

REPORT OF THE BUILDING INSPECTOR

Overall the 2008 year has been consistent with activity levels of 2006 & 2007 without much change in actual year to year permitting. While new construction starts remain depressed, they are offset by numerous and varied services provided through the Building Official's Office.

Commercial build activity relating to the Cooperage Corner project progressed well albeit lacking of tenants to close on the project. The Phase I building is up and fully weather tight. A number of new building starts on the adjoining Cooperage Forest residential project began in earnest in mid-November. The elderly housing project behind Black Rocks Village remained idle throughout 2008.

The current New Hampshire Building Codes consist of the 2006 revisions of the International Code Council (ICC) Building Codes. The building codes are in place for your protection; utilize the codes to provide at least the minimum safety standard in your building projects. Builders and contractors engaged in providing new construction in Fremont are generally very willing to comply with the prescriptive standards defined by the building codes. The suite of building codes in place in Fremont include electrical, plumbing, mechanical, and energy codes in addition to the standard building elements. While sometimes understanding and adhering to the codes might be frustrating to some; they do maintain a level playing field and provide for a minimum set of performance standards. Rest assured that in my role I always strive to provide for a fair and consistent application of the codes.

With the advent of high fuel oil prices which hit late in 2007 and continued into 2008, a number of alternative sources of heat were being sought out for installation in homes. The installation of a wood stove, fireplace insert, stove insert, wood furnace, pellet stove or any solid fuel burning appliance requires a permit prior to installation. It is important to insure that these solid fuel burning appliances are installed properly to prevent injury or fire. All stoves must be labeled and listed; and tested and approved by a recognized testing agency, such as UL, Underwriters Laboratories. Installations are to follow the manufacturer's installation requirements. The owners' manual and installation manual must be available at the time of installation and inspection. Along with the manufacturer's installation requirements, NFPA 211, (Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances) is used as the standard. The primary concerns are for the removal of waste gases and the reduction of fire hazards associated with these products. Solid fuel-burning appliances are not to be installed in any garages.

During the long power outages that came as a result of the ice storm in December, it seemed that everyone was talking about asking Santa for a generator for Christmas. Don't forget to have Santa pull a permit when installing transfer switches and connections. Get advice from a qualified electrician on the installation; and make your installation as safe as possible. When your generator is in use be sure that it is outside, and far enough away from any openings so as not to allow exhaust gases to enter the building, as carbon monoxide poisoning is a real threat.

I would like to again take 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 the provisions of the building and safety codes. I thank you for allowing me to be of service to you.

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 x18 or visit the Town's web site at www.fremont.nh.gov. You can also send email to fremontbi@comcast.net.

Respectfully,

Thom Roy
Building Official/Code Enforcement

Detail makeup of some of the key permit types for 2008:

Garages	3	Pools	6
Decks/Porches	12	Additions	8
Sheds>100 Sq Ft	5	Renovations	14
Other	2	Flood Related	1
Trade Permits	163	Fire Related	1
Dwelling Units	14 single family dwelling units		
Duplex Units	0 duplex units for a total of 0 units		
Multi-Family Units	0 multi-family structures		
Commercial	1		

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

"Nature will bear the closest inspection. She invites us to lay our eye level with her smallest leaf, and take an insect view of its plain."

~ Henry David Thoreau