



**YOU NEED
PERMITS**

IF YOU PLAN TO.....

BUILDING PERMIT

- ◆ Change the outside dimensions of the primary structure in any way
- ◆ Enclose any portion of the primary structure
- ◆ Construct an Accessory Building: Any combination of any materials, whether portable, movable or fixed, having a roof, and enclosed or not enclosed.

DRIVEWAY PERMIT

- CONSTRUCT
- ALTER
- REPAIR or
- RELOCATE a driveway in order to obtain access to an existing or proposed street or roadway

CONTACT

(603) 523-7119 ~ townofdorchester@earthlink.net

for Permit Applications

BUILDING PERMITS are required

IN THE TOWN OF DORCHESTER

before

~constructing a new building

~placing a new building

~placing a mobile home

~placing any other structure

~increasing the size of any existing structure

Building/Accessory Building/Structure is defined in Dorchester's Subdivision Regulations (Adopted 5-21-79 and revised 4-13-87) as: Any combination of any materials, whether portable, movable or fixed, having a roof, and enclosed or not enclosed.....

on any lot in the Town of Dorchester as voted by the residents of Dorchester on March 11, 1986

***Article 15**

PURPOSE: The purpose of this regulation is to ensure compliance with existing Federal, State and local statutes, ordinances and regulations, and thereby promote safety in fire and emergency situations, protect the quality of our natural resources and protect the taxpayers from possible catastrophic expense as the result of unregulated building.

PERMIT REQUIRED: NO PERSON, FIRM, CORPORATION OR OTHER LEGAL ENTITY SHALL CONSTRUCT OR PLACE ON ANY LOT A NEW BUILDING, MOBILE HOME, OR ANY OTHER STRUCTURE, OR INCREASE THE SIZE OF ANY EXISTING STRUCTURE WITHOUT FIRST OBTAINING A BUILDING PERMIT FROM THE PERMIT OFFICER.

FEES: THERE SHALL BE NO FEE FOR SAID BUILDING PERMIT

PENALTY: ANY PERSON, FIRM, CORPORATION OR OTHER LEGAL ENTITY SHALL CONSTRUCT OR PLACE ON ANY LOT A NEW BUILDING, MOBILE HOME, OR ANY OTHER STRUCTURE, OR INCREASE THE SIZE OF ANY EXISTING STRUCTURE WITHOUT FIRST OBTAINING A BUILDING PERMIT SHALL BE GUILTY OF AN OFFENSE **PUNISHABLE BY A FINE NOT TO EXCEED FIFTY DOLLARS (\$50.00). EACH DAY OF NON-COMPLIANCE SHALL CONSTITUTE A SEPARATE VIOLATION.**

THE SELECTMEN WILL STRICTLY ENFORCE THIS REGULATION

***A complete copy of the Building Permit Regulation may be obtained from the
Town Office**

Building Permit Applications may be obtained by contacting the Town Office at 804 River Road, Dorchester, NH 03266, calling the Permit Officer (786-2657) or the Secretary (523-7119)

The Dorchester Board of Selectmen

All permits and 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
 1. One and two-family dwelling units, including single unit manufactured housing.
 2. Home business and cottage industry
 3. Agricultural and Forestry enterprises and uses
 4. Church, including parish house and other religious uses
 5. Community center, park or playground operated by governmental unit
 6. Accessory uses customarily incidental to permitted uses
- II. Minimum area of any lot for building purposes must be two (2) acres
- III. Set-backs:
 1. Principal Building - 50' from the frontage, side, or rear line of any lot. 75' from lake, pond, river, or brook
 2. Accessory Building - 50' from frontage line, 25' from any side, or rear line of any lot. 75' from lake, pond, river, or brook.
 3. 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. State of N.H. Public Utilities Commission approval of plans and specifications as conforming to code for energy conservation in new building construction as per NH RSA 155-D:41V.
(Required of new residential construction if heated or cooled with fossil fuel)
- 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 approved by the Dorchester Board of Adjustment