

## **Brookline Building Department**

### **NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS**

**March 9, 2010:** In accordance with RSA 155-A this department will be enforcing the State of New Hampshire Building Codes as amended to recognize the following code editions by reference:

For all Commercial or Industrial construction, including renovations, alterations and additions:

- The International Building Code (IBC)
- The International Energy Conservation Code (IECC)
- The National Electrical Code (NEC)
- The International Mechanical Code (IMC)
- The International Plumbing Code (IPC)

For all Residential construction, including renovations, alterations and additions:

- The International Residential Code (IRC) - (Building, Plumbing, Electrical, Gas Piping, etc)
- The International Energy Conservation Code (IEC)

For all Gas Piping work:

- The NFPA 54 and NFPA 58

### **ADDITIONAL INFORMATION**

A Certified Plot Plan for any new additions may be required by the Building Inspector if field inspection cannot determine definitively compliance with setbacks and any other limiting requirements of local land use laws regarding the placement of a structure (E.g. dwelling or other building) on a buildable parcel of land.

An “as built plot plan” may be required by the Building Inspector for all new constructions in order to verify the location of the structure on the lot.

No building or structure erected or altered as specified in a Building Permit issued shall be occupied or used, as a whole or in part, until a Certificate of Occupancy has been issued by the Building Inspector. Any change or substantial alteration of use shall require the issuance of a new Certificate of Occupancy. A temporary Certificate of Occupancy may be issued for a building or structure or any part thereof before the entire work covered by the permit shall have been completed provided the Building Inspector deems life or public welfare shall not be endangered by the occupancy.

#### **Non-Residential**

To insure compliance with current health and safety requirements, a code and safety inspection shall be conducted to insure that current code, fire and safety requirements are met. This includes, but is not limited to: number of occupants; restroom facilities; fire safety; fire alarms; means of egress; exit signs; fire extinguishers; flammable and/or regulated materials; storage; and ADA requirements, as set forth in the Americans with Disabilities Act Handbook as published by the Equal Employment Opportunity Commission and the U.S. Department of Justice. All deficiencies shall be corrected and a re-inspection shall be required prior to a final Certificate of Occupancy being issued.

Planning Board approval may be required for a change of use, alteration, or expansion of use. See the Town of Brookline Land Use Laws.