

The Town of Windham shall adopt and enforce the “New Hampshire Building Code”, as adopted by the State of New Hampshire, in accordance with RSA 155-A, subject to the following provisions:

A) The following sections of the Internal Residential Code are hereby revised:

Section R101.1 - Insert “Town of Windham”

Section R105.2 - Delete Line 1 and insert “One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 sqft”

Section R108.5 - Delete “Building Official” and insert “Board of Selectmen”

Section R301.2(1) - Amend Table by inserting design criteria (bold)

Ground Snow Load	Wind		Seismic Design Category	Subject to Damage From			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects		Weathering	Frost Line Depth	Termite					
60	100	No	C	Severe	4'-0"	Yes	-3 Fahrenheit	Yes	1980	1000/ 2000	45 Fahrenheit

Section R302.5.1 -Delete last sentence and insert “Other openings between the garage and residence shall be equipped with a 1 hour self closing fire rated door.”

B) The following Sections of the International Building Code are hereby revised:

Sections 101.1 & 1612.3 - Insert “Town of Windham”

Section 3412.2 - Insert “January 1995”

C) The following Sections of the International Plumbing Code are hereby revised:

Section 101.1 - Insert “Town of Windham”

Section 106.6.2 - Insert “fees as adopted by the Board of Selectmen”

Section 106.6.3 - Delete “Code Official” and insert “Board of Selectmen”

Section 108.4 - Delete section and insert “NH RSA 676:17, as it may be amended”

Section 108.5 - Delete section and insert “NH RSA 676:17-a, as it may be amended”

D) The following Sections of the International Mechanical Code are hereby revised:

Section 101.1 - Insert "Town of Windham"

Section 106.5.2 - Insert "Fees as adopted by the Board of Selectmen"

Section 108.4 - Delete section and insert "NH RSA 676:17, as it may be amended"

Section 108.5 - Delete section and insert "NH RSA 676:17-a, as it may be amended"

E) The following Sections of the International Energy Conservation Code are hereby revised:

Section 101.1 - Insert "Town of Windham"

Section 107.5 - Delete "Code Official" and insert "Board of Selectmen"

Section 108.4 - Delete section and insert "NH RSA 676:17-a, as it may be amended"

F) That if any Section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this code. The Town of Windham hereby declares that it would have passed this code, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

G) That nothing in the New Hampshire Building Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this adoption.

H) That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force from the date of its adoption.

The Town hereby repeals the 2003 edition of the International Residential Building Code, as previously adopted in 2005 by the Town.

The Town will authorize the Building Inspector, as designated by the Selectmen, to enforce the State Building Code as authorized under RSA 155-A:1(III), with the enforcement powers as provided in RSA 676 for enforcement of local land use ordinances. Currently the Code Enforcement Administrator is the designated authority, per vote at the 2003 Town Meeting.

As is authorized under NH RSA 673:1(V), the Zoning Board of Adjustment is to act as the Building Code Board of Appeals.