

Building Code

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Seabrook Building Code

The dates of the first enactment of any building code regulations in the Town of Seabrook, and of each subsequent amendment thereto, are set forth at the end of the land use regulations booklet for the Town of Seabrook, NH in a section entitled "Revisions to the Seabrook Building Code since 2006."

1.100 Appointment of Building Inspector and Deputy: The Board of Selectmen is hereby given the power and the authority to appoint a Building Inspector and a Deputy Building Inspector, who shall act in the absence, disability or unavailability of the Building Inspector, and to delegate to such Building Inspector the power and authority to administer the provisions of this ordinance that require use of the building permit.

1.200 Building permit required: No person or entity shall undertake any construction, development or alteration of any building, structure or use of land without a written building permit issued by the Building Inspector, unless such undertaking is for normal maintenance or emergency repairs.

1.300 Building Codes: All buildings, building components, and structures constructed in the Town Of Seabrook shall comply with the state building code and state fire code. The construction, design, structure, maintenance, and use of all buildings or structures to be erected and the alteration, renovation, rehabilitation, repair, removal, or demolition of all buildings and structures previously erected shall be governed by the provisions of the state building code. Additional codes adopted by reference herein, pursuant to NH RSA 674:51 and NH RSA 674:51-a, include:

- International Property Maintenance Code 2009;

1.400 Compliance required for permit issuance: No building permit shall be issued by the Building Inspector until all applicable provisions of this ordinance have been complied with.

1.500 Fee Adjustment: Building permit fees, inspection fees and fees for certificates of occupancy may be established by and increased, if circumstances warrant, by the Board of Selectmen.

1.600 Format of Application: No application for a building permit shall be received or approved unless it is filed in writing on a form prescribed by the Selectmen, accompanied by the required permit fee and accompanied by a drawing or plat, in duplicate, showing all information requested on the application form, including but not limited to: the lot plan, the location of the building or use on the lot, accurate dimensions of the lot and building or use and, where for human habitation or use, showing location and specifications and means of waste and sewage disposal, means of access to such lot or use and such other information as the Building Inspector may deem necessary to provide for the observance of the provisions of this ordinance.

1.700 Lot, building, structure and land use markers required: No building permit for any work or project estimated to cost more than \$10,000 shall be issued until the Building Inspector has inspected the premises and has satisfied himself that all lot, building, structure and land use stakes or markers are in place and comply with the provisions of this ordinance. No application for a building permit shall be approved until stakes or markers shall be fixed on the lot to indicate the location of lot lines and all corners of buildings(s), structure(s) and alterations proposed, and where the Building Inspector deems it necessary or desirable, of the means of access thereto. Where the application is for land use not involving excavations, grading, or other development or use of the ground or landscape concerned, stakes or markers shall be fixed on the lot to indicate the location of lot lines and bounds of all such excavations, grading or land development(s) proposed.

1.800 Compliance required for issuance of building permit: No land shall hereafter be used for building or development and no building or structure hereafter erected, enlarged, materially altered or move, in whole or in part, for any purpose until a building permit shall have been issued by the Building Inspector showing that the use and development of the land, building or structure complies with the provisions of this ordinance.

1.900 Conditions on permits: A building permit may be issued upon such conditions as the Building Inspector or, when applicable, as the Board of Adjustment may deem necessary to assure the observance of the provisions of this ordinance.

2.000 Permit Limits: Any building permit issued shall authorize only such work or project as the application and the permit, taken together, reasonably allow. Unless otherwise noted, a building permit expires 24 months after the date of issue. An applicant may request an extension of 12 months from the Building Inspector before the permit expires.

2.100 Permit Suspension: The Building Inspector or the Selectmen may suspend or revoke any building permit upon determining that the work or project in process is not in conformity with the permit as granted or is otherwise in violation of the terms of this ordinance. In the event of such suspension or revocation of a building permit, the work or project concerned shall immediately cease or legal action to enforce such cessation shall forthwith be taken by the Selectmen.

2.200 Review of proposal for other necessary permits: The Building Inspector shall review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law.

2.300 Duties of Building Inspector: The Building Inspector shall:

- **Conform with Code:** conform to the provisions of this ordinance;
- **Monitor Construction: determine** at the site of work operations whether these follow the plans and specifications as proposed in the application for a Building Permit and the extent of compliance with the Building Code Ordinance of the town;
- **Maintain Records:** maintain a complete and accurate record of the work performed by the Building Inspector, keeping such records as are required for this purpose in files at the Office of the Board of Selectmen; and
- **Enforce the Code:** assist the Selectmen in the enforcement of this ordinance.

2.400 Reports to NH DES: The Building Inspector shall maintain a complete record of all building permits granted under the terms of this ordinance and shall send a monthly report to the NH Water Supply and Pollution Control Commission, with a copy to the Planning Board, of all permits which have been granted during the previous month which, in the judgment of the Building Inspector, involve construction falling within the jurisdiction of review of said Commission.

2.500 Enforcement: This code shall be enforced by the Board of Selectmen.

2.600 Appeals: All appeals taken as a result of action authorized by this Town of Seabrook Building Code shall be made to the Town of Seabrook Zoning Board of Adjustment, and not to any separate Building Code Board of Appeals. Said appeals shall be made in compliance with state law, Town Ordinances and regulations, and the Zoning Board of Adjustment Rules of Procedure.

