

**INSPECTOR OF BUILDINGS
AND APPROVAL OF BUILDING PLANS**

TOWN OF FRANCESTOWN, NEW HAMPSHIRE

INSPECTOR OF BUILDINGS AND APPROVAL OF BUILDING PLANS

- I.** **The Selectmen shall appoint a Building Inspector** as authorized by New Hampshire RSA Chapter 673:I, III (formerly Chapter 156).
- II.** **No person shall erect or place a building** without first obtaining either a building permit or a zoning compliance permit from the Building Inspector. The Board of Selectmen shall establish such fees as they deem necessary to implement the permit process.
- III.** **BUILDING PERMITS**
- A.** **A building permit shall be required for any structure** in excess of two hundred (200) square feet, either permanent or temporary; to alter the use of an existing building and/or construct an external addition to any building in excess of one hundred (100) square feet in floor area; to install or improve any septic system; or to construct or install any swimming pool, athletic court, windmill, or any freestanding satellite dish, solar collector or communications antennae without first obtaining a building permit from the Building Inspector.
- B.** **A building permit shall be issued by the Building Inspector** provided that any structure or alteration conforms to all requirements of the Zoning Ordinance, Subdivision Regulations, Site Plan Review Regulations, Life-Safety Code and all other applicable ordinances and regulations. The Board of Selectmen shall have the authority to adopt such forms or standards specifying the minimum contents of a completed application for a building permit as may be prudent and necessary to implement the building permit program.
- C.** **No building permit shall be issued** until the Building Inspector is satisfied that the proposed construction is in conformance with all applicable town ordinances, that there is provision for adequate water supply and until he has received a certificate of approval from the New Hampshire Water Supply and Pollution Control Commission for the construction of adequate sewage disposal facilities.
- IV.** **ZONING COMPLIANCE PERMITS.** A zoning compliance permit shall be required for construction of a single-story building for non-residential use provided said building or structure does not exceed two hundred (200) square feet in area and conforms to all other requirements of applicable town ordinances, including but not limited to general lot-line setback requirements (see Table 1) and wetlands/shorelands district setback requirements (see Articles 2-A.2 and 2-A.6).
- V.** **If construction of the building** for which a building permit has been issued is not begun within one year from the date of issuance, said building permit shall expire.
- VI.** **CERTIFICATION OF CONFORMANCE.** When a building is completed, and before it may be occupied, the builder or owner shall certify, in a manner established by the building inspector, that the building conforms to any and all conditions of the building permit, including conformity with the ICC where required by town ordinance.
- VII.** **APPEALS.** Appeals from any ruling of the Building Inspector shall be heard by the Board of Adjustment. Appeals must be filed within a reasonable time, in accordance with rules and procedures established by the Board of Adjustment.

VIII. ENFORCEMENT. The Board of Selectmen shall enforce the provisions of this ordinance in accordance with the provisions established in RSA Chapter 676:15-17. Any violation is punishable by a fine not to exceed the maximum permitted by statute for each day that such violation continues after the conviction date.

IX. SAVING CLAUSE. If any article, section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or otherwise invalid, such decision shall not affect the remaining portions of this ordinance.

Adopted March 1985
Amended March 1989
Amended March 2005
Amended March 2011
Amended March 2014