

TOWN OFFICE OF PLANNING AND ZONING

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Plan Requirements for a Building Permit **Commercial Structures** (Other than One and Two Family)

2 Sets of building plans (maximum size 30" x 42") and one set of specifications are required to be submitted to the Building Inspector; see the Fire Chief for additional requirements.

- Projects requiring an architect's stamp: New commercial construction, alterations involving structural changes to places of assembly, (such as restaurants, nightclubs, bars, church's, etc.), hospitals and any building for the elderly, multi-family residences, and all other projects as required by the Architectural licensing law for the State of NH. The architect must state compliance with the New Hampshire energy code, submit calculations. (See attached structural design parameters for details)
- Submit one set of structural calculations, stamped by the structural engineer of record, at the time of application.
- Electrical, plumbing, and mechanical drawings require an engineer's stamp.
- Plans for large buildings or sensitive occupancies shall be accompanied by a code evaluation.
- Health Officer (603-863-1416) approval is required for food service, day care facilities, and public swimming pools, prior to permit issuance.
- Contact Planning and Zoning Administrator (603-863-6278) regarding site plan requirements.
- Contact the Department of Public Works for driveway, water or sewer permits. (603-863-8006)
- A Statement of Special Inspections is required for all plans that are required to be designed by a registered architect or engineer.
- Wood truss drawings are required to be stamped by the engineer of record.
- Engineered lumber (LVL's, Micro-lams, etc.) – submit manufacturers specifications.

Plan Requirements Fire Chief (603-863-1416)

1 Set of building plans is required to be delivered to the Town Office of Planning and Zoning

Commercial interior fit-up or renovation

2 Sets of the floor plan drawn to scale with dimensions.

- Use of adjacent units
- Type of construction materials used
- Means of egress, door size, hardware, etc.
- Use of space
- Occupancy load
- Wall, floor, and ceiling ratings, if applicable
- Door and window schedule
- The Health Officer shall be advised, if there are any hazardous materials involved in renovation projects

Codes Applicable to, and Structural Loads for Newport, NH

The Town of Newport observes and enforces the State Building Code.

The State Building Code is currently comprised of the 2009 Editions of the International Codes, and National Electrical Code.

For further information, including amendments please go the following link:

<http://www.nh.gov/safety/boardsandcommissions/bldgcode/nhstatebldgcode.html>

Local Structural Criteria:

The Ground Snow Load in Newport is 85 PSF at 1200 ft. elevation. This information is derived from an extensive case study conducted as a collaborative effort by the Structural Engineers of New Hampshire (SENH) and the US Army Cold Regions Research and Engineering Laboratory (CRREL) The Ground Snow load can be adjusted up or down for elevations higher or lower than 1200 feet above sea level. The text of the case study can be accessed from www.senh.org

Basic Wind Speed is 90 MPH - 3 Second Gust. *Consult the Code.

Seismic Loads: Consult Ground Motion Maps in the International Building Code.

The International Residential Code indicates a Seismic Design Category “B” for the Newport area. *Consult the Code.

Other Design Criteria:

Weathering Probability for Concrete = Severe

Frost Line Depth = Minimum 4.0 Feet below grade for heated buildings. Minimum 4.5 Feet below grade for unheated structures.

Termite Infestation Probability = None to Slight

Decay Probability = None to Slight

Winter Design Temperature = 0 to –10 Degrees F.