

## **SECTION XVII. BUILDING CONSTRUCTION**

*[Adopted 2009; Amended 2010]*

### **A. Adoption – Title**

Pursuant to RSA 674:51, the town of Greenfield adopts the enforcement of the State Building Code as set forth in RSA 155-A; continues the appointed position of Building Inspector, hereinafter known as the Code Enforcement Officer to enforce the State Building Code; authorizes the Code Enforcement Officer to review and determine compliance of building plans, issue building permits, inspect the work authorized by the building permits, issue appropriate use occupancy certificates, permit the Board of Selectmen to charge reasonable fees for such service, and exercise other enforcement action as authorized by RSA Chapter 676. These regulations shall be known and cited as the “Building Ordinance of the town of Greenfield, New Hampshire,” and referred to herein as the “Code”. The Code shall be construed to provide minimum requirements for the health, safety and general welfare insofar as they are dependent upon building construction.

### **B. Declaration of Purpose:**

The purpose of this code is to establish uniform rules and regulations for the construction of buildings and structures within the corporate limits of the Town of Greenfield. This Code is not intended, nor shall it be construed, to create a duty on the part of the Town of Greenfield or its officials, employees or agents, to protect the health, safety, or economic interest of any person or entity, and no person or entity shall have the right to rely on this Code, or any action taken on not taken hereunder, as a basis to assert any claim for any loss, damage or expense against the Town, its officials, employees or agents.

### **C. Effect on other legislation:**

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 Code.

### **D. Administration:**

The provisions of this Code and its requirements will be enforced by the Code Enforcement Officer. In the absence of the Code Enforcement Officer, the Board of Selectmen shall perform his/her duties. The applicant for a permit shall be responsible for meeting the minimum requirements of the State Building Code and the Town of Greenfield shall not be held liable for any failure on the part of the Contractor or Applicant to comply with the provisions of the State Building Code as provided for in RSA 155-A:2.

### **E. Term of permit:**

A permit under which no work is started within six (6) months after issuance will expire by limitation. If an Excavation has been wholly or partially completed or the foundation walls have been erected and the project is terminated, the parties granted the permit would be required to bring the excavation back to grade within six (6) months after the date of the permit. Failure to carry construction beyond first-floor flooring within six (6) months or to complete exterior structural details as specified in filed plans and specifications within twelve (12) months after the start of work will be considered evidence of termination of the project for which the permit was issued. A building permit shall expire two (2) years after the date issued. If any work has not been completed which is covered by the original permit, a new permit shall be required unless the Code Enforcement Officer has previously approved a schedule for construction which runs past the expiration date of the original permit but in no instance will a permit term exceed two (2) years and six (6) months.

### **F. Standards:**

It is required by this Code that all buildings and structures, including manufactured homes that are erected, enlarged, altered, repaired substantially, moved, demolished, or change the occupancy of a building or structure shall comply with the following requirements:

1. State Building Code, as set forth in RSA 155-A.
2. Certificate of Occupancy: The Code Enforcement Officer shall not issue a certificate of occupancy until the applicant has satisfied the Code Officer that all of the work has been completed in compliance with the Code, the septic system meets the requirements of the New Hampshire Department of Environmental Services Subsurface Bureau and local regulations, and the driveway ordinance has been met.