

CHAPTER 20 BUILDING CODES

This Chapter is enacted pursuant to the authority granted by Section 22 of Chapter 47 of the New Hampshire Revised Statutes Annotated. The City of Somersworth hereby repeals the contents of Chapter 20 of the City of Somersworth Ordinance in its entirety as it was last revised and adopts the following as Chapter 20 of the City of Somersworth, and that the City of Somersworth will now officially recognize and use the State of New Hampshire Building codes, pursuant to New Hampshire RSA 155-A, as follows:

International Building Code 2009, the International Plumbing Code 2009, the International Mechanical Code 2009, the International Energy Conservation Code 2009, and the International Residential Code 2009, as published by the International Code Council, and the National Electric Code 2011.

That the City of Somersworth City Clerk is hereby ordered and directed to cause this ordinance to be published

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

A. BUILDING CODE

An ordinance of the City of Somersworth adopting the 2009 edition of the *International Building Code (IBC)*, or current editions adopted now or in the future by the State of New Hampshire regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures that are unfit for human occupancy and use and the demolition of such structures in the City of Somersworth; and providing for the issuance of permits and collection of fees.

The City Council of the City of Somersworth does ordain as follows:

- 20.A.1** That a certain document, two (2) copies of which are available in the office of Code Enforcement and/or the city clerks office in the City of Somersworth, and being marked and designated as the *International Building Code, 2009* edition or current editions adopted and amended now or in the future by the State of New Hampshire as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Somersworth, in the State of New Hampshire for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and

use of the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the Office of the City of Somersworth and hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance with the additions, insertions, deletions and changes, if any, prescribed in Section 20.A.2 of this ordinance.

20.A.2 The following sections are hereby further revised:

Section 101.1. Insert [**City of Somersworth**]

Section 105.2 Under “Building:” delete paragraph 2 (removes fences under 6 feet from exemptions)

Section 103.2.8 After this paragraph add [**Exception: Group R-3 occupancies.**] (This exception is according to state law)

Section 1612.3 Insert [**Strafford County, New Hampshire**] Insert [**May, 17, 2005**]

Section 3412.2 Insert [*Date of acceptance of this ordinance*]

B. RESIDENTIAL CODE

An ordinance of the City of Somersworth adopting the 2009 edition or current editions and amendments adopted now or in the future by the State of New Hampshire of the *International Residential Code (IRC)*, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than threes stories in height with separate means of egress in the City of Somersworth providing for the issuance of permits and collection of fees

The City Council of the City of Somersworth does ordain as follows:

20.B.1 That a certain document, two (2) copies of which are on file in the office of Code Enforcement and/or the city clerks office in the City of Somersworth, and being marked and designated as the *International Residential Code*, 2009 edition or current editions and amendments adopted now or in the future by the State of New Hampshire as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Somersworth, in the State of New Hampshire for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than threes stories in height with separate means of egress as herein provided; providing for

the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the City of Somersworth are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 20.B.2 of this ordinance.

20.B.2 The following sections are hereby further revised:

Section R101.1. Insert: **[City of Somersworth]**

Section R105.2 under “Building:” delete paragraph 1 (accessory structures 120 sq ft or less already exempted by IBC. Permit required for structures greater than 120 sq ft), delete paragraph 2 (removes fences under 6 feet from exemption. Consistent with IBC).

Section 202 Insert Alphabetically **[Accessory Dwelling unit; Often referred to as “In-Law Apartment”: An additional living space attached to a single family home and the two spaces share either a bathroom or kitchen and are commutable to the shared space via active common living space and the two spaces will have no division of utilities or services]**

Table R301.2 (1) Insert: **[60]** under “*Ground Snow Load*”, **[90 Cat B]** under “*wind Speed (mph)*”, **[C]** under “*Seismic Design Category*”, **[Sever]** under “*Weathering*”, **[48”]** under “*frost Line Depth*”, **[Slight to Moderate]** under “*Termite*”, **[-3]** under “*Winter Design Temp*”, **[36”]** under “*Ice Barrier Underlayment Required*”, **[May 17, 2005 panel # 217, 218, 219, 238, 239, 310, 327, and 330]** under “*Flood Hazards*”, **[1209]** under “*Air Freezing Index*”, **[47°]** under “*Mean Annual Temp*” (all of these are taken directly from the tables/maps in the IRC for our geographic location)

Section R313 Delete entire section (This section was contrary to state law as it requires fire sprinkler systems in one and two-family structures)

Section P2603.6.1 Inserting in the first sentence following “shall be” **[according to NH State approved Septic design]** (requires depth of sewer connections to septic systems to be in accordance with NH State rules) then striking the remainder of the sentence.

C. FUEL GAS CODE

An ordinance of the City of Somersworth adopting the 2002 *National Fire Protection Agency volume 54 (NFPA 54)* or current editions and amendments adopted now or in the future by the State of New Hampshire for the regulating and governing fuel gas systems and gas-fired appliances in the City of Somersworth providing for the issuance of permits and collection of fees

The City Council of the City of Somersworth does ordain as follows:

20.C.1 That a certain document, two (2) copies of which one is on file in the office of the Code Enforcement and/or the city clerks office and one with the City of Somersworth Fire Department, being marked and designated as *NFPA 54 National Fuel Gas Code 2009*, or current editions and amendments adopted now or in the future by the State of New Hampshire as published by the National Fire Prevention Association, be and is hereby adopted as the Fuel Gas Code of the City of Somersworth in the State of New Hampshire for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the City of Somersworth are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 20.C.2 of this ordinance.

20.C.2 Fees: See Section 20.L.10 of Somersworth City Ordinance. Fees, Fines, and Penalties

D. MECHANICAL CODE

An ordinance of the City of Somersworth adopting the 2009 edition or current editions and amendments adopted now or in the future by the State of New Hampshire of the *International Mechanical Code*, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Somersworth providing for the issuance of permits and collection of fees.

The City Council of the City of Somersworth does ordain as follows:

20.D.1 That a certain document, two (2) copies of which are on file in the office of Code Enforcement, and/or the city clerks office in the City of Somersworth, and being marked and designated as the *International Mechanical Code, 2009 edition or current editions and amendments*

adopted now or in the future by the State of New Hampshire, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Somersworth, in the State of New Hampshire regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the City of Somersworth are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 20.D.2 of this ordinance.

20.D.2 The following sections are hereby revised:

Section 101.1. Insert: [**City of Somersworth**]

Section 106.5.2. Insert: [**See Section 20 L.10 of Somersworth City Ordinance. Fees, Fines, and Penalties**]

Section 106.5.3. Delete section sub paragraph 2 and 3. Insert: [**See Section 20.L Fees, Fines, and Penalties**]

Section 108.4. Delete section. Insert[**See Section 20 L of Somersworth City Ordinance. Fees, Fines, and Penalties**]

Section 108.5. Delete near end of paragraph "...shall be liable for a fine {Delete from here to the end of the paragraph} ~~of not less than [AMOUNT] dollars or more than [AMOUNT] dollars~~" and insert [**according to Section 20 L.10 of Somersworth City Ordinance. Fees, Fines, and Penalties**]

E. ELECTRICAL CODE

An ordinance of the City of Somersworth adopting *NFPA 70 National Electrical Code (NEC) 2011* edition, or current editions and amendments adopted now or in the future by the State of New Hampshire of the *NFPA 70 NEC*

The City Council of the City of Somersworth does ordain as follows:

20.E.1 That a certain document, two (2) copies of which are on file in the office of Code Enforcement and/or the city clerks office in the City of Somersworth, and being marked and designated as *NFPA 70 National Electrical Code* or current editions and amendments adopted now or in the future by the State of New Hampshire, of the *NFPA 70 NEC*, is hereby

adopted as the Electrical Code of the City of Somersworth, in the State of New Hampshire with the additions, insertions, deletions and changes, if any, prescribed in Section 20.E.2 of this ordinance.

20.E.2 The following sections are hereby revised:

Section 80.19(E) Fees: Delete section. Insert [**See Section 20 L.10 of Somersworth City Ordinance. Fees, Fines, and Penalties**]

20.F. RESERVED

G. PLUMBING CODE

An ordinance of the City of Somersworth adopting the 2009 edition or current editions and amendments adopted now or in the future by the State of New Hampshire of the *International Plumbing Code*, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Somersworth; providing for the issuance of permits and collection of fees

The City Council of the City of Somersworth does ordain as follows:

20.G.1 That a certain document, two (2) copies of which are on file in the office of Code Enforcement and/or with the city clerks office in the City of Somersworth, and, being marked and designated as the *International Plumbing Code, 2009 edition*, or current editions adopted and amendments now or in the future by the State of New Hampshire, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Somersworth, in the State of New Hampshire regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the City of Somersworth are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 20.G.2 of this ordinance.

20.G.2 The following sections are hereby further revised:

- Section 101.1. Insert: [**City of Somersworth**]
- Section 106.6.2. Insert [**See Section 20.L.11.2 of this Ordinance. Fees, Fines, and Penalties**]
- Section 106.6.3. Delete section. Insert: [**See Section 20 .L.10 of this Ordinance. Fees, Fines, and Penalties**]
- Section 108.4. Delete section. Insert: [**See Section 20 L of Somersworth City Ordinance. Fees, Fines, and Penalties**]
- Section 108.5. Delete near end of paragraph after "...shall be liable for a fine..." {Delete from here to the end of the paragraph} and insert [**according to Section 20. L.10 of Somersworth City Ordinance. Fees, Fines, and Penalties**]
- Section 305.6.1 Insert [**See New Hampshire Department Of Environmental Services, Chapter Env-Ws 1000, dated August 1990 and titled Subdivision and Individual Sewage Disposal System Design Rules**]
- Section 904.1. Insert [**not less than 24 inches above roof**]

H. PRIVATE SEWAGE DISPOSAL CODE

The City of Somersworth recognizes that the State of New Hampshire is the governing body for approval and final inspection of Individual Sewage Disposal Systems, the guidelines for which are outlined in the New Hampshire Department Of Environmental Services (NHDES), Chapter Env-Ws 1000, dated August 1990 and titled Subdivision and Individual Sewage Disposal System Design Rules and that the State of New Hampshire has authority to protect water supplies, to prevent pollution in the surface and ground waters of the state and to prevent nuisances and potential health hazards as stated in State RSA, Title L, Water Management and Protection, Chapter 485-A, Water Pollution and Waste Disposal.

The city additionally recognizes the following in response to repairs of septic systems in kind: If septic systems require repair or replacement such repair or replacement must meet system guidelines as prescribed by NHDES.

The City Council of the City of Somersworth does ordain as follows:

20.H.1 That a certain document, two (2) copies of which are on file in the office of Code Enforcement and/or with the City Clerks office and/or the Engineers Office in the City of Somersworth, and being marked and designated as the Subdivision and Individual Sewage Disposal System

Design Rules-and is hereby adopted as the Private Sewage Disposal Code of the City of Somersworth, in the State of New Hampshire regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to use or maintenance of individual sewage disposal systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Private Sewage Disposal Code on file in the office of the City of Somersworth are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance

I. ENERGY CONSERVATION CODE

The City of Somersworth recognizes that the State of New Hampshire is the governing body for regulating energy efficient building practices for new residential construction as stated in the New Hampshire State RSA, Title XII, Public Safety and Welfare, Chapter 155-D, Energy Conservation in New Building Construction. The State of New Hampshire requires that the City of Somersworth receive documentation in the form of a PUC Certification approval prior to the issuance of Residential Building Permits for the construction of new dwellings and major additions.

The city additionally recognizes the following in response to commercial building construction: An ordinance of the City of Somersworth adopting the 2009 edition or current editions and amendments adopted now or in the future by the State of New Hampshire, of the *International Energy Conservation Code*, regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems in the City of Somersworth; providing for the issuance of permits and collection of fees therefore;

The City Council of the City of Somersworth does ordain as follows:

20.I.1 That a certain document two (2) copies of which are on file in the office of Code Enforcement and/or the City Clerks office in the City of Somersworth, and, being marked and designated as the *International Energy Conservation Code, 2009 edition*, or current editions adopted now or in the future by the State of New Hampshire as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the City of Somersworth, in the State of New Hampshire regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file

in the office of the City of Somersworth are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 20.I.2 of this ordinance.

20.I.2 The following sections are hereby revised:

Section 101.1. Insert: **[City of Somersworth]**

20.J PERMIT CLASSIFICATION

20.J.1 Major Building Permits

Major Building Permits are required for: all new construction, placement of modular homes, placement of manufactured homes, additions greater than 600 sqft. on 1&2 family dwellings, additions to all commercial structures, and multi unit dwellings. It will also be required for renovations in which the scope of work will not allow habitation during the renovation (i.e.: complete gut and rehabilitation, fire restoration, etc.) or projects that remodel greater then 25% of the square footage of livable space. Projects that require a major building permit will require a Certificate of Occupancy prior to use or occupancy or re-use or re-occupancy.

20.J.2 Minor Building Permits

Minor Building Permits are required for all types of construction not described in 20.J.1

Exceptions are listed in IRC and IBC 105.2 (which ever is applicable) as amended by 20.A.2 or 20.B.2 of this ordinance.

20.J.3 Demolition Permits

Demolition Permits are required for all structure wrecking and removal, fire restoration and rehabilitation destruction exceeding 600 sqft.

Permits may need a State of New Hampshire DES completed form as well, based on the assessment of the Code Enforcement Office. Separate Demolition permits are required for hazardous waste remediation prior to the issuance of a demolition permit for the removal of the structure containing such hazard(s).

20.J.4 Mechanical Permits

Mechanical Permits are required for all gas work or installation of gas appliances downstream from the regulator that services the structure, any

gas work that is inside the structure, all HVAC installations greater than 1 ton cooling and/or permanently designed furnace systems.

Exceptions: listed in IBC 105.2 as amended by 20.A.2 of this ordinance.

If the proposed work involves gas (LPG, NG, etc.) the permit must be applied for by a New Hampshire licensed Gas mechanic. (This requires all gas work to be done by a licensed gas mechanic. This is stricter than the state law which allows homeowners of single family dwellings that are not rented to perform their own gas work)

20.J.5 Plumbing Permits

Plumbing permits are required for any plumbing, boiler, waste runs or stacks, that is to be newly installed or a repair as specified in IBC 105.2.2 that exceeds \$300 in materials, or any renovations where a fixture is relocated.

Exceptions: listed in IBC 105.2, IPC 106 or as amended by this ordinance in 20.A.2.

A permit must be applied by a New Hampshire licensed plumber or the property owner if the work is in an owner occupied single family dwelling. (Consistent with state law which allows an owner of their personal single family abode to perform their own plumbing work)

20.J.6 Electrical Permits

All electrical work requires a permit

Exceptions: As listed in IBC 105.2

A permit must be applied for by a licensed electrician or the property owner if the work is in an owner occupied single family dwelling. (Consistent with state law which allows an owner of their personal single family abode to perform their own electrical work)

20.J.7 Subsurface Sewer Disposal System

All new installations, replacements and repair of private subsurface effluent disposal systems, (septic system), are required to have a permit based upon an engineered design meeting the requirements of the State of New Hampshire – Subsurface Systems Bureau

20.K RESERVED

20.L. FEES, FINES, & PENALTIES

The City Council of the City of Somersworth does ordain that according to the provisions of IBC 2009 § 109 shall apply as follows:

20.L.1 BUILDING PERMIT FEE SCHEDULE

20.L.1.1 Residential 1 & 2 family dwellings:

For residential single family dwellings, modular homes, mobile homes less then 4000 sqft in size or 2 family dwelling less then 8000 sqft in size a fee of \$10.00 shall be charged for every building permit application filed.

To this shall be added charges in the amount as follows:

For any construction or alteration the permit fee shall be the calculation of eight dollars (\$8.00) per one thousand dollars of estimated cost of construction or purchase. When labor is not considered, the calculation shall be ten (\$10.00) per thousand dollars of the materials value.

To estimate cost of construction where none is given for Residential buildings

- (1) First floor (with an unfinished basement or crawl space)..... \$50.00/sqft.
- (2) Other finished areas..... \$40.00/sqft
- (3) Other unfinished areas..... \$30.00/sqft
- (4) First floor on a slab or over a finished basement..... \$40.00/sqft

For residential single family dwellings greater than 3999 sqft or 2 family dwellings greater than 7999 sqft use 20.L.1.2

Minimum application fee shall be \$25.00

20.L.1.2 COMMERCIAL/INDUSTRIAL

Commercial/Industrial construction and/or renovations:

The fee is calculated at eight (\$8.00) per thousand of estimated cost of construction.

Minimum application fee shall be \$25.00

Third party inspections may be required as determined by the City Engineer, Code Enforcement Officer, City Planner or, Fire Chief or their appointees. These inspections are, but not limited to: compaction, slump, torque, welding, structural, loading, lighting, drainage, subsurface waste, water treatment, pollution, and fire safety .The expense of such third party inspections is the responsibility of the applicant.

20.L.2 DEMOLITION PERMIT FEE SCHEDULE

For Demolition the fee shall be ten dollars (\$10.00) for the application then fifteen dollars (\$15.00) for any structure of less than 144 square feet, and twenty-five dollars (\$25.00) for any structure over 144 square feet

20.L.3 PLUMBING PERMIT FEE SCHEDULE

20.L.3.1 Residential

A fee of \$10.00 shall be charged for every plumbing permit application filed. To this shall be added charges in the amount as follows:

\$10.00 for installing, adding, or changing the water distribution system.

\$10.00 for installing, adding, or changing the waste piping system.

\$10.00 per \$1000.00 cost for boiler and associated plumbing for hot water heating

For the purposes of this section of the ordinance, multi family will be considered residential.

\$5.00 per fixture. Fixtures are, but not limited to the following:

- | | |
|----------------------------|---|
| Stacks | Sill Cocks |
| Sinks | Showers |
| Bath Tubs | Urinal |
| Water Closet | Catch Basin |
| Lavatory | Dishwasher |
| Water Heaters | Humidifier |
| Water Storage Tanks | Kitchen Disposal |
| Laundry Tray | Cloths Washer |
| Floor Drains | Special Wastes |
| Sewage Ejector | Rainwater Leaders |
| Drinking Fountain,
Pump | Main backflow preventer
Miscellaneous Fixtures |

Minimum application fee shall be \$20.00

20.L.3.2 Commercial/Industrial Fee Schedule

A fee of \$10.00 shall be charged for every plumbing permit application filed. To this shall be added charges in the amount as follows:

\$8.00 per \$1,000.00 of estimated plumbing cost.

Minimum application fee shall be \$20.00

20.L.4 MECHANICAL PERMIT FEE SCHEDULE

A fee of \$10.00 shall be charged for every mechanical permit application filed. To this shall be added charges in the amount as follows:

\$8.00 per \$1,000.00 of estimated mechanical cost.

Minimum application fee shall be \$20.00

20.L.5 RESERVED

20.L.6 SUBSURFACE SEWER DISPOSAL INSTALLATION OR REPAIR PERMIT FEE SCHEDULE

A fee of \$35.00 shall be charged for every subsurface sewer disposal permit application filed.

20.L.7 ELECTRICAL PERMIT FEE SCHEDULE

A fee of \$10.00 shall be charged for every electrical permit application filed. To this shall be added charges in the amount as follows:

- 1. Service Installations:
 - ≤100 amp service\$ 7.00
 - >100-400 amp\$10.00
 - >400-600 amp\$12.00
 - >600-800 amp\$12.00
 - >800-1000 amp\$15.00
 - >1000 amp\$18.00

- 2 Meter Installation:
 - Domestic\$ 5.00
 - Quick Recovery\$5.00
 - Off Peak\$5.00
 - Primary.....\$5.00

Power\$5.00
Temporary Service.....\$15.00

3. Switches

Standard \$1.00 each
W/ Light \$1.00 each
Generator transfer.....\$5.00 each

4. Fixtures

Standard incandescent..... \$1.00 each
Standard fluorescent..... \$1.00 each
4 light fluorescent \$3.00 each
Sign.....\$10.00 each
Neon.....\$1.00/lineal foot of tube
LED. \$ 2.00 per sqft (sign type) or \$.50 per lineal foot
Strip lighting or rope..... \$.50 / each outlet
Smoke detector.....\$3.00 each (\$25.00 Max)

5 Outlets:

Standard duplex \$1.00 each
Quadruple \$1.00 each
GFCI \$1.00 each
Hi-Intes. Lighting..... \$10.00 each

Power (special):

Less than 10 KW.....\$10.00
10-25 KW.....\$16.00
More than 25 KW\$24.00

6. Baseboard Heat

Less than 10 KW.....\$3.00
10-25 KW.....\$5.00
More than 16 KW\$.50 per KW

7. Equipment

The following residential equipment: is \$5.00 each:

Microwave	Clothes dryer
Disposal	Hot water heater
Dishwasher	Welding equipment
Exhaust fan	Air cond.
Oven	Oil burner
Range/oven combo	Electrical furnace
Warmer table	Motors less than ½ hp
Surface range	
Clothes washer	

The following Commercial equipment is \$6.00 each:

Cooking appliance	Air Compressor ½ hp or greater
Hair Dryer	Motors greater then ½ hp
Clothes Dryer	Exhaust fan
Clothes Washer	Dishwasher
Hot Water Heater	AC (additional\$1.00 per ton over 2 tons)
Welding Equipment	
Oil Burner	

Note: Commercial and industrial equipment not listed are to be priced based on the code officers estimate at the time of application

Minimum application fee shall be \$20.00

20.L. REINSPECTION FEE

In the event an initial inspection fails and requires an additional 2nd inspection that also fails for the same reasons identified in the first inspection, subsequent inspections will require an additional \$25 administration fee paid prior to each and every additional inspection until the failure has been remedied.

20.M ENFORCEMENT

20.M.1 Fee/Penalty for non-permitted work.

Any property owner or agent of said property owner who is found to have demolished, constructed, altered, removed or changed the use of a building, structure, mechanical component, septic system or construction without the benefit of a building, electrical, plumbing, mechanical, demolition, or subsurface waste disposal system permit, where a permit would be required under this chapter, shall receive a written notice of said findings and shall submit an application(s) after-the-fact (ATF). The applicant shall bear the cost of the original permit fee and may incur a penalty of the same amount as the fee. This penalty shall have a maximum not to exceed \$500.00

20.M.2 Appeals

Should an applicant feel that a permit was not required; an appeal may be filed in accordance with section 20.N of this ordinance. Work must be suspended pending the outcome of such an appeal or a permit shall be received in accordance with 20.M.1 above. If the appeal is successful and a permit was issued, the City shall reimburse the applicant the fee and penalty.

20.M.3 Enforcement of Conditions of Approval

Where approvals or permits are granted by the Planning Board, the Zoning Board of Adjustment, the Historic District Commission, or the Site Review Technical Committee, it shall be the duty of the Code Officer to enforce the specific conditions of approval attached to such approvals or permits by the respective boards.

20.M.4 Violations

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be subject to the penalty provisions prescribed by RSA 155A:8. Each day that the violation continues shall be deemed a separate offense. Reference State RSA's 155A:8, 625:8 I(c), 651:2 IV(a) and 676:17 for further penalty provisions.

20.M.5 RESERVED

20.M.6 TRANSFERABILITY

All permits are not transferable.

20.N REVIEW OF DECISIONS AND APPEALS

After review should, the building inspector disapprove an application or refuse to grant a permit applied for under the Building Codes in this Chapter and/or in the Zoning Codes in Chapter 19, or when it is claimed that the provisions of the code and/or zoning do not apply or that the true intent and meaning of the code and/or zoning have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the building official to the zoning board of adjustment pursuant to RSA 674:34 or RSA 676:5, which ever is applicable. (NH RSA 674:51-a.III(b) requires a provision for a building code board of appeals. However, NH RSA 673:1.V allows the zoning board of adjustment (ZBA) to act as the appeal board when there is no provision to establish such an appeal board. This language is consistent with the recently adopted Chapter 21 Fire Prevention and Life Safety Code that designates the ZBA as the appeal board)

20.O INTERPRETATION AND SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional and/or against state law, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that if would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional and/or against state law.

That nothing in this ordinance or any of the codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes or action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance

Prior Chapter Amended.

10/02/1989

02/28/1994

03/06/1995

10/07/1996

12/14/1998

09/20/1999

10/07/2002

Prior Chapter Deleted

09/16/2013

This chapter adopted

09/16/2013