

and inspections for electrical and fuel source.

All structures **are** required to meet property line set backs regardless of size or whether they need a permit or not. If there is any question please contact our office.

Now let's talk about driveways.....

Although the 2009 Residential Building Code says that driveways and sidewalks do not require a permit, in Alton, if you are creating an access to a town road, a Driveway and Right Of Way permit is required from the Highway Department (875-6808). This includes adding another access to a lot with a home already on it, and new accesses to fields or woodlots.

If you are going to resurface or alter your existing drive, it is important to contact the Highway Department so they can work with you or your contractor to ensure the proper sloping to the road is maintained.

Lots fronting on State roads will require permits from NH Department of Transportation (DOT).

In closing.....

The mission of the Building Department is to educate, assist and ensure the safety and well being of the residents of the Town of Alton.

While there are those who feel there is no need for Building Codes, the codes help to ensure that structures are built to be as safe as possible, and the work done inside them is done properly and by trained, licensed tradesmen wherever required.

Please realize that this pamphlet is merely an overview of the code. I am always willing to answer questions, and often a site visit is very helpful.

Our schedule and contact information is listed below. Thank you for your cooperation.

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Mon-Fri 8:30-4:30

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Town of Alton



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Did you know
there are
projects that do
NOT require a
Building
Permit?

THERE ARE A NUMBER OF THINGS THAT DO NOT REQUIRE A BUILDING PERMIT IN ALTON

I have been asked a number of times,

“What doesn’t need a permit?”

That is a very good question. Usually, in Building Inspector World, we tend to think in terms of what DOES require a permit. Yet there are a number of things that don’t.

The 2009 Residential Building Code says:

One story accessory structures such as sheds, playhouses, doghouses, that do not exceed 120 square feet in floor space, do not require a foundation, and **are not** living/sleeping space. This includes freestanding decks no more than 30 inches above the ground.

Fences not over 6 feet high. Standard installation practice is on your side of the boundary line and the good side (if there is

one) towards your neighbor. A good idea would be to leave enough room to mow between the fence and boundary line.

Retaining walls less than 4 feet tall, measured from the bottom of the footing to the top of the wall.

Painting, papering, tiling, carpet, cabinets, countertops and similar finish work.

Prefabricated swimming pools less than 2 feet deep.

Swings and other playground equipment.

Window awnings that extend less than 54 inches from an exterior wall, and do not require additional support (Posts/Braces).

The Building Inspector says:

General repair and maintenance of your **home**. (Not a business or rental property) This includes:

Minor plumbing repairs, replacing leaky traps, faucets, etc.

Minor electrical repairs, replacement of faulty light fixtures, switches, outlets.

Painting.

New siding.

Replacement windows, as long as there are no structural alterations. (enlarging/reducing openings)

Reroofing. This means reshingling, to include stripping of old shingles, or

installing a metal roof over existing shingles or sheathing. Minor sheathing repairs are expected and allowed.

Repair of docks. Restructuring or replacement does require a Town permit and most likely a State Shoreland or Wetlands permit

Temporary carports, as long as you do not install a permanent (buried, such as wood posts/concrete piers/footings) foundation.

General landscaping projects, walks, arbors, etc. Please do not create a situation where runoff water will be diverted into the road, the lake or onto your neighbor’s property.

Things to remember and consider...

Alteration, repair, or replacement of structural items, such as rafters, joists, beams, studs, sills or foundation members, normally requires a permit.

Buildings such as pole barns, agricultural shelters, etc., **do** require permits.

While NH State law allows homeowners to perform their own electrical, plumbing and mechanical work, permits and inspections to ensure compliance with appropriate codes are still required. I strongly recommend hiring a trade professional if you are at all unsure of the proper way to do the work.

The installation of a permanent standby electrical generator **does** require permits