

Warrant Article # \_\_\_\_\_

Are you in favor of the adoption of zoning amendment No. 4 to the existing town zoning ordinance as proposed by the Planning Board of East Kingston to amend Article XVII – Building Inspector and Permits to reflect current practice and to include building code guideline references as follows:

Original ordinance in <i>italics</i> , strike-through words deleted, new text in <b>bold</b> .
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ARTICLE XVII - BUILDING INSPECTOR AND PERMITS

*A Building Inspector may be appointed annually by the Board of Selectmen and he/she shall be the administrative officer under this Article; if the Selectmen do not appoint a Building Inspector, his-the administrative powers and duties shall be vested in the Board of Selectmen. "Date of Issuance" shall be defined as the date of the letter sent to the applicant by certified mail notifying the applicant that the building permit is complete and can be obtained at the Selectmen's Office. **the permit is approved and paid in full.** The applicant shall ~~within 14 days of the date of such letter,~~ pay any necessary fees associated with the building permit. ~~If such building permit is not picked up within 14 days, the applicant shall forfeit his/her right to said building permit and the building permit application process shall be offered to the next applicant on the list.~~ (Adopted 3/03)*

- A. **Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building inspector and obtain the required permit.**

***Additionally, any person, before commencing work under any of the following conditions, must first obtain a permit from the Building Inspector or Fire Department. This permit is not transferable, and any such permit shall be void unless the work is started within ~~six-twelve (612)~~ months (Amended 3/94) of the date of issuance or shall re-apply for the permit at the current rate. The outside of the structure must be completed within twelve (12) months of issuance of permit.***

CONDITIONS ARE AS FOLLOWS:

- 1. Any person commencing work on the erection of any building or structure to be used for dwelling or any other lawful purposes.*
- 2. Any person commencing work on the alteration of any building or structure to be used for dwelling or any other lawful purpose ~~involved exceeds \$1,000.00 in value~~ **per the International Code Council Guidelines.***
- 3. Any person commencing work to develop an existing building or structure for commercial purposes where such building or structure was not previously used for commercial purposes, or to reopen a building or structure previously used for commercial purposes but which has been closed for more than one year, or to change the commercial purposes of a building or structure from one business to another. **All changes to commercial business shall require an occupancy permit per International Building Code, Section 111.***
- 4. Any person commencing work to locate or relocate a manufactured housing **or presite built dwelling (Ref: RSA 674:31-a).***

5. Any person constructing or reconstructing a sanitary system must obtain a permit from the Building Inspector or other vendor authorized by the Board of Selectmen. A minimum fee (see fee schedule) shall be charged for the initial review of each septic system plan, and subsequent reviews by the Building Inspector or Board of Selectmen for revisions or modifications to the original plan shall incur the standard hourly administrative charge. (Amended 3/99, 3/06, 3/09)

A minimum fee (see fee schedule) shall be charged for the permit. (Amended 3/06, 3/09)

6. Replacement septic systems must comply with State and local regulations for new septic systems.

~~B. All dwellings except manufactured housings shall be placed on a permanent foundation to be constructed of suitable masonry work and which shall have proper footings. All outside walls shall be finished with shingles or clapboards, brick, cement or cinder blocks, or any other approved siding. Manufactured housings shall be supported in one of the following manners:~~

~~1. By cement pilings or blocks upon a full-size concrete pad with the full perimeter enclosed by a permanent skirting material.~~

~~2. By a regular permanent foundation upon a permanent footing, both constructed of suitable masonry work.~~

~~C. Roofs shall be of fire-resistant material.~~

~~D.B. Chimneys shall contain fire proof flues and shall be constructed of brick, stone, cinder or cement blocks and any other approved materials; all chimneys shall extend to the ground and rest on a permanent foundation with footings or shall be erected in any other approved manner. Chimneys shall extend two feet above the roof ridge or be capped with approved draft control, and shall have eight inches of solid wall between wood structure and flue line from base to top comply with state building codes.~~

~~E.C. Applicants for a building permit shall present a subdivision plan to the Building Inspector with the application when the requested permit is for a new dwelling complete the permit checklist.~~

~~F.D. An applicant for a manufactured housing permit shall submit an executed purchase and sales agreement, copy of property deed, and plot plan.~~