Opening June 18
 - B. Currently have 4 lifeguards and 1 director
 - C. Question was brought up about having people sign in to keep track of numbers
- VI. New Business

- A. Snowblower found at great price
- B. Town will look into fixing the cracks in the rink surface

VII. Adjourn 6:49 pm
 VIII.

Pest Issues



 We currently are fighting an ongoing pest issue pertaining to mice, carpenter ants, and carpenter bees. The issue was brought up during a rec board meeting.

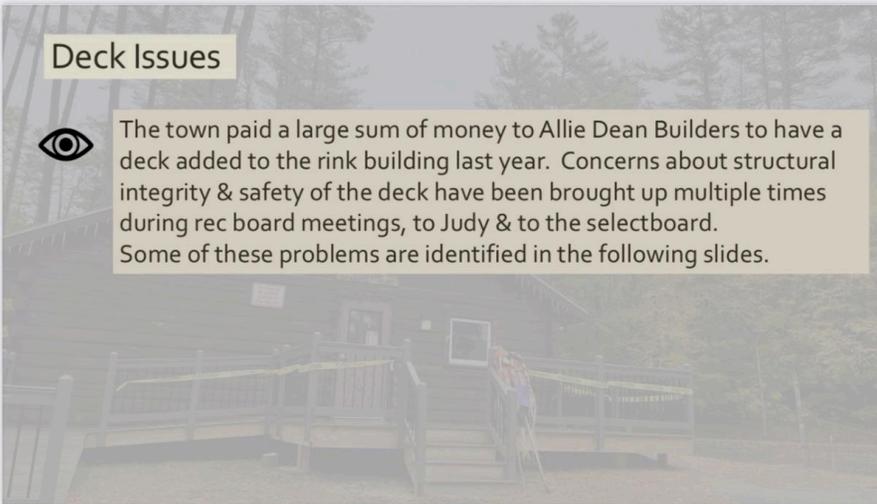
 A pest control company has been contracted by Judy to correct the situation.

 There haven't been many signs of mice recently, but that would be normal this time of year. The carpenter bees are still there. We don't know about the ants.

 The Carpenter ants and bees are a big concern for us as the buildings are wooden structures.

Deck Issues

 The town paid a large sum of money to Allie Dean Builders to have a deck added to the rink building last year. Concerns about structural integrity & safety of the deck have been brought up multiple times during rec board meetings, to Judy & to the selectboard. Some of these problems are identified in the following slides.



Ramp Edge Protection

 The ADA (Americans with Disabilities Act) has specific requirements for edge protection on ramps to enhance safety, preventing wheelchairs and other mobility aids from slipping off the sides. Here are the key requirements regarding ramp edge protection:

-  **Curb or Curb Rail:** A curb or raised barrier at least 2 inches (5 cm) high along both sides of the ramp
-  **Vertical Drop-off:** Edge protection is required when there is a vertical drop-off of more than half an inch (1.27 cm) at the sides of the ramp.
-  **Integration with Handrails:** When ramps are equipped with handrails, they often integrate edge protection into the design. The handrail itself can prevent wheelchairs from slipping off the side, especially if the handrail has a bottom rail that meets the requirement for edge protection.




• Fire sprinkler testing

- Records of inspections and testing must be maintained on-site.
- Noncompliance can result in orders to shut down systems or issue fines.

We have no records on site of the sprinkler system ever being inspected.

Fire Sprinkler Testing



We need to contact a licensed fire protection contractor to have them inspect the fire sprinkler system. Then we need to ensure they are scheduled to continue inspections at the required intervals.



Thank you for
your time.

- Skating rink management June 2025



Signage



Various signage is required at municipal buildings per ADA Standards, VT Fire & Building Safety Codes. Some of this signage is not present at the rink.

These include signs for restrooms, emergency exits, and fire extinguishers.



We should also have typical skating rink signage stating "Skate at your own risk", to protect the town from costly lawsuits.

Signage



Our supplier "Southeastern Skate Supply" is introducing a line of signage specifically geared towards skating rinks within the next few months. The prices from this supplier are usually very competitive.

• Fire sprinkler testing



The National Fire Protection Association (NFPA) requires the following testing and inspection frequency pertaining to fire sprinkler systems:

Monthly by trained staff:

- **Gauges:** Check for proper pressure.
- **Valves:** Ensure they are in the open position and sealed/ labeled.
- **Control Valve Supervision Devices:** Visually inspected.

Quarterly by a licensed fire protection contractor:

- **Alarm Devices:** tested.
- **Supervisory Signal Devices:** Inspected & tested.
- **Valve Position Indication:** Verified.

Annually by a licensed fire protection contractor:

- **Full system inspection and operational test.**

Every 5 years by a licensed fire protection contractor:

- **Internal pipe inspection.**
- **Sprinkler Head inspection.**



Fire Safety Inspection



Jeff Duchesne had to get a safety inspection completed after the electrical work per IBC code. This Fire Safety Inspection revealed some violations.



Fire Safety Inspection

- The last time the boiler was serviced was October of 2012.
 - The boiler needs to be serviced every 2 years by someone certified to do the job.
 - Currently it has been ~13 years. 11 Years over the maximum limit.
- It was also found that the access ramp does not meet ADA requirements. (This has been brought to people's attention in the past & is noted in the previous section.)

Handwritten notes on a form, including dates like 10-5-12 and 10-5-12, and a signature. The form includes a Keyser Energy logo and the phone number 1-800-427-1451.

Vermont Department of Public Safety
DIVISION OF FIRE SAFETY
 Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
 fire.safety.vermont.gov

Waterbury Regional Office
 40 State Drive
 Waterbury, VT 05671-8300
 (Phone) 802-478-4424
 (Fax) 802-478-4446

Rutland Regional Office
 56 Howe Street, Building A, Suite 205
 Rutland, VT 05701-3449
 (Phone) 802-788-0817
 (Fax) 802-788-0812

Williston Regional Office
 380 Hancock Lane, Suite 101
 Williston, VT 05495-2089
 (Phone) 802-879-1528
 (Fax) 802-879-2313

Springfield Regional Office
 100 Memorial Street, Suite 302
 Springfield, VT 05156-2168
 (Phone) 802-274-0028
 (Fax) 802-274-0511

FIRE INSPECTION RESULTS Site ID: 103874

Structure Information
 Name: Proctor Skating Rink Address: 33 Olympus Rd
 Structure ID: 103874 PROCTOR, VT 05765

Business Owner
 Name: PROCTOR TOWN OF (N 5011) Address: PO BOX 128
 Phone: 802-459-3333 45 MAIN ST
 PROCTOR, VT 05765

Building Description
 Risk Index: L2 Smoke Det: AC/DC Occupants: Units:
 Comb Type: VB CO Detect: AC/DC Stand Pipe: Floors: 1
 Occ Type: AB Fire Alarm: AC/DC Sprinkler: Sq Feet:
 Heating: Oil

Project Description
 Name: Fire Inspection
 Type: Building Project Received: 05/19/2025 Workitem ID: 518060

Inspection Detail
 Insp Date: 05/16/2025 Insp Type: Annual Inspection And Test Violations: 1
 Comply By: Occ Granted: Yes Hazard Index: Level 2
 Inspector: Nicholas Abateil (S-118331)

Violations and Notes
 Conducted a fire inspection of 33 Olympus Rd (Proctor Skating Rink) in Proctor, VT. This structure is an assembly occupancy.
 All listed violations are in accordance with the National Fire Protection Association (NFPA) 2015 code adopted by the State of Vermont and the 2015 Vermont Fire and Building Safety Code.
 During the inspection the following violations were noted:
 1.) Boiler needs to be serviced once every two years.
 NFPA 111.5.1.7.1 & FBSC Page 14 - Periodic Inspection of Heating Appliances: All fuel fired heating appliances shall be cleaned and maintained in accordance with the manufacturer's instructions and shall be inspected at least once during any 2-year period by personnel certified in accordance with section 1.13.
 While conducting the inspection I observed an access ramp that appears to have been installed within that last few years and does not appear to meet ADA requirements. The Division of Fire Safety does not have any record of a construction permit for this ramp. ADA for ramps can be found here: <https://www.access-board.gov/ada/guides/chapter-4-ramps-and-curb-ramps/>
 Additional guidance can be found in the 2012 Vermont Access Rules.
 A follow-up inspection is not needed at this time. Please send pictures via email and/or text of corrected violations.
 If there are any questions or concerns regarding this report or specific violations, please contact me directly.
 Respectfully,
 Nick Abateil
 Assistant Fire Marshal
 Rutland, Vermont 05701
 Office: 802-788-0071
 Cell: 802-798-4026
 nicholas.abateil@vermont.gov

Fire Safety Inspection

- A follow up inspection is not required at this time.
- We need to get the violations corrected, & are required to send pictures via email and/or text of the corrections.
- We can contact the inspector if needed if we have any further questions or concerns.



There is no verification of effectiveness as of yet. We are still at the Corrective Action stage

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Deck Railings

Per IBC (International Building Code) regulations, guardrails (guard systems) must be:

- Structurally secure and rigid, able to resist:
 - 200 pounds of force at any point along the top rail.

- Scrap wood used to correct mistakes.
- One screw used to attach the top rail to the posts



- Scrap wood used to correct mistakes.
- One screw used to attach the bottom rail to the posts



- Large gaps left due to mistakes.



Per IBC (International Building Code) regulations, guardrails (guard systems) must be:

- Structurally secure and rigid, able to resist:
 - 200 pounds of force at any point along the top rail.



Deck Issues



Judy has spoken to Allie Dean & he said that he didn't see any problem.



The deck problems still exist and have not gotten any better. This compromises safety and life risk. We are not sure how this deck passed a building inspection when it was completed, and are assuming no permit was pulled.

We now need a viable solution to this issue.

- IBC (International Building Code) for municipal buildings requirements for any structural, electrical, fire safety, or plumbing work:

Deck Stairs



Per IBC (International Building Code) regulations:

- Requires rigid, load-bearing connections.
- Stairs must be securely anchored at the top and bottom.
- Must have structural stability under live loads.
- Must have robust connections under expected loads and emergencies.



Deck Stairs



Per IBC (International Building Code) regulations:

- Requires rigid, load-bearing connections.
 - **Strap hinges are not designed to resist vertical loads, lateral loads, or torsional stress. All of which stairs must handle.**
 - **Strap hinges are not rigid.**
- Stairs must be securely anchored at the top and bottom.
 - **They are not anchored at all on the bottom.**
 - **They are not "securely" anchored at the top.**
- Must have structural stability under live loads.
 - **Hinges can flex, bend or shear under the weight of people walking on the stairs. This introduces fall hazards.**
- Must have robust connections under expected loads and emergencies.
 - **Stairs suspended by hinges violates these requirements.**



Deck Railings



Per IBC (International Building Code) regulations, guardrails (guard systems) must be:

- Structurally secure and rigid, able to resist:
 - 200 pounds of force at any point along the top rail.



Deck Support Posts

Per IBC (International Building Code) regulations:

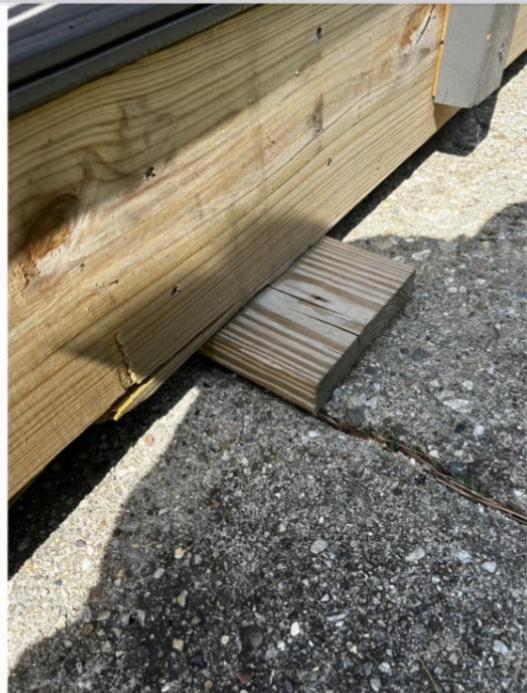
- Minimum post size must be 6x6.
 - **Post is 2 scrap pieces of 2x8 stacked on top of a ½"x 2" piece of scrap wood.**
- Posts must be mechanically connected to the footing (post base, anchor)
 - **Post is not mechanically connected to the footing.**
- Posts must be plumb & braced.
 - **Post is not plumb or braced.**



Deck Support Posts

Per IBC (International Building Code) regulations:

- Posts must be mechanically connected to the footing (post base, anchor)
 - **Post is not mechanically connected to the footing.**
- Posts must be plumb & braced.
 - **Post is not plumb or braced.**



Deck Support Posts

Per IBC (International Building Code) regulations:

- Minimum post size must be 6x6.
 - **Post is 2x8.**
- Posts must be mechanically connected to the footing (post base, anchor)
 - **Post is not mechanically connected to the footing.**



Deck Support Posts



Per IBC (International Building Code) regulations:

- Minimum post size must be 6x6.
- Posts must rest on footing that extend below the frost line. (4-5 feet in VT)
- Posts must be mechanically connected to the footing (post base, anchor)
- Posts must be plumb & braced.



- IBC (International Building Code) applies to municipal buildings.
- IRC (International Residential Code) applies to residential buildings.

Deck Support Posts



Per IBC (International Building Code) regulations:

- Minimum post size must be 6x6.
 - **Post is 4x4.**
 - **The post in the background is also 4x4.**
- Posts must rest on footing that extend below the frost line. (4-5 feet in VT)
 - **Post is free hanging 3/4 of an inch above the ground.**
- Posts must be mechanically connected to the footing (post base, anchor)
 - **Post is not mechanically connected to the footing.**
 - **Neither is the post in the background.**

Deck Support Posts

Per IBC (International Building Code) regulations:

- Minimum post size must be 6x6.
 - **Post is 4x4.**
- Posts must be mechanically connected to the footing (post base, anchor)
 - **Post is not mechanically connected to the footing.**



