

BUILDING CODE ORDINANCE

for the

TOWN OF BROOKFIELD, NEW HAMPSHIRE

An ordinance establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance, and use of all buildings and structures; providing for the issuance of permits, collection of fees, making of inspections; providing penalties for violations thereof; known as the Building Code Ordinance; and repealing the existing ordinance.

ARTICLE I - ADOPTION OF BUILDING CODE

All building, building components, and structures constructed shall comply with the state building code as defined in RSA 155-A: 1-9 and the state fire code.

ARTICLE II - INCONSISTENT ORDINANCES REPEALED

The Town of Brookfield Building Regulations and all other ordinances or parts thereof in conflict herewith are hereby repealed.

ARTICLE III – ESTABLISHMENT OF BUILDING INSPECTOR

There is hereby established the position of Building Inspector/Code Enforcement Officer (RSA 673:1-V). References herein to Building Inspector of code Enforcement Officer shall refer to the person holding that position.

ARTICLE IV – APPEALS

Appeals with respect to the Building Code Ordinance shall be filed with the Zoning Board of Adjustment.

ARTICLE V - ISSUANCE OF PERMITS

- A. Any person, persons, partnership, trust or corporation intending to erect, remove, demolish, or remodel a building or to make structural alterations, shall first apply for a permit on forms obtained from the selectmen.
- B. A completed application shall be accompanied by an architectural drawing or plan by a graduate architect, engineer or qualified builder for any new residential dwelling, proposed building, or exterior structural alterations and be presented to the code enforcement officer (CEO) along with the necessary fees. Said application shall be accompanied by a signed statement of the intended use of the building upon completion of construction or alteration.
- C. The applicant shall display prominently at the site of the erection, removal, demolition or remodeling a card issued by the code enforcement officer evidencing his permit.
- D. After a final inspection by the code enforcement officer, a certificate of occupancy may be issued. The owner or her/his representative of any building or structure for which a building permit is granted shall, upon completion of the work authorized, notify the CEO. The CEO shall inspect the building or structure within 48 hours. If said work has been completed, including any grading or features necessary for health and safety of occupancy, the CEO shall issue a certificate of occupancy to the owner, specifying that the building may be occupied for the purpose stated in the permit.
- E. All permits shall become invalid if not utilized within a period of six months and must be reissued upon payment of fee. All buildings, new or additions shall be completed, as to outside appearance, within eighteen months from date of issuance of permit. In case of hardship, as determined by the board of selectmen, a six month extension may be granted for completion of the building.
- F. Permits for removal or demolition of buildings and/or electrical wiring thereof shall expire ninety days from date of issue. In case of hardship, as determined by the board of selectmen, a thirty day extension may be granted. Permits will be issued when the code enforcement officer has determined that adequate safety measures will be provided and that premises after removal or demolition will be left in a safe condition and will be graded and/or filled to prevent unsightly conditions. Required safety measures, grading, and filling will be noted as required conditions on the permit.

ARTICLE VI - APPLICATION FEES

The fees will be set by the selectmen.

ARTICLE VII - ENFORCEMENT

The Board of Selectmen or its designee is hereby authorized to enforce the provisions of this regulation, and to that end shall seek all appropriate legal or equitable remedies under New Hampshire law, including, but not limited to, civil penalties pursuant to RSA 676:17 as the same may be amended from time to time.

ARTICLE VIII - TAKES EFFECT

This ordinance shall take effect upon its passage.

ARTICLE IX - CONFLICTING PROVISIONS

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

ARTICLE X - 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, impair or invalidate any other section, clause, provision, portion or phrase of this ordinance.

Adopted: April 21, 1962

Amended:	March 10, 1964	March 9, 1993
	November 20, 1971	March 11, 1997
	August 5, 1975	March 14, 2000
	March 2, 1976	March 9, 2010
	March 1982	
	March 11, 1986	
	March 1990	