

TOWN OF MASON BUILDING CODE OF 1957
(Incorporating Amendments through March 2011)

ARTICLE I: Preamble and Title

- A. PREAMBLE. In order to maintain the health, safety, convenience, morals, future beauty and general welfare of the Town of Mason, the following code was enacted this date.
- B. TITLE. This code shall be known and may be cited as the "Town of Mason Building Code of 1957" hereinafter referred to as "this Code".

ARTICLE II: General Provisions

All residential dwellings built or buildings converted for residential purposes within the boundaries of the Town of Mason, shall meet the following standards:

- A. All dwellings and so-called summer camps hereafter erected shall have masonry footings and foundations. Footings for 8-inch foundations shall be not less than 8 inches deep and not less than 16 inches wide. Footings for 12-inch foundations shall not be less than 8 inches deep and not less than 20 inches wide. The presence of ledge can be considered as sufficient footing and/or foundation. All footings shall be below frost action.
- B. All structures shall be of standard construction. Frame structures shall be on sills of at least 2"x8" sound materials anchored flatwise to foundation. Girders shall be not less than 6"x8" and be supported on piers or posts not over 8' centers. Floor joists not over 14' long shall be not less than 2"x8". Floor joists of over 14' span shall be larger. All spans of over 8' shall be bridged 8' or less. All openings in floors or side walls that exceed 2'6" shall be surrounded by double headers and trimmers. All studding shall be 2"x4", excepting nonbearing partitions which may be 2"x3". Rafters shall be 2"x6", excepting rafters less than 7', which can be 2"x4". All above framing shall be standard 16" centers.
- C. Chimneys, if constructed, shall be on a suitable footing of masonry construction, shall contain a flue lining, shall extend at least three feet higher than adjoining roof, and shall meet the requirements of NFPA Code 211 Chimneys.
- D. Sidewalls shall be finished with permanent standard materials. Two years will be allowed for application of above sidewall materials. All interior walls of a dwelling shall have a fire-resistance rating of at least 20 minutes.
- E. No building of wood or other combustible material shall be erected, altered, remodeled, or enlarged without providing firestops in every combustible wall or partition, at every floor, and between floor joists at every partition in the new construction. Firestops may be wood or masonry. Wood firestops must be at least two inches of nominal thickness.
- F. Electrical wiring should be installed by a qualified electrician and shall conform to the latest edition of the National Electrical Code.
- G. Privy, septic tank, leaching area, and cesspools shall be 75' from wells or adjoining property, except as otherwise approved by the Health Officer or Board of Health.

(SEE ALSO PG 3)

(SEE ALSO PG 13 - WETLANDS)

Additional information regarding sanitary facilities and wells can be found in Article IV, Sections G-J of the Mason Planning Ordinance of 1967.

LPB.3

- H. No building designed or intended for public use or congregation of people shall be erected, altered or used for any purpose, which does not provide exits as described in Chapter 155 and Chapter 156, New Hampshire Revised Statutes Annotated, 1955, and in the regulations of the New Hampshire Fire Marshall's Office.
- I. All attics or confined spaces shall have access of at least two feet square.
- J. As permitted by RSA 674:52, the following nationally recognized codes promulgated by the National Fire Protection Association (NFPA, Batterymarch Park, Quincy, MA 02269) are declared to be a part of this ordinance and are hereby incorporated by reference (adopted September 1988):
 - 1. 10 Standard for Portable Fire Extinguishers
 - 2. 13 Standard for Installation of Sprinkler Systems
 - 3. 30 Flammable & Combustible Liquids
 - 4. 31 Modification or Installation of Oil Burners
 - 5. 54 National Fuel Gas Code
 - 6. 58 Liquid Petroleum (LP) Storage and Handling
 - 7. 70 National Electrical Code
 - 8. 72E Standard for Automatic Fire Detectors
 - 9. 74 Household Fire Warning Equipment
 - 10. 96 Standard for Installation of Equipment for Removal of Smoke & Grease Laden Vapors for Commercial Cooking Equipment
 - 11. 101 Life Safety Code
 - 12. 211 Chimneys

Copies of the above standards are available for inspection by the public at the Mason Fire Station.

ARTICLE III: Administration and Enforcement

- A. A building permit shall be required in accordance with the provisions of Article VII, Sections C and D, of the Mason Planning Ordinance of 1967.
- B. There shall be an Inspector of Buildings, such office to be chosen by the Board of Selectmen.

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- C. The Building Inspector shall issue any and all building permits when such request is in accordance with the provisions of this Code and the Mason Planning Ordinance of 1967. The fee for such a permit shall be \$3.00 per \$1000 of the valuation as found in the Dodge Report or an equivalent source, with a minimum fee of \$40.00. The fee shall be payable to the Town of Mason.
- D. No building may be occupied until the Building Inspector has issued a Completion Certificate. A Completion Certificate will be issued when the building is fit for human occupancy.
- E. Enforcement shall be the duty of the Board of Selectmen and the Board is hereby given the authority to enforce the provisions of this Code.
- F. Upon well-founded information that this Code is being violated, the Selectmen shall, on their own initiative take immediate steps to enforce the provisions of this Code by any legal means.
- G. Prerequisites for a building permit on a lot without an existing dwelling:
 - Permanent Boundary Markers on Lot
 - Proof of Ownership of Lot
 - State Septic Approval
 - Driveway Permit from NH Department of Transportation or Town Road Agent
 - Building Plans with NH Energy Code Certificate
 - Copy of New Hampshire Plumber's License
 - Copy of New Hampshire Electrician's License

ARTICLE IV: Board of Adjustment

The powers of the Board of Adjustment are set forth in Article VIII of the Mason Planning Ordinance of 1967.

ARTICLE V: Amendments

This code may be amended by a majority vote of any legal Town Meeting, when such amendment is published in the Town Warrant calling for the meeting, and when such amendment has received a Public Hearing, which hearing has been advertised and given fifteen (15) days notice.

ARTICLE VI: Saving Clause

The invalidity of any provision of this Code shall not affect the validity of any other provision.

ARTICLE VII: When Effective

This Code shall take effect upon passage.