

TOWN OF SWANZEY BUILDING CODES & ZONING CONSTRUCTION REQUIREMENTS

The State of New Hampshire has a state-wide building code, RSA 155-A. Effective April 1, 2010, the NH State Building Code has been amended with the adoption of the documents listed below, and as further amended by the Building Code Review Board*. (For further reference, go to <http://www.nh.gov/safety/boardsandcommission/bldgcode/>) By adoption of the Zoning Ordinance section detailed below, the following national codes or standards are in effect for building in the Town of Swanzeay:

International Building Code (IBC) 2009*
International Residential Code (IRC) 2009*
National Electrical Code (NEC) 2009*
State Fire Code Saf-C 6000
International Mechanical Code 2009*
International Plumbing Code 2009*
International Energy Conservation Code 2009*

Please note, the Town's Building Codes are tied to state regulations and are automatically amended by amendments to state statute.

For the purposes of Climate and Geographic Design criteria, the Town is located in Climate Zone 5.

SWANZEY ZONING ORDINANCE SECTION III-A SWANZEY BUILDING REGULATIONS

Section III-A.1. Purpose To establish minimum regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of buildings and building systems in the Town of Swanzeay; providing for the issuance of permits; collection of fees; making of inspections; and for the enforcement of this Section as provided by law.

Section III-A.2. State Regulations Where State of New Hampshire laws, codes, rules or regulations are more restrictive or preempt local authority, the state requirement shall be observed.

Section III-A.3. Administration and Enforcement The provisions of this section and its requirements will be enforced by the Building Inspector, hereinafter called the Code Enforcement Officer. In the absence of the Code Enforcement Officer, the Board of Selectmen (or their designee) shall perform his duties.

Section III-A.4. Permits A permit issued by the Code Enforcement Officer shall be required before the placement of foundations or construction, including the placement of manufactured housing. In addition, a building permit shall be

required prior to the alteration, repair, removal, or demolition of a building or structure, unless exempt from permit requirements.

The Code Enforcement Officer shall not issue any permits until all applicable driveway, fire code, septic, wetland, Zoning Board of Adjustment, Planning Board or other required permits are in place.

Section III-A.5. Means of Appeal Any party who has been aggrieved by a decision of the Code Enforcement Officer may appeal from such action by filing a written appeal from said administrative decision within thirty (30) days from the date of decision, said appeal to be filed with the Zoning Board of Adjustment.

Section III-A.6. Building Code Adoption All buildings, building components, and structures constructed in Swansey shall comply with the most recent State of New Hampshire Building Code as currently set forth in RSA 155-A, including any amendments. The Building Code shall apply to all construction, design, structure, maintenance, and use of all buildings or structures to be erected and to the alteration, renovation, rehabilitation, repair, maintenance, removal, or demolition of all buildings and structures previously erected.

If the State Building Code or portions thereof are repealed, the most recent versions of the International Residential Code, International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, National Electrical Code and State Fire Code shall apply. The regulations, provisions, conditions and terms of said code are hereby referred to and adopted and made part hereof as if fully set out in this section, with any amendments prescribed in this section as follows:

Amendments:

- a. Amend Section R101.1 by inserting: The Town of Swansey.
- b. Amend Section R102.5 by adding: Appendices C, G and J are referenced and adopted as part of this code.
- c. Delete Section R112, Board of Appeals.

III-A.7. Installation of New Septic Systems. New septic systems may not be installed until a building permit for a structure to be served by the new septic system has been issued by the Town of Swansey.

III-A.8. Certificate of Occupancy/Completion A Certificate of Occupancy/Completion is required prior to the occupation or use of a building/structure for which a building permit has been issued. If applicable, the following must be inspected or approved before a Certificate of Occupancy/Completion will be issued.

a. Fire Inspection – A statement signed by the Fire Chief or designee regarding installation of smoke detectors at all levels; inspection of chimney clearances and height above roof; and installation of furnace, wood stoves and fireplaces, where regulated.

b. A statement from the Swanzey Public Works Director and/or NH Department of Transportation that the driveway entrances have been completed to specifications on driveway permit(s).

c. Operational approval for the Septic System from the State of New Hampshire.

d. In the event that other permits were required in order to issue the building permit, sign-off from the granting agency is required.

Certificates of Occupancy/Completion will be issued by the Selectmen (or their designee).

III-A.9. Fees - The fees for permits shall be determined and set by the Board of Selectmen. Fees must be paid to the Town of Swanzey before a permit may be issued.

Professional review of plans and site inspections if required by the Code Enforcement Officer shall be at the expense of the applicant and must be paid before a Certificate of Occupancy/Completion is issued.

(Adopted March 13, 1990; section moved to III-A.10. March 11, 2008; entire section revised March 13, 2012)

****Note: Certificates of Occupancy have been renamed to Certificates of Occupancy/Completion.**

*****Note: Oil Burner Permits are issued by the Code Enforcement Officer but inspected by the Fire Department. See information on the building permit issued for the project to determine whether fire department inspections are also required for the certificate of occupancy.**