

Chapter 31

BUILDING CONSTRUCTION

§ 31-1. Adoption of codes by reference.

§ 31-2. Additional codes.

§ 31-3. Fee schedule.

§ 31-4. Permits required for publicly owned projects.

[HISTORY: Adopted by the Board of Selectmen of the Town of Plaistow 2-24-1997. Amendments noted where applicable.]

GENERAL REFERENCES

Numbering of buildings — See Ch. 34.
Fire prevention — See Ch. 70.
Housing standards — See Ch. 95.
Sewage disposal systems — See Ch. 161.

Zoning — See Ch. 220.
Site plan review — See Ch. 230.
Subdivision of land — See Ch. 235.

§ 31-1. Adoption of codes by reference. [Amended 11-20-2002 by the Planning Board]

The following were approved on November 20, 2002, pursuant to RSA 674:52 VI(c), Power to Adopt Building Codes by Reference:

- A. International Building Code 2000 Edition replaces BOCA National Building Code 1993 Edition.
- B. NFPA 1 Fire Code 2000 Edition replaces BOCA National Fire Prevention Code 1996 Edition.
- C. International Plumbing Code 2000 Edition replaces International Plumbing Code 1996 Edition.
- D. International Mechanical Code 2000 Edition replaces International Mechanical Code 1996 Edition.
- E. NFPA 70 National Electrical Code 1996 Edition.
- F. NFPA 101 Life Safety Code 2000 Edition.

§ 31-2. Additional codes. [Added 4-18-1997 ATM by Art. 45]

- A. International Property Maintenance Code 2000 Edition replaces BOCA National Property Maintenance Code 1996 Edition. **[Amended 11-20-2002 by the Planning Board]**
- B. CABO One and Two Family Dwelling Code 1995 Edition replaces CABO One and Two Family Dwelling Code 1992 Edition.
- C. NFPA 96 Ventilation Control and Fire Protection of Commercial Cooking Operations 1994 Edition.

D. NFPA 211 Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances 1992 Edition.

§ 31-3. Fee schedule. [Added effective 3-1-1999 by the Board of Selectmen; amended 2-10-2003 by the Board of Selectmen]

The Building Inspector shall collect the following fees for required permits and inspections unless upon written application the fee is waived by the Board of Selectmen.

A. Building permits.

- (1) Application for building permits: \$25 minimum.
- (2) Estimated cost of construction over \$5,000: \$5 per thousand.
- (3) Estimated cost of construction.
 - (a) Residential building.
 - [1] First floor and foundation and unfinished basement: \$45 per square foot.
 - [2] Each additional finished area: \$35 per square foot.
 - [3] Each additional unfinished area: \$25 per square foot.
 - [4] Finished basement or first floor slab-type dwelling: \$35 per square foot.
 - (b) Commercial and/or industrial buildings (including schools).
 - [1] Each floor: \$45 per square foot.
- (4) Municipal buildings (state, federal and public schools).
 - (a) Alterations and maintenance (permit is required): no charge.
 - (b) New construction (permit is required): no charge.

B. Violation penalties.

- (1) Per violation: up to the maximum allowable under RSA 676:17.
- (2) Work started without permit: fine of \$100.

C. Lifting stop-work order: \$100.

D. Wiring permits.

- (1) Residential (new construction).
 - (a) One-family: \$100 (plus minimum of two inspections).
 - (b) Two-family: \$200 (plus minimum of two inspections).
 - (c) Three-family: \$300 (plus minimum of two inspections).
 - (d) Four-family: \$400 (plus minimum of two inspections).
 - (e) Additions/alterations: \$25 minimum (plus minimum of one inspection).

- (2) Commercial/industrial (new construction per unit).

Square Feet	Fee
0 to 1,999	\$150 (plus minimum of 2 inspections)
2,000 to 9,999	\$300 (plus minimum of 2 inspections)
10,000 +	\$500 (plus minimum of 3 inspections)

- (a) Additions: same as above.
- (b) Alterations (including schools): \$25 minimum (plus minimum of one inspection).
- (3) Swimming pools:
- (a) \$25 (plus minimum of 2 inspections). [Note: No building permits for swimming pools will be issued until a master electrician has been issued a permit for the wiring.]

E. Plumbing permits.

- (1) Residential (new construction).

- (a) One-family: \$100 (plus minimum of two inspections).
- (b) Two-family: \$200 (plus minimum of two inspections).
- (c) Three-family: \$300 (plus minimum of three inspections).
- (d) Four-family: \$400 (plus minimum of four inspections).
- (e) Additions and alterations: \$25 minimum (plus minimum of one inspection).

- (2) Commercial/industrial (new construction per unit).

Square Feet	Fee
0 to 1,999	\$150 (plus minimum of 2 inspections)
2,000 to 9,999	\$300 (plus minimum of 2 inspections)
10,000 +	\$500 (plus minimum of 3 inspections)

- (a) Additions: same as above.
- (b) Alterations (including schools): \$25 minimum (plus minimum of one inspection).

F. Mechanical permits.

- (1) Residential (new construction), per dwelling unit: \$25 minimum (plus minimum of one inspection).

- (2) Commercial/industrial (new construction per unit).

Square Feet	Fee
0 to 1,999	\$75 (plus minimum of 2 inspections)
2,000 to 9,999	\$150 (plus minimum of 2 inspections)
10,000 +	\$300 (plus minimum of 3 inspections)

G. Gas.

- (1) New construction, per new occupancy unit: \$25 minimum (plus minimum of one inspection).
- (2) Changes to existing: \$25 minimum (plus minimum of one inspection).

H. Miscellaneous permits.

- (1) Certificate of occupancy (new residential construction exempt): \$50.
- (2) State-mandated child-care inspection: \$20.
- (3) Commercial fire alarms (includes one inspection): \$40.
- (4) Construction trailer permit: \$25.
- (5) Cistern installation: \$100.
- (6) Demolition: \$100.
- (7) Masonry chimney (per flue): \$10. (plus minimum one inspection).
- (8) Moving of buildings: \$100.
- (9) Oil burner installation/repair (includes one inspection): \$40.
- (10) Permanent sign permit (per sign): \$50.
- (11) Replacement septic system (includes plan review and test pit): \$45.
- (12) Septic plan review: \$30.
- (13) Septic test pit: \$15.
- (14) Sprinkler installations (includes one inspection): \$40.
- (15) Remove/install storage tank (flammable or combustible liquids/unit): \$25.
- (16) Storage trailer (one-year permit): \$30.
- (17) Temporary banner permit (30 days): \$50.
- (18) Temporary sign permit (30 days): \$50.
- (19) Tent/canopy permit: \$25.
- (20) Vinyl siding: \$25.
- (21) Well permit: \$15.
- (22) Wood stove/wood furnace: No fee.

I. Inspection fees. Inspections where applicable in Subsections B through H (pass or fail): \$30.

J. Reinspection fees. Reinspections where applicable in Subsections B through H (pass or fail): \$30.

K. Other permits and fees.

- (1) Home occupation application (three-year): \$100.
- (2) Zoning Board of Adjustment application: \$65.

L. Impact fees.

- (1) School (new residential construction): \$2,916.
- (2) Recreation (per bedroom, new residential construction): \$469.54.
- (3) Route 125 impact fee: see Building Department.
- (4) Public safety impact fee (residential): \$636.63.
- (5) Public safety impact fee (industrial/commercial): \$0.36 per square foot.

§ 31-4. Permits required for publicly owned projects. [Added 3-1-2004 by the Board of Selectmen]

- A. All publicly owned building construction projects, events, etc., that would require a private owner to obtain a permit from the Building Inspector's office will require the municipal officials to obtain a permit from the Building Inspection Office. (These would include but not be limited to sign permits, temporary sign permits, electrical permits, plumbing permits, mechanical permits, etc.) There will be an automatic waiver of normally charged fees. See RSA 674:54.
- B. These projects will be inspected the same as similar privately owned projects.
- C. All publicly owned construction projects, events, etc., that would require a variance or special exception for a private owner, will require an affirmative vote by the Board of Selectmen before it will be allowed to proceed.

