



TOWN OF OSS�PEE
Zoning Enforcement
55 Main Street, PO Box 67
Center Ossipee, NH 03814
Ph: (603) 539-4181 Fax: (603)539-4183

BUILDING PERMIT PROCEDURE

This is to inform you of the process of obtaining a building permit and subsequently a Certificate of Occupancy. The purpose of building codes is to provide minimum standards for the protection of life, limb, health, property and environment and for the safety and welfare of the consumer and general public. A building permit is required before you begin construction, alterations or repairs, other than ordinary repairs.

1. Submit an application for building permit accompanied by:
 - a. One (1) copy of your site plan: a site plan is a plot plan of the lot, to scale, showing proposed and existing structure/s, including distances from the proposed structure to all lot lines, streams, lakes, ponds or wetlands. (Aerial view) IF YOU ARE UNSURE OF YOUR SETBACKS, PLEASE CONDUCT A LAND SURVEY
 - b. One (1) complete set of building plans and specifications: a list of all materials to be used in the construction, (examples: joists, bedroom window sizes to meet emergency escape requirements, handrails and guard rails, insulations and R-value, foundation drainage, etc.)
 - c. Total square footage of building: basement, first floor, second floor, third floor, etc.
 - d. NHDES Septic Design if needed.
2. One (1) separate permit application for electrical, plumbing, mechanical and oil or gas heating systems may be required. A demolition permit is required before removal of any structure. Approval must be obtained, and taxes must be paid prior to moving a mobile home off its lot. Please contact the Building Inspector for details.
3. Submit an application for a driveway access permit, if applicable, to the Highway Dept. Driveways connecting to state roads need state approval. (Call NH Department of Transportation, District Office in Gilford (603-524-6667) When you have completed steps 1 through 3, submit your application and plans and pay applicable fees. **Please see attached fee schedule.**

CODE COMPLIANCE INSPECTIONS: When construction BEGINS, the following code compliance inspections **MUST BE REQUESTED IN ADVANCE:**

- a. Foundation footings, forms and reinforcement, if applicable. Do not pour concrete until this has been approved.
- b. Foundation - insulation, waterproofing and drainage, prior to back filling.
- c. Structural - rough frame, electrical and plumbing prior to covering.
- d. All underground fuel tanks and piping must be inspected prior to backfilling. Inspection of heating systems are required and conducted by the fire department in your precinct. Contact the appropriate agency: Ossipee Comer Fire 539-2407, Center Ossipee Fire 539-4401, West Ossipee Fire 539-6906
- e. Final inspection

8.2 GREENSPACE (only applicable to new construction and new driveways) All setback areas shall be greenspace (retained natural woodland shall be the preferred greenspace) or covered with grass, shrubs or ground cover. This article shall not apply to driveways including entrance and exits but at no time can the side/rear setback area be used for parking. (Amended March 14, 2023)

CERTIFICATE OF OCCUPANCY: You may not use or occupy a building or structure, in whole or in part, until a Certificate of Occupancy has been issued. **NO OCCUPANCY WILL BE ALLOWED WITHOUT A SEPTIC SYSTEM APPROVAL FOR OPERATION FROM THE STATE OF NEW HAMPSHIRE.** Please request a final inspection and Certificate of Occupancy when the project is complete.