

REPORT OF THE BUILDING INSPECTOR

While new construction starts remained depressed in Fremont throughout the 2009 year, construction activity, as a whole has been steady throughout the Town. A number of occupancies were completed from the inventory of units in progress and new starts were consistent with those of last year. The Department remains busy and with added new task requirements, operates at the same pace as in years past.

The commercial build activity relating to the Cooperage Corner project has all but stalled awaiting upturns in the commercial market. The commercial building site pretty much remained unchanged from last year. Within the residential portion of the project, a number of new residential building starts happened on the abutting Spaulding Road and Frost Lane. Three new houses were built with one sold and two awaiting potential buyers.

The elderly housing project, Black Rocks Village, started active building in November with permits for their community building, for a model duplex and for a model four-unit townhouse. The initial Phase I roadway has been paved with the base course of asphalt completed. This is a cluster housing development as approved under the Elderly Open Space Zoning Ordinance. The project includes a total of 112 combined units of duplex and four unit townhouses.

After the lengthy power outages of December 2008 a significant number of generators are being installed throughout the state. Permitting is required for all electrical installation and work associated with generator installations. Many residents, if not most, recognize the variability and complexities involved with electrical generator power and generator switching set-ups and utilize experienced, well-trained electricians to perform this work. Gone are the days of back feeding plug-ins and unqualified installations. There exist real elements of danger with an improperly installed generator. If you have an installation that you wish inspected, please contact the Building Inspector's office.

April of 2010 should see an amendment of the revision level for the New Hampshire Building Codes. It is anticipated that the codes will be revised from 2006 versions to the more current 2009 versions. A role of the Building Official is to ensure adherence to the minimum levels of building construction through the administration and enforcement of the various State Codes. The minimum standards are effectively a focus on the safety provisions of good construction practices. Most trade professionals and contractors willingly perform beyond the minimum structural and safety standards; however a skilled and knowledgeable trade professional provides for the greatest opportunity of compliance to these minimum standards. An equally important role is the enforcement of our Zoning Ordinances which serve as a means of orderly development and maintenance of the character of the community.

I wish to invite each of you to visit the Fremont web site and look over the Building Inspector's information sheets whenever you are interested in any aspect of the building codes. 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 or visit the Towns' web site at www.fremont.nh.gov. Send email to fremontbi@comcast.net.

I could not close the Annual Report without again taking this opportunity to extend a thank you to all the members of the building community, the trade professionals, and homeowners for being helpful in effectively applying many of the provisions of the building and safety codes. The additional knowledge and experience that I have gained over the last five years working as the building official has been exciting, challenging, and rewarding and I thank you for allowing me to be of service to you.

Respectfully submitted,

Thom Roy
Building Official/Code Enforcement

Detail makeup of some of the key permit types for 2009

Garages	3	Pools	7
Decks/Porches	9	Additions	3
Sheds>100 Sq Ft	4	Renovations	14
Other	2	Flood Related	0
Trade Permits	145	Fire Related	0
Dwelling Units	3 single family dwelling units		
Duplex Units	1 duplex units for a total of 2 units		
Multi-Family Units	1 multi-family structures for a total of 4 units		
Commercial	2		

Please make an effort to close permits after the final work has been completed.

Building Official's Office **Our Pledge To You**

We Pledge *to help ensure that your proposal meets a minimum level of safety and we recognize our commitment to you toward that end.*

We Pledge *to provide you with excellent service in all aspects, including prompt and accurate responses to your questions.*

We pledge *to be courteous and respectful, with due consideration for your special needs.*

We Pledge *to be professional in our dealings with you and to treat all parties in a fair and consistent manner.*

We Pledge *to apply good judgment and to maintain a level playing field in the application of all code provisions.*

We Pledge *to help you work through problems and when possible to avoid them at the onset.*

We Pledge *to provide to you the resources available to us in resolution of your problems.*