

TOWN OF BENNINGTON

CODE ENFORCEMENT

Things to Remember During Construction

GENERAL

- No construction shall commence prior to issuing of permit (R 105.1)
- Toilet facilities (portable) will be on site prior to any construction activity
- Foundations will not be inspected without sanitary facilities
- Permit must be on-site, accessible, and protected from the weather for sign-off purposes (R 105.7)
- Plans must be on-site and available during any inspection (R 106.3.1)
- Street # and/or Map/Lot # shall be visible at property entrance (R 321.1)
- Proof of valid Master Plumbers and Electricians licenses are needed for permit
- All work will be performed according to current accepted Code (R 105.8)

FOUNDATION

- Unless soil test shows that soil conditions do not warrant drains, foundations shall have foundation drains installed (run to daylight) and all below grade usable space shall be damp-proofed, but not backfilled prior to inspection (R405.1)
- Foundations shall extend below the frost line (R403.1.1)
- Foundation anchors will be installed per Code and manufacturer's instruction (R403.1.6)
- Sono tubes need to be checked for depth before filling with concrete

BASEMENT

- Headers, double and use joist hangers if over 4' span (R 802.9)
- Sill plate must be pressure treated (R 319)
- Two exits are required (one may be a bulkhead type) (NFPA 101-24.2.2.2 & .3)
- Bulkheads are exits and require switches for exterior and interior lights (RE 3803.3)
- Unheated basements require ceiling insulation (N 1102.1.5)
- If floors or walls are unfinished, use only GFCI receptacles (NEC 210.8)
- Recommend provisions for radon mitigation be installed
- Lighting is needed near all equipment that requires servicing (RE 3803.4)
- Permit and inspection required for all oil burners (NH Saf-c 6012.03)
- Keep oil burners 5' from tank and 3' from electrical panel (NFPA 31-4.3.6)
- Keep a minimum of 3' in front of the electrical panel clear (E 3305)

LIVING AREA

- Ceiling height must be a minimum of 7' (R 305)
- Receptacles are needed on every wall 2' or wider spaced, so no point is more than 6' from a receptacle, (count railings) as measured at floor line (measure around corners) (E 3801.2.1)
- All rooms require one switch controlled lighting outlet (E 3803.2)
- Attached sunrooms, sun porches, 3 season rooms, etc. are considered rooms

KITCHEN

- Counter top plugs on every space 12" wide with max of 24" from a plug (E 3801.4.1)
- Island and peninsular require at least one receptacle each (E 3801.4.2-.3)
- Minimum of two 20-amp circuits for kitchen counter top (E 3603.2)
- Microwaves (built-in) should be on a separate circuit
- Wiring for garbage disposals not allowed unless septic is sized for it

BEDROOMS

- At least one emergency egress window is required in every bedroom. The window must have an operable area of 5.7 square feet, must be a minimum of 24" high and 20" wide, and sill height can only be a maximum of 44" above floor (NFPA 101 24.2.2.3)
- All bedroom circuits shall be Arc-Fault protected including smoke detectors (NFPA 70 210.12B)

SMOKE DETECTORS

- AC/DC interconnected smoke detectors are required and one shall be located on every useable level, in every bedroom, and outside of every sleeping area (R 313)

BATHROOMS

- An exhaust fan is needed if the operable window is less than 4% of the floor area. The fan is to terminate directly outside and be fitted with a back draft damper
- All receptacles to be GFCI 20-amp circuits required for receptacles (E 3802.1)
- Glass within 60" of hot tub or Jacuzzi floor level to have safety glazing (R 308.4)
- Access panel for motor to meet manufacturer's specifications for sizing

ROOF/ATTIC

- Trusses to be secured to the double top plate by hurricane clips
- Attic access minimum size is 22" x 30" (R 807)
- A switched light is needed by entrance (R 3803.4)
- Ventilating area to be 1/150 of the area to be ventilated (may be reduced to 1/300 if vapor barrier of 1 perm or less is used on the warm side of the ceiling) (806.2)
- Continuous poly sheeting shall be used as a vapor barrier (on warm side of floor/ceiling assembly) for an unheated walkup attic with flooring installed (R318)

GARAGES/ATTACHED/UNDER LIVING AREA

- Attached garages must have drywall from the floor to the roof on garage side (R 309.2)
- Garages under living spaces must have 5/8" type X on walls (R 309.2)
- Garage floor shall be sloped toward drain or vehicle entry (R 309.3)
- Doors to be 1 3/8" solid wood or have a 20-minute fire rating (R 309.1)

STAIRWAY/DECKS

- Walking surfaces 30" or more above grade need guardrails that are a minimum of 36" high (R 312.1)
- Balusters are only allowed to have a max of 4" spacing (R 312.2)
- Handrails are required (34"-38"high) on one side of all stairs with four or more risers (R 311.5.6.1)
- Head clearance of 6' 8" on stairs will be maintained (R 311.5.2)
- Ledger board and joist stringer to be flashed and bolted to house frame
- Riser 7 3/4" maximum, tread 10" minimum, nosing between 3/4" and 1 1/4" (R 311.5.3)
- Deck post will be secured to the footing

EXTERIOR

- Two exterior outlets are required: one in the front and one in the rear of the structure with weatherproof in-use covers (E 3801.7)
- Grading to slope from house to be 6" within the first 10' (R 401.3)
- House will be weather tight prior to any interior wiring installation

FIRE STOPPING/DRAFT STOPPING

- All penetrations between floors or walls to the ceiling, which are concealed draft openings (especially bathtub drain cutouts) will be fire stopped (R 602.8)
- Caulking used must meet ASTM-136 (latex based, no burning)

INSULATION

- NH Energy Code must be followed, in compliance with approved energy audit
- Insulate all hot water pipes and AC duct work in unheated basement
- Unventilated spaces require a continuous vapor barrier
- Kraft faced insulation should be face stapled

DOCUMENTATION FOR A CERTIFICATE OF OCCUPANCY

1. State of New Hampshire Septic "Approval for Operation"
2. Water test passing primary standards
3. Well permit showing depth and gallons per minute flow
4. Certified plot plan may be required. Plan would include the location of the foundation to all property lines, triangulated distance to well, septic field, and "D" box from the foundation. Certification of plot plan may not be required if all setbacks are exceeded by 50% but plan may still be presented)
5. Building permit with all sign-offs complete