

June 11, 2015

Town of Chelsea Building Permit Ordinance

That it shall be unlawful to construct a new building or alter any existing building without having first secured a building permit.

1. On all new construction the fee shall be **\$25.00 (plus \$.10 per sq. foot of gross floor area)**.

A. Building Permits will also be required for swimming pools, both permanent in ground and temporary above ground when the pools are designed to contain over 24" of water.

B. All mobile homes or house trailers are subject to the same restrictions and conditions outlined above.

1. Before any building permit may be issued for new construction, remodeling, or moving a mobile home or a house trailer to a new location requiring plumbing, a Plumbing Permit must be obtained.

2. On remodeling, the first \$1000 will be exempt, there after the fee will be \$25.00.

3. Failure to obtain a Building Permit shall result in double fees being charged; if the permit is not then obtained within 3 business days of written notice being hand delivered, or verified by postal return receipt, an additional penalty will be charged at the rate of \$25.00 per day until the permit is obtained. All mobile homes or house trailers are subject to the same restrictions and conditions outlined above. Before any Building Permit may be issued for new construction, remodeling, or moving a mobile home or a house trailer to a new location involving plumbing, a Plumbing Permit must be obtained.

Building Permits must be obtained at the Town Office from the Code Enforcement Officer.

4. A sketch of the proposed structure or addition to the structure, showing the distance to the front right-of-way line, the rear and side property lines is required prior to building permits being reviewed by the Town. Please draw in the required sketch on the back of Page 2 - "Minimum Setbacks Sheet".

5. This ordinance may be enforced by the Code Enforcement Officer or Town Attorney.

6. Definition:

A. **Structure:** All buildings, towers, swimming pools, both in ground and above ground when the pools are designed to contain over 24" of water, fences over 8ft. in height.

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B. **Gross Floor Area:** The sum of the gross area of the several floors of a building or buildings (including accessory buildings) measured from the exterior faces or exterior wall, and specifically includes stairwells and elevator shafts, interior balconies and mezzanines, finished basements and basements used for dwelling or commercial purposes, attic space with structural head room of 7-1/2 feet or more, and any other floor space not specifically excluded. Gross floor area does not include, uncovered steps, space used for mechanical equipment, attic space with less than 7-1/2 feet of structural headroom, unfinished cellars not used for commercial purposes or as part of the living area of a dwelling.

C. **Remodeling:** Alterations to an existing structure that will not increase the square footage of livable space.

Amended: Building Permit Ordinance June 21, 2001

Amended: June 24, 2008

Amended: June 11, 2015