

TOWN OF WARNER  
 OFFICE OF THE SELECTMEN/BUILDING INSPECTOR  
 PO BOX 265 WARNER NH 03278

**INFORMATION FOR BUILDING PERMIT APPLICANTS:**

- 1) If approved, your building permit is valid for twenty-four (24) months from the date of Selectmen’s approval. You must begin construction within six (6) months of permit approval or your permit will be considered invalid.
- 2) Construction inspections, which are required, are checked on the attached construction schedule. It is your responsibility to arrange for inspections.
- 3) Upon satisfactory completion of all inspections, a Certificate of Occupancy (if required) will be issued by the Building Inspector.

**THE APPLICANT MUST:**

- 1) Show Town of Warner tax map identification on ALL permit applications and attachments. Attach Town of Warner tax map to permit (available at the Selectmen’s office or call 456-2298 ext. 1 for assistance)
- 2) Complete the application. The application must be signed by the current property owner.
- 3) Application for a permit and payment of the permit fee does not grant approval to proceed.

**APPLICANT CHECKLIST:**

<u>Provide</u>	<u>Not Applicable</u>	
_____	_____	Obtain State approval for construction of a Septic System and provide WSPCC approval number.
_____	_____	Obtain a driveway permit from the Director of Public Works and or State Highway Department.
_____	_____	a. 911 Address Application must be completed upon approval of Driveway Permit
_____	_____	Include a reasonable facsimile of the plot, building and driveway with the permit application. This site plan must include the location of all existing and proposed structures and show distances from the abutting lot lines and town road frontage.
_____	_____	Floor plans must be submitted for the proposed work. Rooms must be identified on the plans.
_____	_____	If land is in Current-Use a Current Use/Change of Use must be submitted with the Assessing Clerk.
_____	_____	All applicable State or Federal permits (i.e. Site Specific, Wetlands, Shoreland <b>Water Quality</b> Protection Act etc.)
_____	_____	Flood Plain determination map - indicate approximate location of your property. Attach Elevation Certificate, if applicable.
_____	_____	PUC approved Energy Permit or Compliance Letter in accordance with RSA 155-D.
_____	_____	Application for water and or sewer connection (Warner Village Water District)
_____	_____	<b><u>Site Plan Approval - attach decision letter</u></b>
_____	_____	<b><u>Zoning Board of Adjustment Action - attach decision letter</u></b>

**TOWN OF WARNER -- APPLICATION FOR A BUILDING PERMIT**

PERMIT # \_\_\_\_\_

PERMIT FEE \_\_\_\_\_

Zone: \_\_\_\_\_ Map \_\_\_\_\_ Lot \_\_\_\_\_ Flood Plain (Y/N) \_\_\_\_\_ Wetland (Y/N) \_\_\_\_\_

Current Use (Y/N) \_\_\_\_\_ Waterfront/Shoreland (Y/N) \_\_\_\_\_

Owners Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-911 Address: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

Electrician: \_\_\_\_\_ License# \_\_\_\_\_ Phone # \_\_\_\_\_

Plumber: \_\_\_\_\_ License# \_\_\_\_\_ Phone # \_\_\_\_\_

Gas Fitter: \_\_\_\_\_ License # \_\_\_\_\_ Phone # \_\_\_\_\_

<u>Type of Construction</u>	<u>Proposed Use - New Construction:</u>	<u>Proposed Use - Existing Space:</u>
<input type="checkbox"/> New Building	<input type="checkbox"/> Single Family	<input type="checkbox"/> Finish Upstairs
<input type="checkbox"/> Addition	<input type="checkbox"/> Duplex	<input type="checkbox"/> Finish Basement
<input type="checkbox"/> Alteration	<input type="checkbox"/> 3 or more Family	<input type="checkbox"/> Conversion
<input type="checkbox"/> Repair Replacement	<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Other - Specify _____
<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Addition - Specify _____	_____
<input type="checkbox"/> Demolition	<input type="checkbox"/> Commercial _____	_____
Other _____	<input type="checkbox"/> Other _____	_____
_____	_____	_____

**Septic Approval**

WSPCC Approval # \_\_\_\_\_

If adding bedrooms you must provide approved septic design adequate for # of bedrooms.

**Principal Type of Frame**

- Masonry
- Woodframe
- Structural Steel
- Reinforced Concrete
- Other \_\_\_\_\_

**Principal Type of Heating**

- Gas  Oil  Electric
- Forced:  Air  Hot Water
- Coal
- Central Air Conditioning
- Other \_\_\_\_\_

**Fireplaces? Chimneys**

- Fireplace # \_\_\_\_\_
- Chimneys # \_\_\_\_\_
- # of Flues \_\_\_\_\_
- Masonry # \_\_\_\_\_
- Metal # \_\_\_\_\_

**New Construction**

Square footage of structure \_\_\_\_\_

Square footage of addition \_\_\_\_\_

Square footage of garage \_\_\_\_\_

Square footage of deck/porches \_\_\_\_\_

Dimensions of footprint \_\_\_\_\_

Height of structure \_\_\_\_\_

Total # bedrooms \_\_\_\_\_

**For Additions Only**

Fill in those dimensions that apply:

Foundation size: \_\_\_\_\_

Bedroom sizes: 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4 \_\_\_\_\_

Bathroom sizes: Full \_\_\_\_\_ 1/2 \_\_\_\_\_ 3/4 \_\_\_\_\_

Kitchen: \_\_\_\_\_

Dining: \_\_\_\_\_

F/R: \_\_\_\_\_

**Description of Project (Required):** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner Release:** By signing this application, I understand that the Building Inspector, Code Officer, or other designee of the Board of Selectmen will enter my property as many times as necessary prior to issuance of a Certificate of Occupancy to conduct both announced and unannounced inspections of the property. I also understand that this permit is being issued based on the number of bedrooms stated on this application. I understand that if the number of bedrooms is changed through converted use of a room, I am responsible for obtaining a State approved septic approval (design) for the actual number of bedrooms being used.

Signature \_\_\_\_\_ Print \_\_\_\_\_  
of Owner: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Contractor/Owner Release:** By signing the Building Permit Application , I certify the following:

1. I have read and understand the Town of Warner’s Building Code (and all codes adopted by reference), Zoning Ordinances **and Site -Plan Regulations**
2. That all construction will be in compliance with the Town of Warner’s Building Code (and all codes adopted by reference) and **all Ordinances (Zoning, Wireless Telecommunications, Floodplain).**
3. That all alterations in construction plans, such as changes to proposed footprint or location of structure shall be approved by the Board of Selectmen, Building Inspector and/or all other necessary parties prior to the start of construction of any changes, and
4. I understand that any violation of the Town of Warner’s Building Code (and all codes adopted by reference) and/or Ordinances may result in a Stop Work Order, Court Action, or Civil Penalty (or any combination thereof).

Signed: \_\_\_\_\_ (Print) \_\_\_\_\_ (Date) \_\_\_\_\_  
(Owner)

Signed: \_\_\_\_\_ (Print) \_\_\_\_\_ (Date) \_\_\_\_\_  
(Contractor)

Special Conditions:  
\_\_\_\_\_  
\_\_\_\_\_

Approved by the Building Inspector: \_\_\_\_\_ Date \_\_\_\_\_

Approved by the Board of Selectmen: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Certificate of Occupancy:: \_\_\_\_\_ Required \_\_\_\_\_ Not Required

Please return this permit and accompanying sketches with appropriate fees to the Selectmen’s office. Regular hours Monday - Thursday 8:00 a.m. - 3:00 p.m. and Tuesday’s 8:00 a.m. - 4:00 p.m. For questions you may call 456-2298 ext. 1

## Building Permit Fee Schedule

Commercial buildings or construction of a new business \$200 + \$0.15 per sq. ft.	New residences, barns, garages, modular homes and mobile homes \$100 + \$0.10 per sq. ft.
Additions, breezeways, porches \$75.00 + \$0.10 per sq. ft.	Sheds (wood, tool, storage), decks \$50.00 + \$0.10 per sq. ft.
Alterations, Structural Changes & Changes of Use \$35.00 per inspection	Electrical & Plumbing Permit \$35.00 per inspection
Commercial Wireless Towers \$20.00 per linear foot plus \$500.00 per co-locator Accessory Building (cabinet) \$200.00 + \$0.15 per sq. ft	

**\*Note: Basement square footage is included when calculating fees**

### TOWN OF WARNER - REQUIRED CONSTRUCTION INSPECTION SCHEDULE

<u>DESCRIPTION</u>	<u>WHEN</u>	<u>INSPECTOR</u>	
Driveway Permits	Before beginning construction and after installation	Tim Allen Director of Public Works	456-3366
Proposed boiler/heating system, review of plans by the Fire Chief	Before and after installation	Ed Raymond Fire Chief	456-3770
Foundation: Includes footings slabs, foundation walls, piers, damp proofing, foundation drainage, stoops, porches and terraces	Prior to backfilling	Tom Baye Building Inspector	848-5750
Rough framing, plumbing, electrical, chimney and fireplaces	Prior to applying insulation nonstructural interior & exterior wall finish	Tom Baye Building Inspector	848-5750
Insulation	Before closing walls	Tom Baye Building Inspector	848-5750
Final Inspection	After completion of wiring, plumbing, heating system and receipt of septic use approval	Tom Baye Building Inspector	848-5750
Occupancy	Occupancy permits will be issued after full compliance with this schedule. Before moving in, you are required to have hardwired smoke detectors installed on each floor and two (2) safe means of egress	Tom Baye Building Inspector	848-5750

**It is your responsibility to arrange for an inspections. To arrange for an inspection, at least two days in advance call the Building Inspector. Feel free to call the Selectmen's office, 456-2298 ext. 1 if you have questions about your project.**

## TOWN OF WARNER, NEW HAMPSHIRE ZONING SET BACK REFERENCE CHART

ZONE	MIN. LOT SIZE SQ. FT	MIN. ROAD FRONTAGE Ft.	BUILDING SET BACK FROM THE ROAD RIGHT-OF-WAY	BUILDING SET BACK FROM THE ABUTTER	MAX. HEIGHT OF BUILDING
R-1 with water/ sewer	20,000	100	30	15	35
R-1 without water/sewer	40,000	150	30	15	35
R-2 with water/sewer	40,000	120	40	25	35
R-2 without water/sewer	2 acres	200	40	25	35
R-3	3 acres	250	50	40	35
OC-1	5 acres	300	50	50	35
OR-1	5 acres	500	50	100	35
B-1	10,000	100	30	15	35
C-1	40,000	200	40	25	35

**SHORELINE:** Lots bordering shoreline of public lakes or ponds in the R-2/R-3 zones shall have not less than 100 feet of shoreline (required).

**WARNER RIVER:** Any lot bordering the Warner River shall have a minimum frontage of 100 feet. All buildings shall be set back a minimum of 75 feet from the Warner River.

**BUFFERS:** Where commercial or industrial use abuts a residential or open space zoning district, a natural vegetative 25 foot buffer is required (see Article XI, D & E)

**C-1 ZONE:** not more than 70% of the lot may be covered by impermeable surfaces, such as buildings and paved areas.

**CLUSTER DEVELOPMENT:**

Zone	R-2	R-3	OC-1	OR-1
Minimum Parcel area before Subdivision (acres)	12	12	20	20
Minimum Density	1 unit per 2 acres of Buildable Area	1 unit per 3 acres of Buildable Area	1 unit per 5 acres of Buildable Area	1 unit per 5 acres of Buildable Area
Minimum Lot area after Subdivision	1.0 acres	1.0 acres	1.5 acres	1.5 acres
Minimum Buffer from Existing Highway	75'	75'	75'	75'
Minimum Frontage Per Lot	100'	125'	150'	150'
Minimum Front Yard (to right-of-way)	30'	30'	40'	40'
Minimum Side Yard (to abutting property line)	15'	15'	25'	25'
Minimum Common Open Space (percentage of Gross Land Area, at least 25% of Common Open Space must be Buildable Area)				
Parcel size < = 40 acres	30%	50%	60%	60%
Parcel size > 40 acres	30%	60%	60%	60%