

**TOWN OF
CHESTER, NEW HAMPSHIRE
BUILDING CODE**

As of May 10, 2011

TOWN OF CHESTER BUILDING CODE

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TOWN OF CHESTER
BUILDING CODE

ARTICLE 1

PURPOSE AND AUTHORITY

1.1 Title

This Ordinance shall be known and cited as the Building Ordinance of the Town of Chester, New Hampshire and shall be construed to insure public safety and health insofar as they are dependent upon building construction.

1.2 Minimum Requirements

The provisions of this Ordinance shall be held to be the minimum requirements for the preservation of life and health and safety of the inhabitants of the Town of Chester and shall be controlling as to all buildings and structures subject to this Ordinance, except where more stringent requirements are provided under the statutes of the State of New Hampshire.

1.3 Other Town Regulations

No provisions of the Town Zoning Ordinance or any other legal statute pertaining to the location, use or construction of buildings shall be nullified by the provisions of this Ordinance.

1.4 Administration

The provisions of this Ordinance and enforcement of its requirements will be by the Board of Selectmen and/or the Building Official. (5/10/2011)

ARTICLE 2

APPLICATION FOR BUILDING PERMIT

2.1 Permits

A permit issued by the Building Official shall be required before beginning operations of placement of foundations, alterations, repair or placement on a lot of a building or structure. Applications for permits shall be submitted in such form as the Building Official prescribes and shall be signed by or authorized by the owner.

2.2 Plans

Applications for permits shall be accompanied by plans with sufficient clarity and detail dimensions to show the nature and character of the work to be performed. The building Official may waive the requirement for filing plans when the work involved is of a minor nature.

2.3 Performance

All work performed under building permits shall conform to the plans and specifications filed with the application.

2.4 Limitations of Permit

All permits expire on year after date of approval.

2.5 Certificate of Occupancy

No areas of building or other structures which are hereinafter constructed, reconstructed or altered shall be occupied and no premises shall be used except for agriculture until a Certificate of Occupancy has been issued by the Building Inspector. No Certificate of Occupancy shall be issued for any premises unless the proposed use of the land, buildings and other structures herein shall comply with the provisions of this Ordinance or a variance issued by the Board of Adjustment and all applicable health, safety, fire, building codes, regulations and ordinances.

2.6 Board of Adjustment

An applicant for a building permit whose application has been refused by the Building Official, or parties who have been ordered by the Building Official to incur expense in connection with construction or parties aggrieved by a decision by the Building Official on a matter left by this Ordinance to his/her approval or discretion, may appeal from such action by filing within ten (10) days from date of refusal, order or decision, a written appeal, signed by the owner of property involved with the Zoning Board of Adjustment.

2.7 Saving Clause

Nothing in the Ordinance as adopted shall be construed to affect any suit or proceeding now in progress or any rights acquired or liability incurred or any cause or causes of actions accrued or existing under any Town Ordinance.

2.8 Validity

The invalidity of any section or provision of this Ordinance, hereby adopted, shall not invalidate other sections or provisions thereof.

2.9 Fees for Permits

A fee shall be charged for all permits issued under the terms of this Ordinance as determined by the Fee Schedule in the International Code and the Building Department budget.

2.10 Enforcement

Upon any well founded information that this Ordinance is being violated, the Board of Selectmen shall, on their own initiative, take steps to enforce the provisions of this Ordinance by seeking an injunction in the Superior Court or by any other appropriate legal action. Whoever violates any of the provisions of this Ordinance shall be punished on conviction by a fine in accordance with N.H. RSA 155-A:8 and RSA 676:17, which is currently \$275.00 per day of violation for a first offense and \$550.00 per day of violation for a subsequent offense. The fines may be assessed beginning upon the day after the conviction date or upon the day after the date on which the violator receives written notice from the Town that the violator is in violation, whichever is earlier. (5/10/2011)

ARTICLE 3
BUILDING CODE

3.1 Building Code (5/10/11)

All dwellings and structures shall comply with the requirements in the New Hampshire State Building Code, as established by NH RSA 155-A and as may be amended from time to time.

3.1.1 Special Provisions

3.1.1.1 Sprinkler Systems (as previously adopted and amended 1987 and 2003).

Sprinkler systems shall be installed in all conversions and new construction of all multi-family dwellings, all duplexes, all manufactured housing, all clustered dwellings of any type per NFPA 13D Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and mobile homes.

3.1.1.2 Nothing herein shall prohibit the use of native lumber in such equivalent grade and sized as may be approved by the Code Official.

Town of Chester Permit Fee Schedule
(08/05/2010)

Existing Residential Renovations	\$100.00+.10/SF
Existing Commercial Building Addition	\$350.00+.10/SF
Existing Commercial Building Renovation	\$200.00+.10/SF
Permit Renewal (Permits expire 12 months from issue date)	\$ 50.00
A Fine of up to	\$ 50.00 per day
may be charged for all work started without a permit (the fine period starts when the work is started and runs until a permit is issued). Fines must be paid before the Permit can be issued	
Building Demolition (requires Asbestos Report)	\$ 50.00
Re-Inspection Fee	\$ 50.00
Electrical	\$ 50.00 each job
Plumbing	\$ 50.00 each job
Masonry	\$ 50.00 each job
Above ground pool	\$ 50.00
In ground pool	\$100.00
Minimum Fee (small shed, etc)	\$ 50.00
Septic Test Pit and Plan Review	\$ 50.00
Septic System (bed bottom inspection)	\$ 50.00
¹ Driveway (new)	\$100.00
Driveway (improvement)	\$ 25.00

The following Permits are handled by the Fire Department:

- Sprinkler
- Gas Appliance
- Gas pipe/tank (Commercial)
- Gas pipe/tank (Residential)
- Oil Burner
- Wood stove
- Place of Assembly
- Blasting/Explosive
- Fireworks Display

¹ Driveways are the jurisdiction of the Planning Board. They are listed here for informational purposes.