

# **TOWN OF GILSUM, NEW HAMPSHIRE**

## **ESTABLISHMENT OF BUILDING REGULATIONS**

**AND**

## **AUTHORIZATION OF A BUILDING INSPECTOR**

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### **ARTICLE I – BUILDING INSPECTOR**

The Inspector of Buildings shall be appointed by the Selectmen annually and shall be the administrative officer of this ordinance. He shall receive applications and fees for the erection or alteration of buildings and electric wiring thereof as provided in this ordinance; shall keep complete records of all applications and his action on the applications; promptly survey and inspect all buildings, alterations, and uses proposed, and may issue permits for erection, alteration, or remodeling of all buildings, and the use of land, if in his opinion the proposal complies with federal, state and local laws. In any instance where license or permit fees for uses are required, his permit shall constitute only an approval whereby the proper authority may issue a license upon payment of required fees. The Building Inspector shall take such action in the enforcement of this ordinance as may be directed by the Board of Selectmen.

### **ARTICLE II – PERMITS**

- A. No application for a permit required by this ordinance shall receive action by the Building Inspector unless made in writing. All applications for a permit to build, construct, alter or remodel any building shall be accompanied by a sketch or plan of the proposed building or alteration, and a statement of its intended use when built, constructed, altered or remodeled. A building permit shall become void unless operations are commenced within six (6) months from date of approval, unless such time is extended by the Building Inspector. The exterior shall be completed within two years unless such time is extended by the Building Inspector.
- B. After passage of this ordinance, it shall be unlawful to erect any building or perform any alterations to any building in any district without first obtaining a building permit from the Building Inspector.

- C. No permit shall be required for repairing where the total cost of such work, including material and labor, will not exceed two thousand dollars (\$2,000) and the building is neither enlarged nor altered and the purpose for which the building is to be used is not changed. Excluded are accessory buildings of less than one hundred (100) square feet.
- D. Temporary Permit: A Temporary Permit, for not more than six (6) months, may be issued by the Building Inspector for the purpose of providing temporary housing during construction of a permanent dwelling.
  - 1. The dwelling under this Temporary Permit may retain its wheels and does not need to be placed on a permanent foundation. Provision must be made to provide potable water and proper sewage disposal.
  - 2. Temporary Permit may be renewed for six (6) months at a time up to a maximum of twenty-four (24) months, after which time the mobile home must be removed or permanently set up as described in this ordinance within thirty days.
- E. Upon receiving such application the Building Inspector shall promptly take such action as may be indicated in the way of investigation or public hearings to acquaint himself with the merits of the application. He may, without judging the application on its merits, refer the application to the Board of Adjustment. If, however, he finds the proposed building alteration, or use of building, to conform with the law and this ordinance, he may at once issue the permit in writing over his signature. If he finds the proposal in any conflict with the law or this ordinance, he shall fix whatever restrictions or conditions on the proposed construction or use as may be in his best judgment, right and proper, or for reasonable cause refuse the permit.
- F. Fees: The Building Permit Fee shall be established at the discretion of the Selectmen and will be posted and filed with the Town Clerk. This fee is in addition to any and all inspection fees that may be required by federal, state and local regulations.

### **ARTICLE III – CODE COMPLIANCE**

- A. No building or structure shall be erected, altered, rebuilt, substantially repaired, or remodeled unless in compliance with the following codes as amended:
  - 1. Building Officials Code of America (BOCA) Building Code
  - 2. BOCA Plumbing Code
  - 3. National Electrical Code
  - 4. National Fire Prevention Association Code
  - 5. Any building built for or converted to public use shall comply with Life Safety Codes.

- B. Certificate of Occupancy: No building shall be used or shall be changed to another use, including the conversion from part-time to year-round use until a Certificate of Occupancy has been issued. The Building Inspector must inspect the building to insure that it complied with all provisions of the Building Codes and the Zoning Ordinance.

#### **ARTICLE IV – ENFORCEMENT**

Upon any well-founded information that this ordinance is being violated, the Selectmen shall, on their own initiative, take immediate steps to enforce the provisions of this ordinance by seeking an injunction in the Superior Court or other appropriate legal action.

#### **ARTICLE V – TAKES EFFECT**

This ordinance shall take effect upon its passage.

#### **ARTICLE VI – CONFLICTING PROVISIONS**

Whenever the regulations made under the authority hereof differ from those described in any statute, ordinance, or other regulations, that provision which imposes the greater restriction or the higher standard shall govern.

#### **ARTICLE VII – VALIDITY**

If any section, clause, provision, portion, or phrase of this ordinance shall be held to be invalid or unconstitutional by any court or competent authority, such holding shall not affect any other section, clause, portion, or phrase of this ordinance.