

TOWN OF KENSINGTON
BOARD OF SELECTMEN MEETING
Kensington Elementary School Library
122 Amesbury Road
Kensington, NH 03833
MONDAY
September 28, 2015
WORK SESSION AGENDA
7:00pm

In Attendance: Peter Merrill, Robert Wadleigh, Norman DeBoisbriand, Building Inspector Norman Giroux, Bruce Cilley, Arthur and Carlene Wiggin.

Norman opened the work session at 7:06pm, seconded by Bob, with all in favor.

Work Session:

Building Permits and fees:

The board and members present discussed the following issues:

New Building Inspections- require 6 visits:

Foundation/Framing/insulation/rough plumbing/finish plumbing/finish inspection

The board went through how Mr. Giroux interprets the ordinance.

Under section 8.1 in the current zoning book it states the following:

SECTION 8.1 **BUILDING PERMIT** (03/09/1971; 03/16/1978)(Amended 03/1994; 03/1997; 03/13/2001)

A building permit for new structures, remodeling, or manufactured buildings is required to promote the health, safety, convenience and general welfare of the community.

A. A permit is required for:

1. A new structure, remodeling, or manufactured building when the value exceeds \$2,000. The value shall be based on labor costs* - (including the value of self-provided labor), material costs, and other costs, excluding land;

2. The demolition of a structure; and

3. A free standing structure exceeding 120 square feet, as measured from outside.

B. A permit is not required for:

1. Non-structural changes that do not meet the criteria defined for Section A1 listed above, such as siding, roofing, and/or same size window replacement; and

2. Routine maintenance.

*It was explained that the value including labor should include the excavation/plumbing/electrical and if doing self-labor you should calculate a rough fee of \$20 per hour for yourself.

Also, within the same section in B1 it refers you back to the criteria defined for Section A1. Within this statement is the confusion. When this part of the ordinance refers you back to A1 it then brings the \$2,000 in to play, so any construction over \$2,000 that is not 120 square feet, will need a building permit, which includes replacement of siding, windows and roofs.

***Remodeling** was also discussed the following definition was given:

To change the structure, shape or appearance of something.

In this definition the siding is a change to the structures appearance.

It is believed that there are permits needed for:

New Homes; Garages(attached or detached); buildings; remodeling; sheds; bathrooms; kitchens; solar energy and signs, and anything over \$2,000 in cost.

Norman Giroux is concerned that if there are not any permits required for sheds then the setbacks will not be adhered to.

Mr. Giroux read off a few examples of people in town without permits that he believes need to have them. He is looking for permission to approach the residents when he sees construction being performed without a current permit. The board was not definitive on this action.

Norman D. believes that the \$2,000 base line for needing a permit should be revisited because that would encompass a lot of different projects that we currently don't have permits for.

Peter explained that the permits that are issued will trigger the assessing company to review the property, who will then reassess the property for the added features.

If there is not a value being added to the home by replacing *in kind* is a permit needed?

There are two views to this.

Going by the ordinance if it is over the \$2,000 then a permit will be needed.

If you are:

- changing the appearance a permit is needed.
- upgrading a permit is needed

Norman explained that anything over \$2,000 will need a permit, because of the way the ordinance reads. Two things to be looked into:

- the wording
- the \$2,000 amount.

Mr. Giroux would like to be able to knock on doors to let people know that they will need to get a building permit.

The board would not like to see it perceived that the board is out trying to generate revenue. They don't want to add any extra expenses on the residents. Mr. Giroux explained that is how he is paid, through the permits. The board would like to look at the way that the permit fee is divided. Currently it is a split of 60% to the town and 40% to the building inspector. If the inspector goes out the property on a shed or minimum fee permit for \$50, he is paid \$20 to inspect. The way that the fees are calculated should be looked at as well.

Kathy asked for clarification about anything over \$2,000 requiring a permit. The board indicated that it would with the current ordinance and the way that they are interpreting it, unless you have a free standing structure exceeding 120 square feet, as measured from outside. Even though the cost is over \$2,000.

Mr. Giroux does not interpret it that way. He believes that anything over \$2,000 will need a permit. He also believes that there should be a fee for the demolition permit because there is an inspection needed.

Mr. Cilley asked how you would figure the fees on siding or roofing are you going to figure that on square feet like the permits are now.

Mr. Giroux stated that needs to be updated as well. It would be a flat fee for that or the town goes to a fee of \$5.00 per thousand of what the cost of the project is, including materials and labor. This would only be calculated within a remodeling or replacement, not when the initial building permit for new construction is figured. Kathy asked if any of these changes would contradict the state building code. Norman stated that does not matter, the towns can modify in whatever direction, and they usually put in more restrictions than the state.

Mr. Giroux asked if the board was willing to swap the percentage of the fees, 60% for the inspector, and 40% for the town. He is trying to set up fees for the future. The board would like to set up some fees that are more in tune with area towns. Mr. Giroux showed the boards what other towns are paying the building inspectors.

Peter would like a reasonable number assessed to the self-provided labor for people to easily be able to figure that for the \$2,000.

The board would like to also look into the Burner permit, and Electrical permit fees.

Things to review:

- All fees- building, electrical and burner
- The \$2,000 amount- if the figure should be change
- Plumbing permit-should it be added as a separate permit
- Sheds definition
- What constitutes remodeling

One more work session to put everything together and then a public hearing to change the payment structure, and fees.

Mr. Giroux asked for a few permits to be signed.

- Marilyn Evans- Demolition permits for sheds- 11 Wild Pasture Road
- Glick, Alexis- remodel ½ bath and full bath - 58 Cottage Road
- York, Melisa- roof over porch 18x18- 73 Wild Pasture Road
- All building permits presented approved and signed.

Motion to close was made by Peter at 8:42pm, seconded by Norman; all in favor.

Respectfully Submitted,

Kathleen T Felch