

## **REPORT OF THE BUILDING OFFICIAL / CODE ENFORCEMENT OFFICER**

New construction remained stalled during 2007. Most housing market reviews were generally reflective of: "...the lowest level of building starts in over 10 years, a decrease of 20% from year previous, with further decline anticipated, existing housing inventory continuing to rise, and an expected increase in foreclosures likely to add to an already depressed market..". While things appeared pretty bleak out there for building contractors and associated trades, in Fremont, new starts doubled from that during the downslide of 2006. Possibly there is light at the end of the tunnel. Additions, renovations, pools, decks, and other improvements remained consistent with previous years.

Commercial building activity relating to the Cooperage Corner project started in earnest with the foundations for buildings one and two being put into place; and construction is progressing well for phase one of building one.

The already approved Elderly Housing project located off Main Street (in what was the Fuller property and is now behind the Black Rocks Village building) remained stalled for 2007 and did not start building construction although roadways were roughed in.

Fremont was *again* hit by heavy flooding in April of 2007. Many of the homes along the Exeter River on Tibbetts Road were just recovering from the 2006 Mother's day flooding. For those residents having had the opportunity to raise their homes above the base flood elevation level, it was a much quicker process of recovering from the flooding; but for those who had not yet been able to take steps to mitigate against the flooding – these people had to deal with the flood issues all over again.

The State of New Hampshire Building Code has been revised to adopt the current 2006 edition of International Code Council (ICC) building codes. This became effective in the fall of 2007.

Something to consider when remodeling your home is to capture on the opportunity to upgrade your smoke detectors to interconnected smoke alarms. Smoke detectors provide early warning in the event of a fire thereby providing for greater opportunity for everyone to evacuate the building safely should a fire condition exist. For new home construction consider a home fire sprinkler system to safeguard your family. Recent breakthroughs in product offerings make fire sprinklers affordable and easier to install in homes. They easily fit into interior décor and operate from a simple domestic or tank water supply. Fire sprinklers may also be installed in existing homes.

Portable generator installations, especially those that will be connected through an automatic transfer switch and might be of a more permanent than portable nature, require an electrical permit for the installation. Portable generators can generate deadly Carbon Monoxide gas and should never be used inside. Install the units away from openings, such as doors, windows, vents, etc. and install the unit as far away from

the house as is practical. Insure that the placement of the generator is done in accordance with manufacturer's installation instructions.

If anyone ever has any concerns or comments – or simply would like to ask a question – please do not hesitate to contact me. The Building Inspector's phone number is 895-3200 x 18 and you can get a lot of information by visiting the web site at [www.Fremont.nh.gov](http://www.Fremont.nh.gov). Click on the Building Inspector page.

Please make an effort to close permits after the final work has been completed. Send email to [fremontbi@comcast.net](mailto:fremontbi@comcast.net).

Again I would like to take this opportunity to extend a thank you to all the members of the building community, trade professional, and homeowners for being helpful in effectively applying many the provisions of the building and safety codes. I thank you for allowing me to be of service to you.

Respectfully submitted,

Thom Roy  
Building Official/Code Enforcement Officer

**Detail makeup of some of the key permit types for 2007:**

Garages	4	Pools	5
Decks/Porches	7	Additions	7
Sheds>100 Sq Ft	3	Renovations	14
Other	13	Flood/Fire Related	4
Dwelling Units	11 single family dwelling units		
Duplex Units	4 duplex units for a total of 8 units		
Multi-Family Units	0 multi-family structures		
Commercial	2 (only reflects new structures starts)		
Total Building Permits		67	
Total Trade Permits		172	