

## Report of the Building Inspector and Code Enforcement and Health Officer

The past year saw an increase of 180 additional permits (417 to 597) issued during the fiscal year 2014.

Code Enforcement continues to be a major part of this position and this office has received voluntary compliance from some individuals but some have chosen to ignore the ordinances and the results have been compliance that came at the cost of thousands of dollars in attorney's fees and fines.

There are two zoning issues that this office continues to deal with. Junkyards and illegal apartments are more prevalent than you would think and are being dealt with as they arise.

The State definition of a junkyard is under RSA 236:112 which basically is having more than one unregistered and uninspected vehicle or a place used for storing and keeping, or storing and selling, trading, or otherwise transferring old, or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked motor vehicles, or parts thereof, iron, steel, or other old scrap ferrous or non ferrous materials. This pretty well covers the definition and the enforcement action has stood the test in the court system. Junkyards are necessary, but not in a residential or non-permitted location.

Illegal apartments have been reported and when voluntary compliance is rejected it is dealt with in the courts with an application for an Administrative Warrant to search the home, garage, or other location. The owner of the property may have pocketed monies for the illegal apartments but there are other dangers for the owner as well as the usually unsuspecting renter. The personal liability for the owner of an unpermitted apartment if someone is killed or injured in the apartment or on the property itself is substantial and it has meant jail time in the worst possible event. If you have an illegal apartment, it is only a matter of time before someone turns you in.

I have also assumed the duties of Health Officer, which is an important part of all cities and towns in New Hampshire. The duties range from inspecting septic systems to advising the residents of the dangers of Triple E (EEE), and the West Nile Virus. I have the towns web site updated as I receive alerts from the State Department of Health and Human Services on the variety of issues that affect the health and safety of all of us.

### 2014 Building Permits Issued

<b>Type of Construction</b>	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
New Home/Structure	18	1	19
Remodel	59	10	69
New Mobile Home	10	0	10
Demolition	6	0	6
Electrical	135	28	163
Plumbing	52	4	56
Mechanical	147	22	169
Accessory Structure	17	2	19
Pools	4	0	4
Septic	34	3	37
Signs	0	9	9
Other	0	0	36
<b>Totals</b>	<b>482</b>	<b>79</b>	<b>597</b>

If you have any concerns, or questions please feel free to contact this office at 964-8650, or email me at [kkelley@northhampton-nh.gov](mailto:kkelley@northhampton-nh.gov)

Sincerely,  
Kevin Kelley