

Application # \_\_\_\_\_

**Town of Dorchester  
Application for Building Permit**

Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_

Location of Proposed Structure: Map & Lot #: \_\_\_\_\_

Acreage: \_\_\_\_\_ Road Name: \_\_\_\_\_  
(Minimum area of any lot is two (2) acres for each principal use)

Description of Project: (a) New Home \_\_\_\_\_ (b) Mobile Home (c) Addition \_\_\_\_\_

Purpose of Project: (a) Full Time Residence \_\_\_\_\_ (b) Seasonal Residence \_\_\_\_\_  
(If (a) or (b), indicate # of occupants \_\_\_\_\_)

(c) Garage \_\_\_\_\_ (d) Storage \_\_\_\_\_ (e) Other \_\_\_\_\_ -  
describe \_\_\_\_\_

Plumbing: Running Water: Yes \_\_\_\_\_ No \_\_\_\_\_ Toilet(s): Yes \_\_\_\_\_ (# \_\_\_\_\_) No \_\_\_\_\_

Heating System: Wood \_\_\_\_\_ Coal \_\_\_\_\_ Oil \_\_\_\_\_ Gas \_\_\_\_\_ Electric \_\_\_\_\_ Solar \_\_\_\_\_

Size of Structure: \_\_\_\_\_

Sketch structure and placement on the lot with exact dimensions of both

All Federal, State and Local permits & approvals pertaining to this application must be obtained before a Building Permit will be granted.

I. The following uses are permitted in accordance with Dorchester's Land Use Regulations:

- a. One and two-family dwelling units, including single unit manufactured housing.
- b. Home business and cottage industry
- c. Agricultural and Forestry enterprises and uses
- d. Church, including parish house and other religious uses
- e. Community center, park or playground operated by governmental unit
- f. Accessory uses customarily incidental to permitted uses

II. Minimum area of any lot for building purposes must be two (2) acres

III. Set-backs:

- a. Principal Building – 50' from the frontage, side or rear line of any lot. 75' from lake, pond, river, or brook.
- b. Accessory Building – 50' from frontage line, 25' from any side, or rear line of any lot. 75' from lake, pond, river, or brook.
- c. Water system, septic system and sewerage system must be at least 25' from the frontage, side and rear line of any lot. 100' from any lake, pond, river, or brook.

IV. Buildings cannot exceed 35' in height.

V. State of N.H. Water Supply/Pollution Control Construction Approval.  
(Any structure which will discharge waste water or sewage)

VI. **New Hampshire Energy Code Certification of Compliance** is required for new construction, Additions or Renovations.

**RSA 155-D:4, IV.** In towns and cities where no building codes have been adopted, it shall be the responsibility of the general contractor or owner-builder to submit plans and specifications to the public utilities commission where they shall be reviewed and approved if conforming to the Code for Energy Conservation in New Building Construction.

**For more information**, please visit the NH Public Utilities Commission website at [www.puc.nh.gov](http://www.puc.nh.gov) or call (603) 271-6306. Office location: 21 South Fruit Street, Concord, NH 03301-2429

VII. Class VI or Private Road Release

(Required if the lot on which the structure is to be built does not have direct access on a Class V Town Road or a State Highway)

VIII. Driveway Permit

(Required of anyone desiring to construct, alter, repair or relocate a driveway in order to obtain access to an existing or proposed street or roadway)

IX. Sketch of lot and placement of structure, with dimensions of both, on the front of this application or on a separate sheet of paper attached to the application. Must include exact measurements.

X. Subdivision approval, if required by Subdivision Regulations

XI. If either lot, structure, or use is non-conforming to Dorchester's Land Use Ordinance, this application must be referred to the Dorchester Board of Adjustment

	<u>Approvals</u>	<u>Required</u>	<u>Received</u>	<u>Approval #</u>
I.	_____	_____	_____	_____
II.	_____	_____	_____	_____
III.	_____	_____	_____	_____
IV.	_____	_____	_____	_____
V.	_____	_____	_____	_____
VI.	_____	_____	_____	_____
VII.	_____	_____	_____	_____
VIII.	_____	_____	_____	_____
IX.	_____	_____	_____	_____
X.	_____	_____	_____	_____
XI.	_____	_____	_____	_____

(Signed) \_\_\_\_\_  
Applicant

**STATE BUILDING CODE (RSA 155-A:2)** provides that the contractor of a building, building component or structure, is responsible for meeting the minimum requirements of the **State Building Code** and **State Fire Codes**, and the municipality is not liable for any failure on the part of a contractor/building to comply with the provisions of the State Building Code.

I certify that I am aware of and will comply with the State Building and Fire Codes as it relates to this property and the proposed use:

\_\_\_\_\_  
SIGNATURE OF CONTRACTOR, BUILDER OR OWNER

\_\_\_\_\_  
DATE

Application: A) Approved \_\_\_\_\_ B) Denied \_\_\_\_\_  
C) Referred to Board of Adjustment \_\_\_\_\_

Reason for denial or referral: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Copy of Land Use Ordinance purchased by applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

Copies of setback requirements given to applicant? Yes \_\_\_\_\_ No \_\_\_\_\_

This Permit will remain in effect for \_\_\_\_\_ from date of issue

Signed \_\_\_\_\_  
Selectmen, Permit Officer

Date: \_\_\_\_\_

Please forward completed application to:  
Town of Dorchester, 1021 NH Rt 118, Dorchester, NH 03266

**PLEASE ALLOW TWO TO FOUR WEEKS FOR PROCESSING.**