

## **Town of Tamworth Building Requirements**

While there is no zoning in the Town of Tamworth, certain regulations do apply, both within the town and the state.

- **Floodplain Zones:** No development may occur in a floodplain as shown on the 1991 FIRM map without a flood plain permit (and building notification form application, if necessary). You, the property owner must determine whether you are in a floodplain area.
- **Land accessed by a private or Class VI right of way:** No building may be erected on land accessed by a private or Class VI right of way, unless the Board of Selectmen grants a waiver. See RSA 674:41 for full details. You may obtain a copy at the Selectmen's Office. (Effective 7/17/02)
- **Building Notification:** A Building Notification is required on all construction or alterations that have an estimated cost in excess of \$5,000. The application may be obtained at the Selectmen's Office. The application fee is \$100.00. (Effective 3/10/04)
- **Septic System:** Each septic system must be designed to meet New Hampshire specifications, have no surface water (waterbodies) or wetlands which contain "type A Hydric Soil" (very poorly drained) within 125 feet, or any "Hydric B" soils (poorly drained) within 75' and be approved by the Tamworth Selectmen and the State of New Hampshire.
- **Wetlands Ordinance:** A special use permit must be sought for certain activities. Please review prior to any work in areas containing wetlands, area with hydric B soils, high water tables or within 25' thereof.
- **Cell Towers:** (Adopted March 2002) Personal Wireless Service Facilities Ordinance; please see review ordinance and take all appropriate steps before any work, additions, removal etc is done to towers.
- **Driveway Permit:** If access to your property is from a State road, you must obtain a driveway permit from the State. A driveway permit (also called a "curb cut") may be obtain from the Patrol Foreman at the Department of Transportation ("DOT") building on Route 16 in Tamworth, or by mail from the NH Department of Transportation, 2 Sawmill Road, Gilford NH 03249. If access to your property is from a Town road, you must obtain a driveway permit from the Town. Applications are available at the Town Office. The Road Agent will review your site and approve your application if it meets the necessary requirements. If access to your property is from a private road, your driveway is subject to whatever requirements that may be imposed by the developer and/or a road association.
- **Street Number:** Tamworth uses the federally mandated 911 emergency address numbering system. To obtain a new street number, apply to the Selectmen's Office. Because the 911 number is assigned by the Town's mapping company to meet the federal requirements, the exact location of your driveway entrance is needed. The Selectmen's Office can provide a map of your lot for your convenience in measuring and noting the location. The process takes about three weeks, and you cannot obtain electrical or telephone service without it. Before you obtain your 911 street number, a Building Notification application must be submitted and approved by the Board of Selectmen.
- **Fire Code:** The New Hampshire State Fire Code applies to all buildings in town and includes a variety of provisions that apply to both new and existing buildings. Any questions regarding the Fire Code should be directed to the Fire Department at 323-8874.
- **Construction, Plumbing, and Electrical Codes:** "New Hampshire building code" or "state building code" means the adoption by reference of the International Building Code 2000, the International Plumbing Code 2000, the International Mechanical Code 2000, the International Energy Conservation Code 2000, and the International Residential Code 2000, as published by the International Code Council, and the National Electric Code 2002. State of New Hampshire requirements must be met and are the responsibility of the respective contractors. All buildings, building components, and structures shall comply with the state building code. For further information consult NH RSA Chapter 155-A.
- **NH Energy Code:** Newly constructed buildings must meet the NH Energy Code. The residence code is available at the town office. For additional information contact the Public Utilities Commission at 603-271-2431, or go to the website at <http://www.puc.state.nh.us/EnergyCodes/energypg.htm>
- **Heating System Installation Permit:** This permit is required for all heating systems, and an application may be obtained from the Town Clerk or Fire Chief.

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