

TOWN OF BRIDGEWATER, NEW HAMPSHIRE

BUILDING REGULATIONS

HISTORY

ADOPTED 13 MARCH 1961

AMENDED 8 MARCH 1988 (AMENDMENTS UNKNOWN)

AMENDED MARCH 9, 1999

AMENDED APRIL 2004

APRIL 2007

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To promote the health, safety, and general welfare of the Town by regulating the construction of buildings thereon in the Town of Bridgewater, New Hampshire, the following Regulations are hereby enacted by the voters of the Town of Bridgewater, New Hampshire, in Town Meeting convened:

ARTICLE I: GENERAL PROVISIONS

- A. No structure construction shall be commenced without the issuance of a Building Permit if the structure exceeds one hundred (100) square feet. No alterations or additions to the exterior of the structure shall be commenced without the issuance of a Building Permit. Swimming pools of any size, above or below the ground, require the issuance of a Building Permit. A Building Permit shall be required for conversions. (See Other Regulations and Ordinances section.)
- B. The Building Inspector, who shall receive applications, shall be appointed by the Board of Selectmen to serve at their pleasure. It is the responsibility of the Building Inspector to see that the terms of these Regulations are fulfilled.
- C. A sketch or plan, including a site plan and elevation of the proposed structure or alterations, shall be included with the request for a permit.
- D. Upon receiving an application, the Building Inspector shall, within ten (10) days, issue the permit in writing over his signature unless he finds the proposed construction or alterations in conflict with the appropriate Town ordinances.
- E. Periodic inspections of all construction and alterations shall be made by the Building Inspector to see that all appropriate ordinances of the Town are being fulfilled.
- F. No structure shall be occupied until an occupancy permit has been issued by the Building Inspector certifying that all terms of all appropriate ordinances of the Town of Bridgewater have been fulfilled.
- G. No building or structure shall be erected or rebuilt substantially, unless in compliance with the following:

- 1.1 **COMMERCIAL BUILDINGS.** No building intended or designed to be used for industrial, commercial, or other public use shall be erected, altered, or used for any purpose which does not provide non-combustible walls and partitions between its component parts.
- 1.2 **EXITS.** No building intended or designed for any public use or congregation of people shall be erected, altered, or used for any purpose which does not provide adequate exits, as described in Chapters 155 and 156, New Hampshire Revised Statutes, Annotated, 1955, and in regulations of the New Hampshire Fire Marshall's Office.
- 1.3 **FOUNDATIONS.** All structures shall be set on solid foundations of cement, brick, stone, or other acceptable masonry, except that in special cases where buildings are to be used for accessory use, industrial use, warehouses and the like, the Board of Selectmen may waive the requirement of this sections and permit the use of wood, metal, or masonry piers. Minimum requirements for single family seasonal residences shall be masonry piers.
- 1.4 **BUILDINGS.** Buildings must be framed according to good building practice and outside walls shall be covered with permanent materials customarily used, such as wood or fire resistant shingles, siding, clapboards, brick, stucco, concrete or cinder blocks or other acceptable material.
- 1.5 **CHIMNEY CONSTRUCTION.** Chimneys shall extend three feet (3') above the highest point where they pass through the roof of a building and at least two feet (2') higher than any portion of the building within ten feet (10').
- No chimney shall be built, erected or altered below the roof having wood or other combustible materials within one inch (1") of the chimney and no chimney shall have its base resting upon any floor or beam of combustible material.
- No **smoke pipe** shall be installed or erected so as to be within twelve inches (12") of any combustible floor, ceiling, wall or partition, unless amply protected with non-combustible material. No smoke pipe shall be installed or erected which passes through or into partitions or wall of combustible materials, except when guarded by a double collar of metal with air space of at least five inches (5") of brick or other non-combustible materials.
- 1.6 **ELECTRIC WIRING.** All electrical wiring shall conform with approved methods and practices for safety to life and property. Compliance with National Board of Underwriters shall be *prima facie* evidence of such approved methods and practices.
- 1.7 **MINIMUM BUILDING AREA.** Every dwelling unit to be used by a single family shall have a minimum ground floor area of five hundred (500) square feet. The foregoing does not apply to seasonal property.

1.8 **EXTERIOR FINISHED.** All buildings must be finished on the exterior within two (2) years after starting of the construction.

1.9 **BUILDING RELOCATION.** After passage of this ordinance, it shall be unlawful to relocate any building, except accessory buildings, without first obtaining a building permit from the Selectmen. No building of any value may be moved into Town without first obtaining a Building Permit from the Selectmen.

1.10 **SEASONAL CONVERSIONS.** Seasonal uses may be converted to continuous use upon the issuance of a building permit as stated in Article 1 A General Provisions. Seasonal use means the use of a structure for not more than six months in any calendar year.

Upon receiving an application for a seasonal conversion, the building inspector shall inspect the building along with the water supply and septic system and determine compliance with Building Regulations and appropriate Town Ordinances.

Required exhibits with each application shall include:

1. A plan of the septic system certified by a licensed designer as meeting the current requirements of the New Hampshire Water Supply & Pollution Control Division or a valid Approval for Construction under D.E.S. Env. – Ws 1004.08 and 1004.12.
2. Written approval of compliance with the New Hampshire Energy Code (RSA 155-D as a change in occupancy in zone 4) administered by the Public Utility Commission.
3. Documents showing that the proposed conversion will comply with the latest authorized edition (1995) of the CABO Council of American Building Officials, One- and Two-Family Dwelling Code.
4. Written acceptance by a representative of the Office of the State Fire Marshall that the proposed conversion will comply with the Life Safety Code (NFPA 101) latest authorized edition (1994).

ARTICLE II: ENFORCEMENT

Upon any well-founded information that this ordinance is being violated, the Selectmen shall take immediate steps to enforce the provisions of these Regulations by seeking an injunction in the Superior Court or by any other appropriate legal action. Whoever violates any of the above Regulations may be punished upon conviction by a fine not to exceed ten dollars (\$10.00) for each day of each violation, plus all legal costs in connection with settling the issue.

ARTICLE III: TAKES EFFECT

These Regulations shall take effect upon their passage.

ARTICLE IV: CONFLICTING PROVISIONS

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

ARTICLE V: AMENDMENTS

These Regulations may be amended by a majority vote of any legal Town Meeting when such amendment is published in the Warrant calling for the meeting.

ARTICLE VI: VALIDITY

If any section, clause, provision, portion or phrase of these Regulations shall be held invalid or unconstitutional by any court or competent authority, such holding shall not affect, impair or invalidate any other section, clause, provision, portion or phrase of these Regulations.