



## FAQs for Code Enforcement

### ANSWERS TO FREQUENTLY ASKED QUESTIONS

**Setbacks** – Check the setbacks requirements for your Zone.

**Egress Windows** – Sill height no more than 44” off floor net clear opening 5.7 square feet. The minimum net clear opening height is 24” and the net clear opening width dimension is 20” Grade Floor windows may have a minimum net clear opening of 5 square feet.

**Smoke Detectors** – Must be hard wired and installed on all floors and 1 installed in each sleeping area.

**Carbon Monoxide** - detector required outside sleeping area.

**Railings/Guard Rails**- Must be at least 36” high and balusters no more than 4” apart for a residential unit and 42” high for commercial use.

**Fire Separation** – 5/8” sheet rock between garage and house (1 hour fire rated) and a 1-hour fire door with self-closing hinges.

**Garage Floor** – Must be sloped to run out, floor drains must terminate where they are visible.

**Chimney** – NFPA 211 Code – Center chimney must have 2” clearance from wood and outside chimney must have 1” clearance when exiting roof, the roof the chimney must continue 3’ higher and must be 2’ above anything within 10’ horizontal distance.

**Vents** – Should be installed in crawl spaces, attics and for dryer installations.

**Flood Elevation** – Flood elevation level survey may be required if a building is near water bodies.

**D.E.P. Approval** – Needed if work is being done within 100’ of water bodies.

**Deed Requirements** – Such conditions may differ from the Town’s requirements.

**Front Setbacks** – Measure from the edge of property line (your front property line) not the pavement or edge of the traveled way.

**Treads and Risers** –

Residential – ~Maximum riser 7 3/4” Minimum tread 10”

Commercial – Maximum riser 7” Minimum tread 11”

**Snow Loads**- A total of 70 lbs. sq. ft.

42 lbs. sq. ft. Live Load

28 lbs. sq. ft Dead Load

**Wind Speed** 100 mph

**Inspections** - ~ **THE FOLLOWING INSPECTIONS MUST BE CALLED FOR:**

**Foundations** = Prior to backfilling -waterproofing must be completed and all drains and rocks in place.

**Framing and Rough in** = enclosed and weatherproof

**Plumbing** = (all before closing in) test required

**Electrical** = Document showing state inspection or licensed electrician installation

**Subsurface Wastewater System** = (Septic) 2 (transition horizon & before backfilling)

**Final Inspection** = (for a Certificate of Occupancy)