

**TOWN OF
CHESTER, NEW HAMPSHIRE
BUILDING CODE**

As of May 11, 2004

TOWN OF CHESTER BUILDING CODE

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**AMENDMENTS
TO THE
TOWN OF CHESTER BUILDING CODE**

As voted on at a Town Election on Tuesday, May 11, 2004:

Repeal of the present BOCA Plumbing Code and replace with the International Plumbing Code, 2000, with certain deletions and insertions.

As voted on at a Town Election on Tuesday, May 13, 2003:

1. Delete from the International Building Code, 2000, Section 903.12, "Exception: Group R-3 as applicable in Section 101.2" and insert the following:

"Sprinkler systems shall be installed in all conversions and new construction of all multi-family dwellings, all duplexes, all manufactured housing, all clustered dwellings of any type per NFPA 13D Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and mobile homes."
2. Delete from the International Building Code, 2000, Section R 105.2, Work exempt from Permit, Building #1. "One story detached..." and replace with "see Town of Chester Zoning Ordinance, Subsection 10.2.1 Permit Required."

As voted on at a Town Election on Tuesday, May 14, 2002:

Update the present BOCA Building Code, 1999, to the International Building Code, 2000, and the present CABO Single-Family and Two-Family Dwelling Code, 1995, to the International Residential Building Code for One and Two Family Dwellings, 2000, both documents contain certain deletions and insertions and the simplified update and revisions.

As voted on at a Town Election on Tuesday, May 13, 1997:

Repeal of the present CABO Single-Family and a Two-Family Residential Code and replace with the CABO Single-Family and Two-Family Residential Code, 1995.

On Wednesday, January 22, 1997, the Chester Planning Board voted to recommend to the Chester Board of Selectmen, they update the BOCA Basic Building Code, BOCA Basic/National Fire Prevention Code and the National Electric Code dated 1996.

At the Monday, February 18, 1997, meeting of the Chester board of Selectmen, the Board voted to accept the Planning Board's recommendation to update the above referenced Building Code as follows:

"The BOCA Basic Building Code, 13th Edition, 1996," as published by the Building Officials and Code Administrators International, Inc., with the following deletions and insertions:

1. Insert in Section 101.1 in the blank for name of jurisdiction, "Town of Chester".
2. Delete Section 104.1 through 104.5 and insert the following in place thereof:
"The Building Inspector appointed by the Board of Selectmen shall be designated as the Code Official for purposes of this code."
3. Delete Section 112.3.1 and insert the following in its place:
"Fees for plan examination, Building Permit and inspections shall be set by the Board of Selectmen."
4. Delete Section 116.4 and insert the following in its place:
"Violations of this code are punishable by a civil fine of not more than \$100.00 for each day that such violations continue after the date the violator receives written notice of violation from the Town."
5. Delete Section 121.2 and insert in its place the following:
"The Board of Appeals shall be the Zoning Board of Adjustment."
6. Delete Section 121.7 and insert in its place the following:
"Any person aggrieved by the decision of the Board of Appeals may appeal the decision to the Superior Court in accordance with RSA 677:16."
7. Add a new Section 1001.4 as follows:
"Minimum number of exits. In buildings of all use groups, there must be two (2) means of egress, one (1) directly to the outside from the lowest level, particularly cellars. Either walk-outs or bulkheads are permissible, but in all building begun after the effective date of this Ordinance, casement windows will not suffice."
8. Insert the following addition to Section 904 – Fire Suppression Systems:
"In addition, sprinkler systems shall be installed in all new construction of all multi-family dwellings, all duplexes, all manufactured housing, all clustered dwellings of any type per NFPA 13D Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Mobile Homes."
9. Insert the following addition to Section 2303.1.1:
"Nothing herein shall prohibit the use of native lumber in such equivalent grade and sizes as may be approved by the Code Official."
10. Insert the following addition to Section 2304.1:
"Nothing herein shall prohibit the use of native lumber in such equivalent grade and sized as may be approved by the Code Official."

“The BOCA Basic/National Fire Prevention Code, 10th Edition, 1996, as published by the Building Officials and Code Administrators International, Inc., with the following deletions and insertions:

1. Insert the Section F-101.1 in the blank for the name of the jurisdiction, “Town of Chester”.
2. Delete in Section F-105.1 and insert in its place the following:

“The Fire Chief shall be the designated fire official for purposes of enforcement of this code.”
3. Delete Section F-114.2 and insert in its place the following:

“The Zoning Board of Adjustment shall be the Board of Appeals.”
4. Delete from Section F-112.2 the final sentence.
5. Delete Section F-112.3 and replace with the following:

“Violations of this code are punishable by a civil fine of not more than \$100.00 for each day that such violations continue after the date the violator receives written notice from the Town.”
6. National Electrical Code ANSA/NFPA 70, Edition 1996.” In its entirety with no insertions and deletions.

As voted on at a Town Election on Tuesday, May 14, 1996.

1. Repeal of the present BOCA Plumbing Code and replace with the BOCA Plumbing Code, 8th Edition, 1990, with certain deletions and insertions and simplified update and revisions.
2. Repeal of the present BOCA Mechanical Code and replace with the BOCA Mechanical Code, 7th Edition, 1990, with certain deletions and insertions and simplified update and revisions.
3. Repeal of the present BOCA Fire Code and replace with the BOCA Fire Code, 8th Edition, 1990, with certain deletions and insertions and simplified update and revisions.

As voted on at a Town Election on Tuesday, May 9, 1995:

1. Repeal of the present Building Code and replace with the BOCA National Building Code, 11th Edition, 1990, with certain deletions and insertions and simplified update and revisions.
2. The National Electrical Code ANSA/NFPA 70, Edition, 1993, with certain deletions and insertions and simplified update and revision.

3. The CABO Single Family and Two Family Residential Code, 1992, with certain deletions and insertions and simplified update and revisions.

As voted on at Town Election on Tuesday, May 10, 1988:

1. To repeal the Building Code and adopt by reference the BOCA Basic Building Code, 10th Edition, 1987, the BOCA National Plumbing Code, 7th Edition, 1987, the BOCA National Mechanical Code, 6th Edition, 1987, and the BOCA Basic/National Fire Prevention Code, 7th Edition, 1987, all with certain deletions and insertions.
2. Amend Article 10.3.2 to require public notice of Building Permits before issuance.

As voted on at a Town Election on Tuesday, May, 1987:

The BOCA Basic Building Code, 10th Edition, 1987, "as published by the Building Officials and Code Administrators International, Inc., with the following deletions and insertions:

1. Insert in Section 100.1 in the blank for name of jurisdiction, "Town of Chester".
2. Delete Section 109.1 through 109.5 and insert the following in place thereof:
"The Building Inspector appointed by the Board of Selectmen shall be designated the Code Official for purposes of this code."
3. Delete Section 114.1 and insert the following in its place:
"Fees for plan examination, Building Permit and inspections shall be set by the Board of Selectmen."
4. Delete Section 117.4 and insert the following in its place:
"Violations of this code are punishable by a civil fine of not more than \$100.00 for each day that such violation continues after the date the violator receives written notice of violation from the Town."
5. Delete Section 124.2 and insert in its place the following:
"The Board of Appeals shall be the Zoning Board of Adjustment."
6. Delete Section 124.7 and insert in its place the following:
"Any person aggrieved by the decision of the Board of Appeals may appeal the decision to the Superior Court in accordance with RSA 677.16."
7. Add a new Section 809.6 as follows:

“Minimum number of exists. In buildings of all use groups, there must be two (2) means of egress, one (1) directly to the outside from the lowest level, particularly cellars. Either walk-outs or bulkheads are permissible, but in all buildings begun after the effective date of this Ordinance, casement windows will not suffice.”

8. Delete from Section 1002.1, “Exceptions: Buildings of Use Group R-3” and insert the following:

“In addition, sprinkler systems shall be installed in all new construction of all multi-family dwellings, all duplexes, all manufactured housing, all clustered dwelling of any type per NFPA 13D Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Mobile Homes.”

“The BOCA National Plumbing Code, 7th Edition, 1987”, as published by the Building Officials and Code Administrators, Inc., with the following deletions and insertions:

1. Insert in Section P-100.1 in the blank for name of jurisdiction, “Town of Chester”.
2. Insert in Section P-104.1 in the blank for date of adoption “the date of the vote to adopt this code”.
3. Delete Section P-109.1 and P-109.2 and insert the following in place thereof:

“The Building Inspector appointed by the Board of Selectmen shall be the designated code official for purposes of this code”.
4. Delete Section P-114.2 and insert in its place the following:

“Fees for plumbing work and periodic inspection shall be set by the Board of Selectmen”.
5. Delete Section P-117.4 and insert the following in its place:

“Violations of this code are punishable by a civil fine of not more than \$100.00 for each day that such violation continues after the date the violator receives written notice of violation from the Town.”
6. Delete Section P-122.2 and insert in its place the following:

“The Board of Appeals shall be the Zoning Board of Adjustment.”
7. Delete Section P-122.7 and insert in its place the following:

“Any person aggrieved by the decision of the Board of Appeals may appeal the decision to the Superior Court in accordance with RSA 677:16.”
8. Insert the following addition to Section 1701.1.1:

“Nothing herein shall prohibit the use of native lumber in such equivalent grade and sizes as may be approved by the code official.”

9. Insert the following addition to Section 1701.2:

“Nothing herein shall prohibit the use of native lumber in such equivalent grade and sizes as may be approved by the code official.”

The BOCA National Mechanical Code, 6th Edition, 1987”, as published by the Building Official and Code Administrators International, Inc. with the following deletions and insertions:

1. Insert in Section M-100.1 in the blank for name of jurisdiction, “Town of Chester”.
2. Delete Section M-109.1 and M-109.2 and insert the following in place thereof:
“The Building Inspector appointed by the Board of Selectmen shall be the designated code official for the purposes of this code.”
3. Delete Sections M-114.2 and M-114.3 and insert the following Section M-114.2:
“Fees for mechanical work and periodic inspections shall be set by the Board of Selectmen.”
4. Delete Section M-117.4 and insert the following in its place:
“Violations of this code are punishable by a civil fine of not more than \$100.00 for each day that such violation continues after the date the violator receives written notice of violation from the Town.”
5. Delete Section M-122.2 and insert in its place the following:
“The Board of Appeals shall be the Zoning Board of Adjustment.”
6. Delete Section M-122.7 and insert in its place the following:
“Any person aggrieved by the decision of the Board of Appeals may appeal the decision to the Superior Court in accordance with RSA 677:16.”

The BOCA Basic/National Fire Prevention Code, 7th Edition, 1987,” as published by the Building Officials and Code Administrators International, Inc., with the following deletions and insertions:

1. Insert in Section F-100.1 in the blank for the name of the jurisdiction, “Town of Chester”.
2. Delete in Section F-102.1 and insert in its place the following:
“The Fire chief shall be the designated fire official for purposes of enforcement of this code.”
3. Delete from Section F-104.1 and insert in its place the following:
“The Zoning Board of Adjustment shall be the Board of Appeals.”
4. Delete from Section F-105.5 the final sentence.

5. Delete Section F-105.5.1 and replace it with the following:

“Violation of this code is punishable by a civil fine of not more than \$100.00 for each day that such violation continues after the date the violator receives written notice from the Town.”

TOWN OF CHESTER
BUILDING CODE

ARTICLE 1

PURPOSE AND AUTHORITY

1.1 Title

This Ordinance shall be known and cited as the Building Ordinance of the Town of Chester, New Hampshire and shall be construed to insure public safety and health insofar as they are dependent upon building construction.

1.2 Minimum Requirements

The provisions of this Ordinance shall be held to be the minimum requirements for the preservation of life and health and safety of the inhabitants of the Town of Chester and shall be controlling as to all buildings and structures subject to this Ordinance, except where more stringent requirements are provided under the statutes of the State of New Hampshire.

1.3 Other Town Regulations

No provisions of the Town Zoning Ordinance or any other legal statute pertaining to the location, use or construction of buildings shall be nullified by the provisions of this Ordinance.

1.4 Administration

The provisions of this Ordinance and enforcement of its requirements will be by the Board of Selectmen and/or the Building Official. When, in the course of administering the terms of this Ordinance, a question is raised as to detail not completely covered herein, reference to and conformance with the 1) International Building Code and International Residential Code – 2000 and published by the International Code Council in effect at the date of application for a building permit, shall be considered prima facie evidence of conformance with the objectives of this Ordinance.

ARTICLE 2

APPLICATION FOR BUILDING PERMIT

2.1 Permits

A permit issued by the Building Official shall be required before beginning operations of placement of foundations, alterations, repair or placement on a lot of a building or structure. Applications for permits shall be submitted in such form as the Building Official prescribes and shall be signed by or authorized by the owner.

2.2 Plans

Applications for permits shall be accompanied by plans with sufficient clarity and detail dimensions to show the nature and character of the work to be performed. The building Official may waive the requirement for filing plans when the work involved is of a minor nature.

2.3 Performance

All work performed under building permits shall conform to the plans and specifications filed with the application.

2.4 Limitations of Permit

All permits expire on year after date of approval.

2.5 Certificate of Occupancy

No areas of building or other structures which are hereinafter constructed, reconstructed or altered shall be occupied and no premises shall be used except for agriculture until a Certificate of Occupancy has been issued by the Building Inspector. No Certificate of Occupancy shall be issued for any premises unless the proposed use of the land, buildings and other structures herein shall comply with the provisions of this Ordinance or a variance issued by the Board of Adjustment and all applicable health, safety, fire, building codes, regulations and ordinances.

2.6 Board of Adjustment

An applicant for a building permit whose application has been refused by the Building Official, or parties who have been ordered by the Building Official to incur expense in connection with construction or parties aggrieved by a decision by the Building Official on a matter left by this Ordinance to his/her approval or discretion, may appeal from such action by filing within ten (10) days from date of refusal, order or decision, a written appeal, signed by the owner of property involved with the Zoning Board of Adjustment.

2.7 Saving Clause

Nothing in the Ordinance as adopted shall be construed to affect any suit or proceeding now in progress or any rights acquired or liability incurred or any cause or causes of actions accrued or existing under any Town Ordinance.

2.8 Validity

The invalidity of any section or provision of this Ordinance, hereby adopted, shall not invalidate other sections or provisions thereof.

2.9 Fees for Permits

A fee shall be charged for all permits issued under the terms of this Ordinance as determined by the Fee Schedule in the International Code and the Building Department budget.

2.10 Enforcement

Upon any well founded information that this Ordinance is being violated, the Board of Selectmen shall, on their own initiative, take steps to enforce the provisions of this Ordinance by seeking an injunction in the Superior Court or by any other appropriate legal action. Whoever violates any of the provision of this Ordinance shall be punished on conviction by a fine not to exceed RSA 295 for each day of delay in correcting the violation.

ARTICLE 3

BUILDING CODE

3.1 Footings and Foundations

All buildings and structures shall have foundation walls, piers, piles, caissons or other approved foundations designed to resist frost action or founded on bed rock or shall have continuous slab where appropriate. All footings shall be designed to distribute the load as uniformly as practicable. Mud, organic silt or unprepared fill shall be assumed to have no bearing capacity, unless approved by test, except where deemed adequate by the Building Official for the support of light frame structures [200 feet or larger (SF)].

Inspections and approval of soil material underlying footings and foundations shall be obtained prior to placement of footings or foundations.

3.1.1 Wall Footings

Footings for load bearing walls, unless allowed by soil conditions, shall be not less than twice the thickness of the wall and as thick as the wall width or shall be spread if required by local conditions.

3.1.2 Pier and Column Footings

Isolated footings for piers and columns shall have a minimum area of three (3) square feet and a minimum thickness of ten (10) inches or may be reduced if allowed by local soil conditions and approved by the Building Official.

3.1.3 Chimney Footings

Isolated chimney footings shall project a minimum of six (6) inches beyond the chimney above and shall be a minimum of twelve (12) inches thick.

3.1.4 Concrete Deposition

No concrete shall be poured through water unless deposited by approved means to insure minimum segregation of the mix and all concrete shall be protected from freezing during deposition and for a period of not less than seventy-two (72) hours thereafter.

3.1.5 Masonry Unit Footings

Masonry unit footings shall be laid in cement, cement lime or other approved mortar.

3.1.6 Reinforced Concrete Footings

When reinforced concrete footings are required, the reinforcing rods shall be covered by a minimum of three (3) inches of concrete.

Placement of the reinforcing shall be designed for structural loading. Placement of reinforcing in pile caps, as well as the pile foundation, shall be certified by a professional engineer.

3.2 Wood Frame Construction

Exterior walls and interior partitions of wood frame structures that are constructed of either balloon, braced or platform types shall consist of sills, posts, girts and ribbon strips braced to develop required strength and rigidity. The frame shall be braced at angles or adequately sheathed and the floor, attic and roof framing shall be secured by nailing or by any other approved connecting devices of equal strength.

3.2.1 Lumber Grades

All lumber used in load bearing members shall be sound, free from rot and large loose knots or damaging spiral or diagonal grain and graded.

3.2.2 Bridging

In all floor and flat roof framing, there shall be not less than one (1) line of bridging for each sixteen (16) feet of span and the bridging shall be of not less than one by three (1x3) inch lumber double nailed or fastened at each end or of equivalent metal lateral bracing of equal rigidity secured at the intersection. A line of bridging shall also be required at members where adequate lateral stiffness is not otherwise provided.

3.2.3 Cutting and Notching of Structural Members

In girders, beams or joists, cut and bore holes shall not be larger than one sixth (1/6) the depth of the member unless braced or reinforced to meet stress. Beam notching on tension side is not permitted.

3.2.4 Connections and Fastenings

All structural members shall be connected and fastened at their junction with connectors, bolts, lag screws, spikes, nails, straps or other approved devices.

3.2.5 Floor Joists and Rafters (Sizes)

For residential occupancies: as required by the International Residential Code – 2000.

For commercial occupancies: determined in accordance with accepted engineering practices and the International Building Code.

3.2.6 Plates, Ribbons Boards, Sills

Plates used in frame partitions supporting joists or rafters shall be doubled. In non-bearing partitions at least one (1) top and bottom plate shall be provided of the same width as the studs.

Ribbon boards used in balloon framing which support joists shall be not less than one by six (1x6), spiked and the wall firestopped.

Sills shall be a least two by six (2x6).

3.2.7 Roof Rafters

Roof rafters shall be vertically supported at the ridge or shall be adequately trussed. One by six (1x6) or equivalent collar beams spaced not more than four (4) feet on center shall be provided.

Valley rafters over twelve (12) feet in span shall be doubled.

3.2.8 Bearing and Anchorage of Floor Joists

Floor beams framing into girders shall be anchored, tied or nailed to secure continuity. The ends of all beams or joists resting on girders shall bear not less than four (4) inches or shall be supported on approved metal stirrups or on wood chips or ribbon strips not less than two by three (2x3) inches in size. Beams or joists framing from opposite sides shall either lap, or when framing end to end, shall be secured together by approved metal or wood ties, straps or dogs.

3.2.9 Joints in Girders

The joints of solid beams or girders shall be made over column or pier supports.

When built-up girders are constructed, the joints shall be broken by adjoining members and fall between one-sixth (1/6) and one-quarter (1/4) the span length from supports and shall be securely spiked or bonded together.

3.2.10 Spacing of Joists

In residential occupancies , floor joists shall be spaced not more than sixteen (16) times the nominal thickness of the rough floor planking above or per the International Building/Residential Code.

3.2.11 Headers, Trimmers and Joist Hangers

All headers and trimmers more than four (4) feet in length shall be doubled.

Headers carrying four (4) or more tail beams or which are four (4) feet or more in length shall be supported on approved metal hangers.

All tail beams or joists twelve (12) feet or more in length and framed into headers shall be hung in approved metal hangers.

3.2.12 Posts

The load bearing value of isolated posts or struts shall be determined by the Building Official. All wood posts used in basements or cellars shall have a concrete base which is three (3) inches above the unfinished floor and bear

directly on the post footing, however, when flooring of concrete or other approved material is provided the concrete base may be omitted.

3.2.13 Bracing

In buildings more than one (1) story in height, corner posts shall be the equivalent of not less than three (3) pieces of two by four (2x4) inch studs braced by not less than one (1) piece of one by four (1x4) inch diagonal let into the studs or the frame shall be sheathed with a material to afford the same rigidity or by other approved method. Diagonal bracing may be omitted when sheathing is provided in accordance with code.

3.2.14 Framing Over Windows and Door Openings

Lintels over openings in bearing walls or partitions shall consist of double members not less than herein specified or trussed construction bearing on jack studs or other approved construction affording adequate strength or according to the International Residential Code:

	Supporting One (1) <u>Floor or Roof</u>	Supporting Two (2) <u>Floors or Roofs</u>
Spans less than 4 feet	Two (2) 2" X 4"	Two (2) 2" X 6"
Spans 4 feet to 6 feet	Two (2) 2" X 6"	Two (2) 2" X 8"
Spans 6 feet to 8 feet	Two (2) 2" X 8"	Two (2) 2" X 10"
Spans 8 feet to 10 feet	Two (2) 2" X 10"	Two (2) 2" X 12"

3.2.15 Foundation Anchorage

When required to resist wind uplift, wall sills shall be anchored to foundation walls at corners and at intermediate intervals or not more than eight (8) feet with a minimum of 3/8" bolts embedded in masonry foundation to a depth of not less than eight (8) inches or other approved method.

3.2.16 Framing of Openings

All windows and door openings shall have double studs for the full vertical height of the opening [jacks included].

3.2.17 Sheathing

The sheathing of all exterior frame walls shall consist of one of the following materials or any other approved material of equal strength and durability approved by the Building Official:

1. One (1) inch reinforced cement mortar.
2. One (1) inch (normal size) wood sheathing.
3. One-half (1/2) inch fiber boards.
4. One-half (1/2) inch plywood.

3.2.18 Omission of Bracing

The diagonal bracing may be omitted when diagonal wood sheathing or plywood or other approved sheathing is installed in panels not less than four by eight (4x8) feet vertical position in corners.

3.2.19 Roof Sheathing

Roof deck sheathing shall consist of not less than one (1) inch boards or one-half (1/2) plywood when rafters are 16 inches on center.

3.2.20 Protection From Rot

All exterior frame walls shall be maintained a minimum of eight (8) inches above finished grades or otherwise protected from moisture damage.

3.2.21 Flashing

Corrosion resistant flashing, copings, caulking as accepted in practice shall be employed to protect wood frame structures from moisture penetration.

Woven valley roofing is acceptable.

3.2.22 Moisture Condensation and Water Leakage

To secure weather tightness and moisture resistance in framed walls, the exterior wall shall be faced with approved weather resisting covering and when required by the Building Official, interior non-corrodible vapor tight barriers shall be installed or other means shall be provided to avoid water leakage and moisture condensation.

3.3 Chimneys and Fireplaces

3.3.1 Chimneys

All Chimneys for the removal of the products of combustion, hereafter erected or altered, shall comply with the provisions of this section and the 2000 International Residential Code. Minor repairs for the purpose of maintenance or which do not involve structural changes to a chimney may be made without a permit.

3.3.2 Support

Masonry chimneys shall be supported on properly designed foundations of masonry or reinforced Portland or refractory cement concrete or on non-combustible material having a fire resistance rating of not less than three (3) hours provided such supports are independent of the building construction and the load is transferred to the ground.

3.3.3 Firestopping

All spaces between chimneys, floors and ceilings through which chimneys pass shall be firestopped with non-combustible material. The firestopping of spaces between chimneys and wood joists, beams or headers shall be to a minimum depth of one (1) inch placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney.

3.3.4 Construction

Masonry chimneys shall be constructed of masonry units or reinforced Portland or refractory cement concrete with walls not less than four (4) inches thick or rubble stone masonry not less than twelve (12) inches thick. Masonry shall be laid with full, cross and bed mortar joints.

3.3.4.1 Masonry chimneys shall be lined with fire clay flue lining (ASTM C3115) or the equivalent not less than other approved material that will resist corrosion, softening or cracking from the flue gases at temperatures up to 1800 degrees F.

3.3.4.2 Fire-clay flue liner shall be installed ahead of the construction of the chimney as it is carried up, carefully bedded one on the other in refractory mortar (ASTM C105, medium duty) or the equivalent, with close fitting joints left smooth on the inside.

3.3.4.3 Lining shall be separate from the chimney wall and the space between the liner and masonry shall not be filled; only enough refractory mortar shall be used to make a good joint and hold the liners in position.

3.3.4.4 Flue lining shall start from a point not less than eight (8) inches below the lowest chimney connector entrance. The lining shall extend, as nearly vertically as possible, for the entire height of the chimney.

3.3.4.5 Where more than one (1) flue are located in the same chimney, masonry wythes (partitions) at least four (4) inches wide and bonded into the masonry walls of the chimney shall be built at such points.

3.3.5 Termination (Height)

Masonry chimneys shall extend at least three (3) feet above the highest point where they pass through the roof of a building and at least two (2) feet higher than any portion of a building within ten (10) feet.

3.3.6 Clearance From Combustible Framing

All wood beams, joists and studs shall be trimmed away from chimneys. Headers, beams, joists and studs shall be not less than two (2) inches from the outside face of a chimney or from masonry enclosing a flue.

3.3.7 Combustibles

Combustible lathing, furring or plaster grounds shall not be placed against a chimney at any point more than one and a half (1 ½) inches from the corner of the chimney.

3.3.7.1 Exception No. 1

This requirement shall not prevent plastering directly on the masonry or on metal lath and metal furring.

3.3.8 Flues for Gas Appliances

No solid or liquid fuel heating appliances shall be used or interconnected with the flue from a gas appliance. Gas appliance venting shall be according to International Residential Code, International Mechanical Code and International Fuel Gas Code.

3.3.9 Factory-Built Fireplaces

Factory-built fireplaces shall be listed and shall be installed in accordance with the conditions of the listing. Hearth extension shall be provided in accordance with the manufacturer's instructions.

3.3.10 Masonry Fireplaces

Fireplaces shall be constructed of masonry units or of reinforced Portland or refractory cement concrete with back and sides of the thickness specified below:

3.3.10.1 Where a lining of low-duty firebrick (ASTM C64, Type G) or equivalent, at least two (2) inches thick laid in fire-clay mortar or the equivalent of other approved lining is provided, the total thickness of back and sides, including the lining, shall be not less than eight (8) inches.

3.3.10.1 Where the lining described above is not provided, the thickness of back and sides shall be not less than twelve (12) inches.

3.3.10.3 Chimneys shall be provided with outside air.

3.3.11 Steel Fireplaces

Steel fireplace units incorporating a firebox liner of not less than one-quarter (1/4) inch thick steel and an air chamber shall be installed with masonry to provide a total thickness at the back and sides of not less than eight (8) inches.

3.3.12 Fireplace Hearths

Fireplace hearth extension shall be provided of approved non-combustible material for all fireplaces.

3.3.12.1 Where the fireplace opening is less than six (6) square feet, the hearth extension shall extend at least sixteen (16) inches in front of, and at least eight (8) inches beyond each side of the fireplace opening.

3.3.12.2 Where the fireplace opening is six (6) square feet or larger, the hearth extension shall extend at least twenty (20) inches in front of, at least twelve (12) inches beyond each side of the fireplace opening.

3.3.12.3 Fireplaces constructed of masonry or reinforced Portland or refractory cement concrete shall have hearth extensions of brick, concrete, stone, tile or other approved non-combustible material properly supported and with no combustible material against the underside thereof.

3.3.13 Trim or Woodwork

Trim or woodwork shall not be placed within eight (8) inches of a fireplace opening. Woodwork above and projecting more than one and a half (1 ½) inches from a fireplace opening shall not be placed less than twelve (12) inches from the top of a fireplace opening.

3.4 Ventilation

3.4.1 Rooms Below Grade

No room which has less than one-half (1/2) of its height above the finished grade shall be occupied as a habitable room. The provisions of this section shall not be construed to prohibit play, recreation or similar rooms at a greater depth below grade.

3.4.2 Bath and Toilet Rooms

Every bath and toilet room shall be ventilated as herein prescribed:

- a) by windows opening to the outer air not less than three (3) square feet in area;
- b) by windows opening on a vent shaft with an across-sectional area of one (1) square foot for each foot in height, but not less than nine (9) square feet in area, open at the top or constructed with equivalent side louver openings
- c) by vents or ducts of steel or other material;
- d) by a skylight of approved non-combustible construction not less than three(3) square feet in area with ventilating openings; or
- e) by a system of mechanical ventilation or gravity ventilator with an approved siphon-type hood, capable of exhausting forty (40) cubic feet of air per minute in public bathrooms and not less than twenty-five (25) cubic feet of air per minute in private bathrooms.

3.4.3 Attic Space

All attic spaces or spaces between a ceiling and roof shall be ventilated by louvers or vents with a total clear area of opening not less than one-third of one percent (1/3 of 1%) of enclosed area or shall be provided with other equivalent means or artificial ventilation.

3.4.4 Ventilation of Enclosed Heating Rooms

No solid, gas or liquid fuel heating device shall be installed in inadequately ventilated room(s).

3.4.5 Air Re-circulation

No return duct of a mechanical circulation warm air system shall be permitted from a kitchen, bathroom, garage or other space in which flammable or noxious vapors may be present; nor shall the re-circulation of air from one dwelling unit be permitted to another dwelling unit.

3.5 Fire Resistance and Fire Retarding

3.5.1 Fire Resisting Walls

In multi-family or attached dwelling units, appropriate fire retarding materials between units and any exit hallway shall be installed to obtain a resistance to the spread of fire of a least one (1) hour.

3.5.1.1 One (1) hour walls are obtained between adjoining units or units and exit hallways by a single layer of approved five-eighths (5/8) inch sheetrock applied to each side of the partition or with approved masonry walls.

3.5.1.2 One (1) hour ceilings are obtained by a double layer of approved five-eighths (5/8) inch sheetrock attached to the ceiling.

3.5.1.3 Fire resistant walls between units shall extend at a minimum to the outer walls of the structure and tight to the underside of roofing boards.

3.5.2 Smoke or Flame Alarms

Smoke or heat detectors in garage and attic shall be installed at a minimum as required by NFPA [Alarms(Detectors)].

3.5.3 Fire Resistance in Garages

All garages in residential occupancies shall be separated from dwelling or living areas by walls of not less than one (1) hour. Passage doors from garage to living areas shall be either listed fire rated doors. (Example: one and three-fourths (1 ³/₄) inch solid wood doors)

3.5.3.1 Passage doors from garage to the adjoining area shall be self-closing.

3.5.4 Location of Enclosed Boiler or Furnace Room

These rooms shall not be located immediately below stairways.

3.5.5 Sprinkler System

Sprinkler systems shall be installed in all conversions and new construction of all multi-family dwellings, all duplexes, all manufactured housing, all clustered dwellings of any type per NFPA 13D Standard for the Installation of Sprinkler Systems in One and Two Family dwellings and Mobile Homes.

3.6 Plumbing

Reference to and compliance with the requirements of the International Residential Code and International Plumbing Code as published by the International Code Council if in effect at the date of application for a building permit shall be considered prima facie evidence of conformance with the objectives of this Ordinance.

3.7 Electrical

Reference to and compliance with the requirements of the National Electrical Code, in effect at the date of application for a building permit, shall be considered prima facie evidence of conformance with the objectives of this Ordinance.

ARTICLE 4

PERMIT FEE SCHEDULE

RESIDENTIAL PRICE LIST

INITIAL APPLICATION

As per the International Residential and International Building Code

Sprinkler design and inspection – two family dwelling	\$50.00
Septic test pit and plan review	\$30.00
Septic permit fee (new and replacement)	\$30.00
Minimum permit fee – fences, swimming pool, storage shed, deck, porch (these would take place after initial construction)	\$35.00

IF RENEWAL APPLICATION WITHIN ONE YEAR OF EXPIRATION

Percentage of Completion NEW BUILDING CONSTRUCTION

Building Only

Incidental

Renewal 35.00 – for one (1) year if continuous work being done.