

- F. 14.01 Bow Building Code. Add provisions for emergency escape from basements, smoke alarms / carbon monoxide detectors, and potable water.

draft dated 1-11-10

ARTICLE 14. ADMINISTRATION AND ENFORCEMENT

14.01 Administrative Official

A. Building Inspector

The Town Manager shall appoint a Building Inspector to administer, interpret and enforce the provisions of the Town of Bow Building Code, ~~which includes the State of New Hampshire Building Code as contained within NH RSA 155-A, as may be amended from time to time (which includes as of the date of this ordinance the 2006 Editions of the International Building Code, International Mechanical Code, International Plumbing Code, International Energy Code, and International Residential Code, and the 2008 Edition of the National Electrical Code [National Fire Protection Association (NFPA) 70]).~~ In the absence of the Building Inspector, these duties will be performed by the Town Manager or designee. The Chief of Police, Fire Chief and Town Health Officer, or their respective departments shall comply with the reasonable requests of the Building Inspector for assistance and cooperation in the administration and enforcement of the Town of Bow Building Code.

1. **The Town of Bow Building Code includes the State of New Hampshire Building Code as contained within NH RSA 155-A, as may be amended by the State of NH.**
 - a. **Additions and Amendments to the Bow Building Code. In addition to the State of New Hampshire Building Code, the following additions and amendments shall apply within the Town of Bow.**

NOTE: The below text is new to the Bow Zoning Ordinance.
Redline method is used to denote changes from the published IRC.

From the International Residential Code (IRC):

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1. Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard, or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. **In newly constructed buildings** where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening, **a bulkhead enclosure and bulkhead door shall not be permitted. Homes constructed after the effective date of this ordinance shall have an at-grade basement access, other than through a garage,**

in the form an enclosed structure with an at-grade, vertical hung door opening inward. All other aspects of the access shall conform to the applicable building code. In an existing building where the basement is renovated to create habitable space, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 Square Meters).

From the International Residential Code:

SECTION R313 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

R313.2.1. Alterations, repairs, or additions. When alterations, repairs, or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms and carbon monoxide detectors located as required for new dwellings, and the smoke alarms and carbon monoxide detectors shall be interconnected and hardwired, **except as provided below.**

Exceptions:

~~(1) Interconnection and hardwiring of smoke alarms and carbon monoxide detectors in existing buildings areas shall not be required to be hardwired where the alterations or repairs do not otherwise require result in the removal of interior wall and or ceiling finishes exposing the structure, unless there is reasonable alternative access to allow the hardwiring and interconnection to occur. an attic or basement which could provide for the access for hardwiring and interconnection.~~

~~(2) Work on the exterior surfaces of dwellings, such as the replacement of roofing or siding are exempt from the requirements of this section.~~

~~(3) Permits involving alterations or repairs to plumbing, electrical, and mechanical are exempt from the requirements of this section.~~

{The below is not from the IRC}

POTABLE WATER TEST RESULTS.

Prior to the issuance of a Certificate of Occupancy for any dwelling supplied by a private well system, the owner shall certify that the water supply is potable and submit to the Building Inspector the water quality test results for the NHDES recommended Standard Analysis as stated in Environmental Fact Sheet WD-WSED-2-1 dated 2003, as may be amended.

NOTE: The below text is existing. No changes are proposed.
It is included to provide context.

B. Zoning Administrator

The Town Manager shall appoint, with the recommendation of the Planning Board, a

Zoning Administrator to administer, interpret and enforce the provisions of the Town of Bow Zoning Ordinance. In the absence of the Zoning Administrator, these duties will be performed by the Town Manager or designee. The Chief of Police, Fire Chief and Town Health Officer, or their respective departments shall comply with the reasonable requests of the Zoning Administrator for assistance and cooperation in the administration and enforcement of the Town of Bow Zoning Ordinance.

C. Enforcing Authority

1. The duty of administering and enforcing the provisions of the currently adopted Town of Bow Building Code, which includes the State of New Hampshire Building Code as contained within NH RSA 155-A, as may be amended from time to time, is hereby conferred upon the Town Building Inspector or his duly authorized agent.
2. The duty of administering and enforcing the provisions of the currently adopted Town of Bow Zoning Ordinance is hereby conferred upon the Town Zoning Administrator or his duly authorized agent. A written record shall be kept of all interpretations of the Town of Bow Zoning Ordinance by the Zoning Administrator. This record shall be kept as a public document to insure consistency in the application of this ordinance.