



TOWN OF GROTON
BUILDING PERMIT
GUIDELINES

November 12, 2003
Revised November 13, 2008
Revised May 3, 2011
Revised April 9, 2013

TOWN OF GROTON
BUILDING PERMIT GUIDELINES

The Selectmen or their designee shall issue all Building permits in accordance with RSA 676:17. No permit shall be issued for the erection of any structure or for the use of land unless the proposal complies with the provisions of Groton Ordinances, and meets all other requirements (including required State or Federal permits).

The Applicant is responsible to assure that all information in the application is correct, and accurately represents the proposed project.

Permission to build shall not be in effect until application has been approved and a permit issued. **Permits shall be posted and protected in a visible location on premises.**

Building permits are required for any new construction (including modular and manufactured homes and foundations, but excluding the excavation of cellar holes), any change of use of an existing structure, additions to existing structures (including added story(ies)/floor(s) to an existing footprint), relocation of any structure, installation of any detached structure (including sheds, barns, garages, decks, docks), of more than 100 square feet.

Building permits are not required for any cosmetic maintenance (painting or siding), re-roofing, entry steps, landscaping, residential paving or exterior/interior remodeling/renovations that do not change the existing footprint.

Building permits fees are as follows:

- | | |
|------------------------------|------------------|
| • 101 to 1000 square feet | \$10 |
| • More than 1000 square feet | \$25 |
| • Renewal fee | Same as original |

Building permits will only be good for two years from the date of issue and only encompass work detailed in the permit.

Any person found in violation of these regulations will be subject to the following:

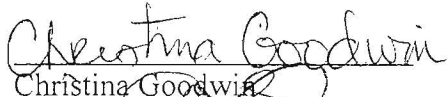
- A fine of \$50 a day will be assessed to anyone building without a permit per 2007 Warrant Article 21, up to \$1,000.
- On second notification of offense the Town may order removal/demolition of said structure until compliance with these regulations has been met.

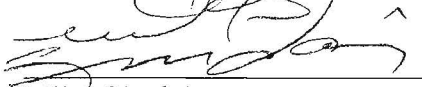
Obtaining the required approval for on site septic systems is the responsibility of the applicant. No building permit for any structure, where there is or will be running water can be issued until State approval has been received and attached to the application or otherwise verified to the satisfaction of the Select Board.

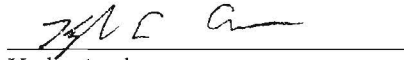
A permit is required for driveways entering onto Town or State Roads. This permit may be obtained from the Administrative Assistant for Town roads or by contacting the New Hampshire Department of Transportation, Concord, NH 03301 (RSA 236:13). This permit must be attached to the application.

Plans for new buildings and additions of living space to be heated or cooled require approval from the Public Utilities Commission in Concord, NH, to insure compliance with the NH Energy Code per RSA 155-d. Applications may be obtained by calling 271-2431 or visiting www.puc.state.nh.us. A copy of the PUC approval number must be attached to the building permit application unless otherwise verified.

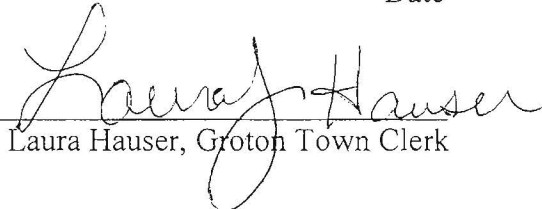
Adopted by the Groton Select Board on 4/9/13
Date


Christina Goodwin


Miles Sinclair


Kyle Andrews

Received and recorded April 12, 2013
Date


Laura Hauser, Groton Town Clerk