

ACCESSORY STRUCTURE APPLICATION (Requirements, Notes, Changes)

REQUIREMENTS:

1. Two (2) sets of the following documentation with the application and fee:
 - a) Plot plan drawn to scale with the use of a survey map, if possible (40 scale = 40 feet)
 - b) Indicate proposed structure(s), showing setback dimensions from all surveyed property lines
 - c) Show location of all existing structure(s) on the property
 - d) Show location of water supply (well or water lines)
 - e) Show location and configuration of septic disposal system or sewer line.
2. Structural drawings to include: Floor plan; Foundation plan, Cross Sections, Elevations
3. Registered Architect or Engineer's stamp, signed & sealed for residential additions/alterations and any commercial construction costs over \$20,000

NOTES:

1. A permit must be obtained before beginning construction
2. This permit is for any structure other than residential principal structure (house) to include, but not limited to: garage, shed, dock, deck, carport, pole barn, greenhouse, etc. Refer to Informational Brochure No. 3 – Accessory Structures – Sheds/Fences.
3. Changes to Plan – Any changes prior to or during construction will require submittal of amended plans (review and re-approval are necessary)
4. Withdrawn Permits: 20% of the initial fee is retainable by the Town. No fee is refundable after 1 year from initial application date.
5. Additional review: All applications are subject to Zoning Administrator, Code Compliance and Structural Plan Review.

CHANGES TO RESIDENTIAL BUILDING CODE EFFECTIVE 1-1-2011 (INFORMATIONAL):

Residential Building Code

- New driveway requirements for structures located over 300 feet from main road
- Spray foams are allowed to be exposed in rim joist box only, must be covered by 15 minute thermal barrier all other areas;
- Protection against decay requirements
- Landings are no longer required on the outside of secondary doorways less than three risers provided no doors swing over steps
- Vent stacks must be 18 inches minimum above roof for all structures

New Electrical Requirements

- Arc fault breakers required in all habitable spaces for receptacles
- GFI protection for all other receptacles in kitchens, bathrooms, garages and unfinished basements
- All receptacles must be tamper resistant
- Carbon Monoxide detectors must be located within 15 feet of sleeping areas;
- All corrugated stainless steel piping must be bonded to the common ground for electrical service

New Energy Code

- Blower door tests required by credential contractor or structure inspection by air barrier supplier and certified compliant
- Programmable thermostats required
- Lighting must be 50% energy saving light bulbs
- Separations between dwelling units must have minimum of R-10 in common wall of each dwelling unit
- ResCheck inspector's checklist must be available at time of insulation inspection