

BUILDING AND LAND USE PERMIT GUIDELINES

The Building Inspector /Permit Coordinator shall issue all building /land use permits accordance with RSA 676:17. No permit shall be issued for the erection of any structure or for the use of land unless the proposal complies with the provisions of the Bridgewater Zoning Ordinance, and meets all other requirements.

The **applicant is responsible** to assure that all **information** in the application is correct and accurately represents the proposed project.

Permission to build shall not be in effect until the application has been approved and a permit is issued. Permits shall be posted and protected in a visible location on premises.

Building /Land use permits are required for any new construction (including modular and mobile homes), any change of use of an existing structure, additions or alterations to existing structures, demolition or relocation of any structure, installation of any detached structure **(including sheds, barns, garages, portable garages, decks, docks, signs, and in ground swimming pools).**

Building/land use permits are not required for any cosmetic maintenance (painting, siding, Roofing, etc.

Where on site septic systems are needed, obtaining the required state approval is the responsibility of the applicant. No building/land use permit can be issued until State of New Hampshire approval has been received. This permit must be attached to the application.

A permit is required for driveways entering onto Town or State roads. This permit must be obtained from either the Bridgewater Town Road Agent for town roads or by contacting the New Hampshire Dept of Transportation, Concord NH (RSA 236:13).This permit must be attached to the application.

Plans for new buildings and additions of living space to be heated or cooled by fossil fuels or electricity require approval from the Public Utilities Commission in Concord, NH to insure compliance with the NH Energy Code per RSA 155-D. Applications may be obtained by calling 271-2431 or by downloading the application from the state's website on the internet @ www.puc.state.nh.us. This approval must be attached to the application.

1. Application **MUST** be completed in full with no applicable sections left unfilled. Application will be denied and returned for lack of sufficient information.
2. A check for the proper fee must be submitted with application.
3. All owner names and addresses must be as recorded at Grafton county Registry of Deeds.
4. Select any number of options, any combination as applicable.
5. Check only one Project type. If type is "Other", specify briefly.
6. Applicant must include all the contractors & contractor license numbers.
7. Applicant must be owner of record or provide a statement of authorization to act as an agent of the property owner.
8. Permit Coordinator/ Inspector can issue a Building/Land Use Permit if all applicable Town and State Ordinances and regulations are complied with.
9. All Heating systems when required must have a permit signed by the Bridgewater Fire Chief. This is required for an occupancy permit.

FEE STRUCTURE

\$50.00 fee for additions, sheds/barns, decks, porches, etc.

\$75.00 fee for new homes, garages, barns (larger than standard size. This is based upon the discretion of the building inspector).

\$50.00 fee for additional building permit for same project.

\$20.00 fee for Demos, generators, signs, pools, gazebos or sheds smaller than 15x15 and any other similar unit permanently affixed to the ground.

ALL BUILDING PERMIT APPLICATIONS MUST INCLUDE A PLOT PLAN INDICATING THE FOLLOWING:

- **The dimensions of the lot, including road frontage.**
- **The location of the proposed construction.**
- **The location of existing buildings with proposed additions and their dimensions.**
- **The location of proposed and/or existing driveways and parking area.**
- **Clearly designate from road (35ft), side, and rear setbacks (20 ft) to all existing and proposed structures, with all dimensions shown with elevations.**

Note: If the building is to be located in a flood hazard zone additional Information is required and supplemental permits may be necessary.

No Structure of part thereof shall exceed thirty-six feet (36') in height as measured from the high point thereof to the natural or graded permanent ground level at the wall of the structure at any point. This provision shall not apply to television and radio antennae, lightning rods, steeples, cupolas, chimneys, or utility poles.

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Owners' name _____

Map and lot # _____

Mailing Address _____

Telephone Number (Home) _____ (Local) _____

Contractor's Name _____

Telephone Number and Address _____

Plumber Name/Address _____

License number _____

Electrician Name/Address _____

License number _____

Type of Project: New Home ____ Renovation ____ Addition ____ Other _____

Date Project to be started and estimated completion cost _____ \$ _____

Building Location and 911 address _____

Is Building in a Flood Plain or Hazard Area _____?

Zoning District: General ____ Rural ____ Commercial ____ Com/Indus ____

Size of Building _____ Type of Construction _____

Description of Proposed Building _____

On separate Paper Please include a complete scaled drawing of project including all set backs, marked boundary lines, well and septic location.

Type of Occupancy: Year Round_____ Seasonal_____

Type of heat: Oil____ Wood____ Gas____ Other_____

Number of Bedrooms_____ Number of Bathrooms_____

State of NH Energy code Approval: Number_____ Date Issued_____

Exempt_____ Why Exempt_____

NH WS & PCC Commission Construction Approval Number_____
(If Applicable)

I hereby authorize the building inspector and or his agent to inspect my property during reasonable hours.

I also understand if I am found to be in noncompliance or change any part of my project during the building project with out notification to the Building Inspector he or his agent has the right to withdraw my permit at any time.

An Occupancy permit is required by the Town of Bridgewater when project is complete. You must apply for an occupancy permit 10 days before you may occupy a new home.

Signature of Applicant_____ Date_____

DO NOT WRITE BELOW THIS LINE

Remarks from the Building Inspector
