



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

Date: March 12, 2019

To: Zoning Board of Adjustment

From: Nicole Gage, Zoning Administrator

Re: Case #ZBA19-05 – Appeal of an Administrative Decision  
Parcel ID 091-022-000, 112 Herrick Cove Ln.  
Zoned R2 with Shore Land Overlay

**Land Use history for 091-022-000, 112 Herrick Cove Lane**

1. 9/2/1994, Building Permit #94-70 issued for Storage Shed (Source: Property Files)
2. 08/09/2001, Building Permit #01-81 issued to “Demolish & Erect replacement of existing deck in the 50-foot setback” (Source: Property Files)
3. 10/4/2004 – New street addressed assigned. Changed from 22 Herrick Cove Ln to 112 (Source: Property Files)
4. 12/6/2018 NHDES issued a Shoreland Impact Permit (#2018-03350) to “*impact 6,060 SF of protected shoreland in order to raze and replace a non-conforming primary structure, construct a new garage and install a septic system.*”
5. 12/17/2018, NHDES issued an “Approval for Construction” for a new 4-bedroom septic.
6. 12/19/2018, conservation Commission reviewed a Stormwater, Erosion & Sedimentation Control Plan which was approved by Zoning Administrator with the comment “*approval is for erosion/storm water only. This is not an approval of construction or expansion of non-conforming structure. That will take place thru the Building Permit Process.*”
7. **2/7/2019, Building Permit #19-02 DENIED – SEE ATTACHMENT A** This is the decision that is being appealed now.

**Comments:** Is there someway that this proposal can fit into Article XX? I look forward to the Board’s decision.

**Description of Property:** The lot is located in the R2 Zone on a private road, Herrick Cove Lane, which intersects the property (practically dividing the lot into two). The lot is approximately 1.4 acres and is supported by private well and private septic. It is partially located within the 250-foot Shore Land Overlay District and has lake frontage on the public water body known as Lake Sunapee. A small portion of the lakefront is appearing in the FEMA 100-year floodplain map on our GIS, but no structures. The lot contains a 46’x24’ residential camp as described on the Property Card as “*2015 – interior is camp style open stud with exposed roof joists, no ceilings.*” The structure is straddling the 50-foot waterfront buffer and has an attached deck that is completely within the buffer.

# ATTACHMENT A

BP# 19-02





TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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Building  
Permit  
# 19-02  
Steffey

Sent via Mail & E-mail to steffey1@aol.com

February 7, 2019

Scott W. Steffey Living Trust  
Scott W. Steffey, Trustee  
PO Box 978  
Hanover, NH 03755

**RE: Building Permit Application #19-002 for  
112 Herrick Cove Lane, Parcel ID 091-022-000**

Dear Scott:

As I mentioned in my voicemail yesterday, I have finished my review of the supplemental materials to the building permit application and find that the application does not meet the requirements of the zoning ordinance. Please see below for explanation.

You suggested that I speak with NHDES concerning the wording on State Shoreland Permit #2018-03350. I spoke with Mr. Diessner yesterday and he noted that the description on their permit approval aligns with the application to raze and replace a non-conforming structure. He brought to my attention how they work with RSA 483-B:11.IV, which requires that when a non-conforming structure is entirely demolished and reconstructed it must be set further back from the public water body. Your plans indicate the new building will be pushed back 3-feet which you told me was to meet the state's guidelines, and so your plans indicating moving a structure 3-foot back appears to be a replacement and relocation.

In addition, the description you provided in your January 28<sup>th</sup> letter, paragraph a, describes fully taking down the building, and putting back up some parts of the building, which appears to be a replacement and not an alteration.

**The application for Building Permit #19-002 is denied for not conforming with Article XX, Section B.5.b.ii which requires that a replacement or relocation of a non-conforming structure only be permitted if the building or structure is brought into compliance with all of the standards of the zoning ordinance, including the aspect that makes the existing Building or Structure Nonconforming. To come into compliance, the proposal must meet all setbacks, including the 50-foot Waterfront Buffer outlined in Article XVI, Section E.2**

Should you disagree with this interpretation of the ordinance, you may appeal within 20-days of the date of this letter to the Zoning Board of Adjustment by filing an application for an Appeal of Administrative Decision, per NH RSA 676:5. Or, if you wish to seek relief from the requirements

PAGE 2

February 7, 2019

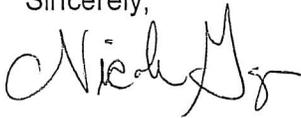
Scott W. Steffey Living Trust

Scott W. Steffey, Trustee

from the zoning ordinance, you may seek relief by appealing to the Zoning Board of Adjustment to vary from the setback requirements for voluntarily replacing or relocating a non-conforming structure through the Variance Application process.

If you have any questions about this letter, or about any application process, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nicole Gage".

Nicole Gage

Zoning Administrator

(603) 526-1246 / [zoning@nl-nh.com](mailto:zoning@nl-nh.com)

CC: Kimberly Hallquist, Town Administrator

Delivered by email

January 28, 2019

Nicole Gage  
Zoning Administrator, Town of New London  
375 Main St.  
New London, New Hampshire 03257

**RE: Building Permit Application #19-002 for 112 Herrick Cove Ln., Parcel ID 091 – 22-000**

Dear Nicole:

Thank you for your letter of January 23, 2019.

Regarding the State of NH Shoreland Impact Permit (#2018-03350), the original application was submitted on October 29, 2018 which was prior to us getting clarification from you that our permit needed to be an "Alteration". We re-submitted a revised application to the State which states "The intent of this plan is to install new 4' frostwall foundation, move the existing footprint back 3' from the reference line (which we received a verbal approval from you), expand behind the 50' waterfront buffer, construct garage, driveway, and new septic system." With this new language the State approved the application on December 6, 2018. Calvin Diessner, the Shoreland Program Land Resource Manager is happy to discuss this with you directly. If this is not sufficient, he will modify the language.

Our permit application remains for an "Alteration" versus a "Demolition and Tear-down". As requested, I hereby submit this additional information:

- a. New drawings of the proposed Alteration and Building Plans that state that "It is anticipated that 75%-80% of the existing walls will be removed and replaced after backfill" resulting in 75%-80% of the existing walls being made permanent in the renovated structure.
- b. New color coded plan that shows the existing and proposed footprint and drip edge. The existing house footprint is 46' x 24' plus the existing deck which totals 1208 square feet. The proposed house footprint is 46' x 37' square feet plus the existing deck which totals 1806 square, which is a 598 square foot addition or a 49.5% addition.
- c. Shoreland Impact Permit 2018-03350 with our submitted and stamp approved attachments with the above mentioned language highlighted and with Calvin Diessner's phone number.
- d. Excavation work will be done from the interior of the new footprint perimeter. To facilitate excavator ingress and egress, a ramp will be build on the conforming side of the house farthest away from the lake and outside of the 50' line to accomplish backfilling from the interior of the house. Concrete will be placed by pump.

e. The currently existing 104 square foot deck will remain, with no anticipated alteration.

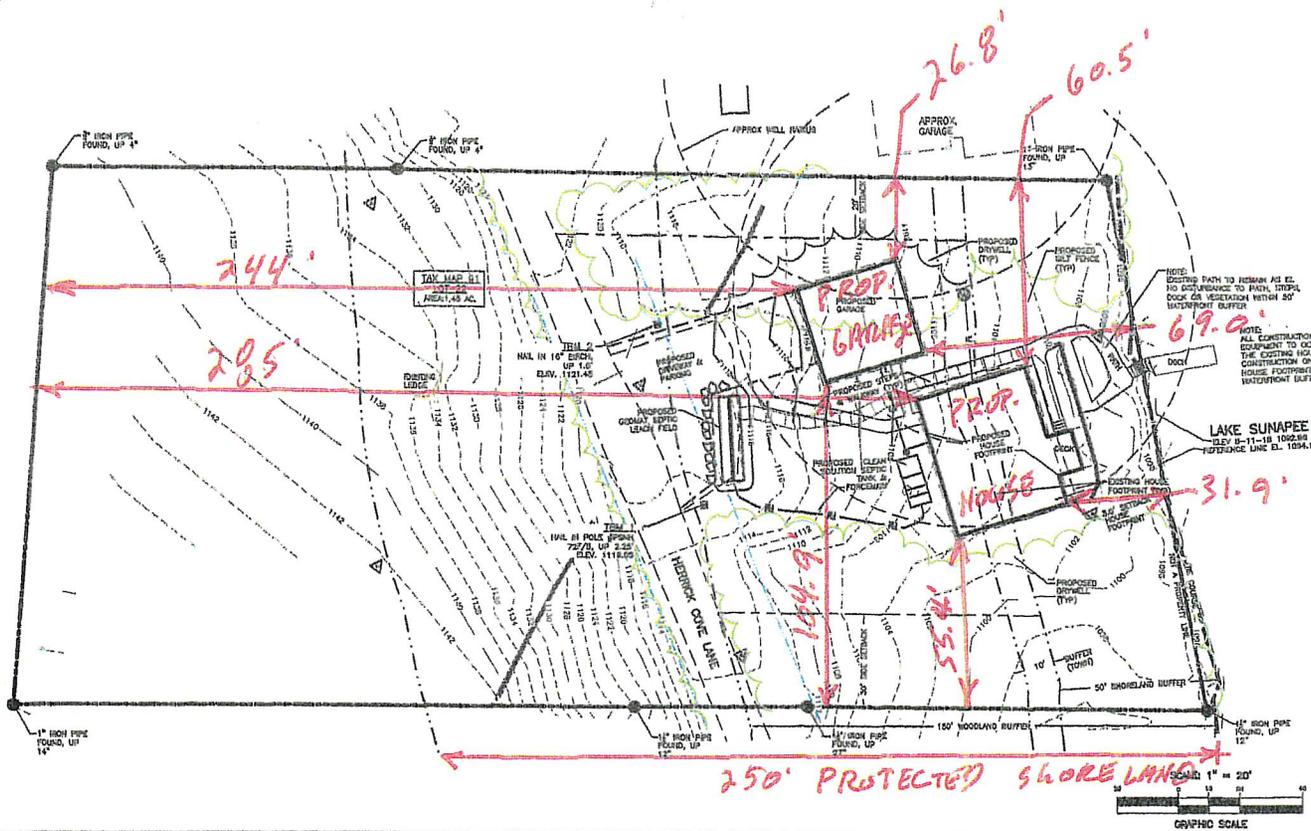
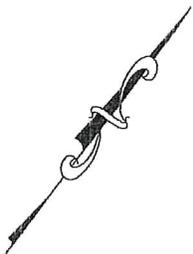
Also, regarding the bedroom and bathroom above the proposed new garage, there will be no cabinetry or any plumbing to the sitting room or bedroom (Art. III Sect. 43).

Please let me know if this additional information is sufficient.

Thank you,

Scott W. Steffey, Trustee

CC: Kimberly Hallquist, Town Administrator



- NOTES:
1. OWNER OF RECORD:  
SCOTT STEFFEY  
P.O. BOX 878  
HANOVER, NH 03755
  2. TAX MAP 91 LOT 22, NEW LONDON, NH  
LOT AREA: 1.45  
MHD EC. DIST. PG. 855
  3. BOUNDARY LINES SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON CURRENT DEED AND EXISTING SURVEYING.
  4. THE INTENT OF THIS PLAN IS INSTALL NEW 4" FRICTIONAL FOUNDATION, HAVE THE EXISTING FOOTPRINT BACK 3' FROM EXISTENCE LINE, EXPAND BEHIND THE 50' WATERFRONT BUFFER, EXISTING DRIVE, LANEWAY, & NEW SEPTIC SYSTEM.

**PLOT PLAN FOR BUILDING PERMIT**

12-5-18	ADD FASD. FOOTPRINT 3' BACK FROM EX. LINE
DATE	REVISION

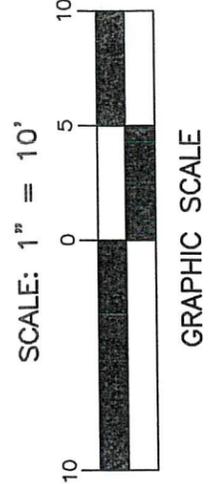
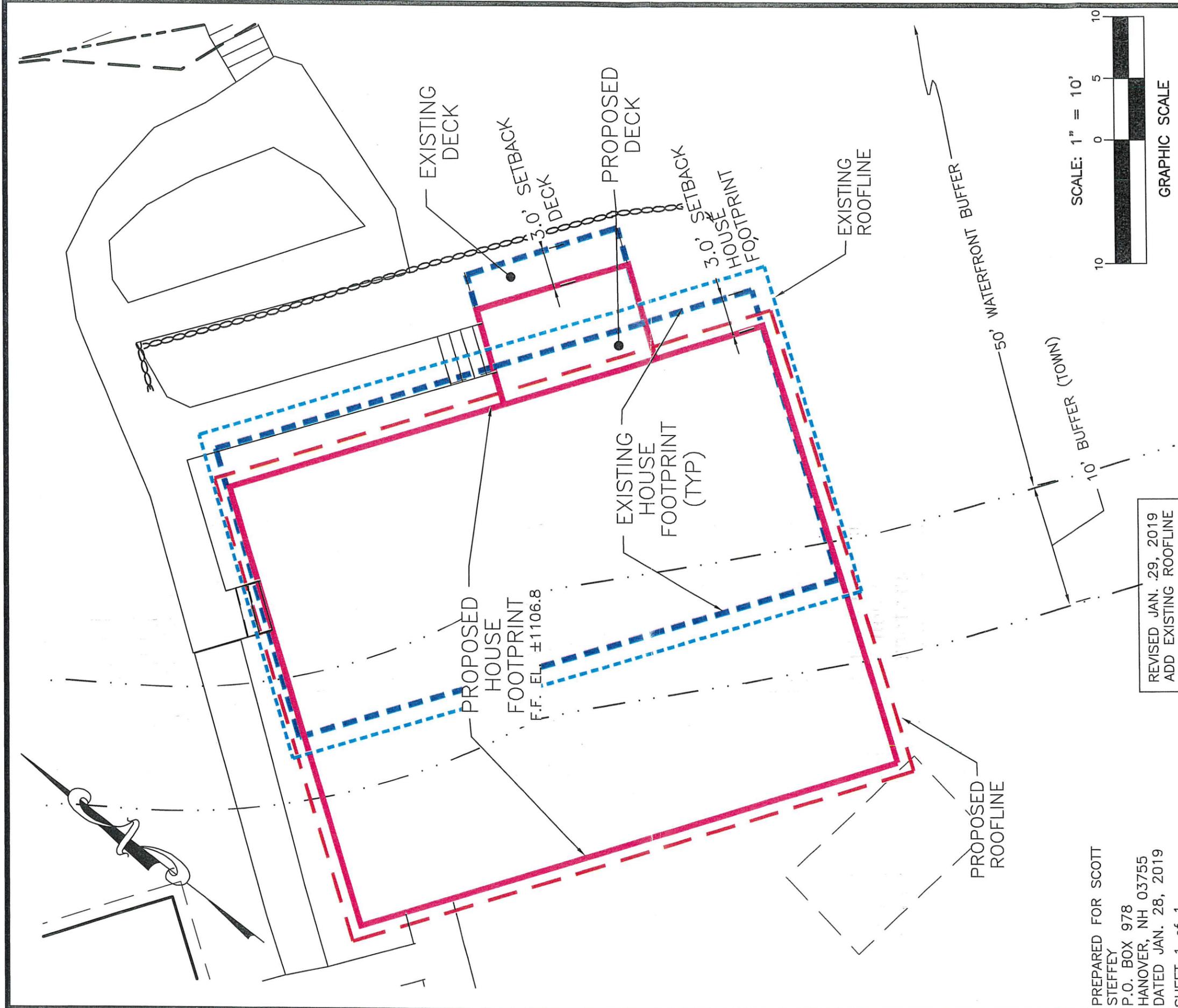
TAX MAP 91 LOT 22  
112 HERRICK COVE LANE  
NEW LONDON, NH

CSPA SHORELAND COMPLIANCE PLAN

APPROVED FOR: SCOTT STEFFEY  
P.O. BOX 878  
HANOVER, NH 03755

SCALE 1" = 20' DATE: 9-5-2018 PROJ. NO. 18-133 SHEET 1 of 1

GREENLINE PROPERTY SERVICES, LLC  
34 NORTH ROAD SUNAPEE, NH  
greenline@sunapeeplanning.com  
603-504-8338



PREPARED FOR SCOTT STEFFEY  
 P.O. BOX 978  
 HANOVER, NH 03755  
 DATED JAN. 28, 2019  
 SHEET 1 of 1

REVISED JAN. 29, 2019  
 ADD EXISTING ROOFLINE

PROPOSED HOUSE FOOTPRINT  
 F.F. EL. ±1106.8

**GREENLINE PROPERTY SERVICES, LLC**  
 54 NORTH ROAD SUNAPEE, NH  
 greenline@myfairpoint.net  
 603-304-8338

**EXISTING & PROPOSED HOUSE FOOTPRINT**

**TAX MAP 91 LOT 22**  
**112 HERRICK COVE LANE**  
**NEW LONDON, NH**

SHEET 1 of 1  
 JOB# 18-133

## Nicole Gage

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**From:** Scott Steffey [REDACTED]  
**Sent:** Wednesday, January 23, 2019 3:55 PM  
**To:** Nicole Gage  
**Subject:** Re: Building Permit Application

Nicole,

Thx. I received your letter. I believe I have everything in place. Could we meet Monday afternoon for me to provide you with the additional documentation. FYI Doug Gambi may reach out to you for clarification on one issue.

Also, there will be no cabinets or plumbing in the bedroom or sitting room above the new garage.

Best,

Scott Steffey  
Sent from my iPhone

> On Jan 23, 2019, at 12:40 PM, Nicole Gage <zoning@nl-nh.com> wrote:

>

> Hi Scott.

>

> I finished reviewing your application. See attached - important letter. Can you reply back so I know you got this?

>

> Nicole Gage

> Zoning Administrator

> Town of New London, NH

> Email zoning@nl-nh.com / Web www.nl-nh.com Direct (603) 526-1246 /

> Town Office (603) 526-4821

>

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> <091-022-000-Letter-1-23-2019.pdf>



TOWN OF  
NEW LONDON, NEW HAMPSHIRE  
375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

Sent via email to [REDACTED]

January 23, 2019

Scott W. Steffey Living Trust  
Scott W. Steffy, Trustee  
PO Box 978  
Hanover, NH 03755

**RE: Building Permit Application #19-002 for  
112 Herrick Cove Ln., Parcel ID 091-022-000**

Dear Scott:

I am not able to recommend the approval of your permit application for the following reasons:

1. The State of NH Shoreland Impact Permit you submitted (#2018-03350) describes the project: "in order to raze and replace a non-conforming primary structure." Also, the written description you provided in your application says "Structure will be relocated away from reference line by 3 ft...". New London Zoning Ordinance Article XX Section B.5.b.ii requires that a replacement or relocation of a non-conforming structure would require that the new structure be built to conform with zoning.

If your proposal is in fact for an Alteration and not a Relocation or Demo/tear-down/replacement, please provide additional information, for example:

- a. A written description of what parts of the house will remain during the expansion.
- b. Some clearly marked plans showing a comparison between the existing structure and the proposed structure, including a comparison between the existing and proposed floor plan, exterior elevation all sides, and location on the lot (footprint & drip edge).
- c. Revised Shoreland Impact Permit with correct description.
- d. A description of the construction practices you will use to not put heavy equipment or disturb the land in the 50-ft waterfront buffer (Art. XVI, Sect. C.2).
- e. Explanation or revised drawing regarding the proposed deck in the waterfront buffer.

If you wish to voluntarily replace what is there and cannot comply with the standard setbacks (Art. V Sect. C1-2 & Art. XVI, Sect. C.2), I would be happy to assist you with an application to the Zoning Board of Adjustment to seek relief through a Variance.

Also, regarding the bedroom and bathroom above the proposed new garage: will there be any cabinetry or any plumbing to the sitting room or bedroom (Art. III Sect. 43)? Please email me your response.

Let me know if you need help with the variance application, or if you can get me more information for this application. Thank you.

Sincerely,

Nicole Gage  
Zoning Administrator  
(603) 526-1246 / [zoning@nl-nh.com](mailto:zoning@nl-nh.com)

CC: Kimberly Hallquist, Town Administrator

✓ Scott stopped by 1/28  
and gave me some documents  
which he took back to  
modify & resubmit

✓ L/m for Calvin Giessner  
(2) AES 1/29  
re Description Writing

RSA 483: B: 11  
spoke w/  
Calvin 2/6/19

112 Herrick Cove Lane -  
BP review notes 1/9/2019

- ? How will construction activity take place w/in the foundation?
- ? Need clearer plan showing current conditions
- Does ConCom need to review erosion control?  
Did they do that already?

Conditions - no dwelling unit above garage  
- no eq. or Land Dist in 50'

? Was Lane approved?

□ Look @ DES permit application is Cog's office

✓ 4) bdr septic

New house = 46 x 37

□ What portion of the current house will remain? Explain how this is not a tear-down and rebuild, especially considering

A) DES say "raise & replace"

B) you are pushing the whole house back 3' for

DES

□ Need a driveway permit to modify existing driveway

□ DES permit needs to be modified - language says raise & replace



The State of New Hampshire  
**Department of Environmental Services**



Robert R. Scott, Commissioner

=====

**SHORELAND IMPACT PERMIT 2018-03350**

**NOTE CONDITIONS**

**PERMITTEE:** SCOTT STEFFY  
PO BOX 978  
HANOVER NH 03755

**PROJECT LOCATION:** 112 HERRICK COVE LN, NEW LONDON  
TAX MAP #91, LOT #22

**WATERBODY:** SUNAPEE LAKE

**APPROVAL DATE:** DECEMBER 06, 2018

**EXPIRATION DATE:**

=====

Based upon review of the above referenced application, in accordance with RSA 483-B, a Shoreland Impact Permit was issued by the New Hampshire Department of Environmental Services (NHDES). This permit shall not be considered valid unless signed as specified below.

**PERMIT DESCRIPTION:** Impact 6,060 square feet (SF) of protected shoreland in order to **raze and replace a non-conforming primary structure**, construct a new garage and install a septic system.

**THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:**

1. All work shall be in accordance with revised plans by Greenline Property Services, LLC revision dated December 5, 2018 and received by the NH Department of Environmental Services (NHDES) on December 6, 2018.
2. Neither the new primary structure nor the proposed septic system may be constructed until the system is approved by the NHDES Subsurface Systems Bureau.
3. Orange construction fencing shall be installed at the limits of the temporary impact area as shown on the approved plans prior to the start of work and shall be maintained throughout the project in order to prevent accidental encroachment into areas in which impacts have not been approved.
4. No more than 19.5% of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from NHDES.
5. Native vegetation within an area of at least 4,388 square feet within the Natural Woodland Buffer located between 50 and 150 feet landward of the reference line shall be retained in an unaltered state in order to comply with RSA 483-B:9, V, (b), (2).
6. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
7. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
8. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700.
9. Any fill used shall be clean sand, gravel, rock, or other suitable material.
10. The proposed drywell shall be installed and maintained to effectively absorb and infiltrate stormwater. \*

11. Photographs documenting the construction of the proposed drywell shall be submitted to the Department prior to any party taking up occupancy of the new residential primary structure.
12. All pervious technologies used shall be installed and maintained to effectively absorb and infiltrate stormwater.
13. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
14. The individual responsible for completion of the work shall utilize techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
15. This permit shall not be interpreted as acceptance or approval of any impact that will occur within wetlands jurisdiction regulated under RSA 482-A including all wetlands, surface waters and their banks. The owner is responsible for maintaining compliance with RSA 482-A and Administrative Rules Env-Wt 100 - 900 and obtaining any Wetland Impact Permit that may be required prior to construction, excavation or fill that will occur within Wetlands jurisdiction.
16. This permit shall not preclude NHDES from taking any enforcement or revocation action if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

**GENERAL CONDITIONS THAT APPLY TO ALL NHDES SHORELAND IMPACT PERMITS:**

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The NHDES Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by NHDES;
6. This permit shall not be extended beyond the current expiration date;
7. This project has been screened for potential impacts to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have only received cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.

APPROVED:



Calvin G. Diessner  
Shoreland Program  
Land Resources Management

603-271-8348

=====

**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

\_\_\_\_\_  
OWNER'S SIGNATURE (required)

\_\_\_\_\_  
CONTRACTOR'S SIGNATURE (required)

Property Location: 112 HERRICK COVE LANE

MAP ID: 091/ 022/ 000/ /

Bldg Name:

State Use: 1013

Vision ID: 1696

Account #

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/08/2019 14:02

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
STEFFEY LVNG TRST SCOTT W STEFFEY TRUSTEE SCOTT W PO BOX 978		4 Rolling	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value	
HANOVER, NH 03755 Additional Owners:		SUPPLEMENTAL DATA								
		Other ID: 00091 00008 00000	Septic Infor WORK #: 199707351 BDI							
		ZONE MP	WF 175							
ROADFF		ASSOC PID#								
					Total 684,400 684,400					

2119  
NEW LONDON, NH  
**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
STEFFEY LVNG TRST SCOTT W				3605/ 855	08/22/2018	Q	I	820,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
FITZGERALD SUSAN K TRUST				2909/ 379	07/10/2006	U	I		1U	2018	1013	35,900	2018	1013	35,900	2017	1013	35,900
FITZGERALD SUSAN K REVOCABLE TRUST				2847/ 629	12/01/2005	U	I		1U	2018	1013	643,400	2018	1013	643,400	2017	1013	643,400
FITZGERALD JEAN MARIE & SUSAN				2068/ 219	08/29/1997	U	I	300,000	1A	2018	1013	6,500	2018	1013	6,500	2017	1013	6,500
BETTISON, A MORSE & ANN E								0										
										Total:		685,800	Total:		685,800	Total:		685,800

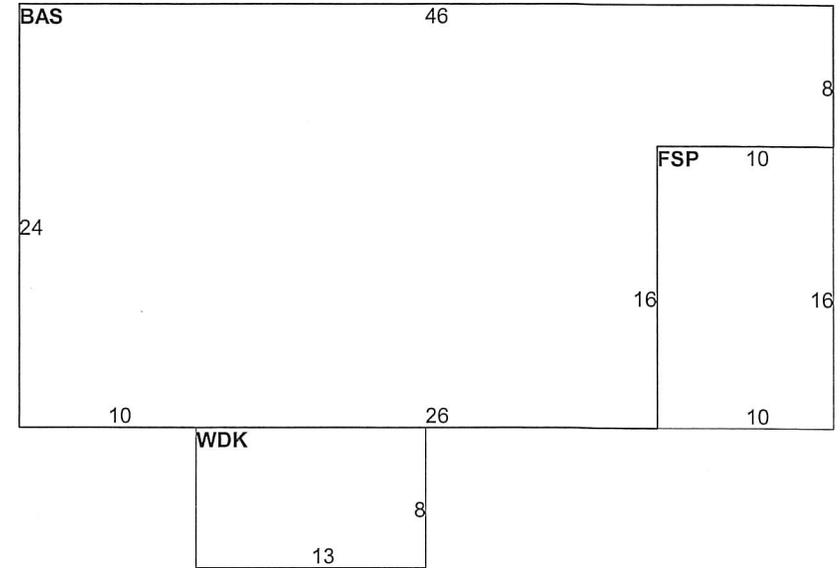
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
							0	0				
Total:							0	0				

ASSESSING NEIGHBORHOOD					APPROAISED VALUE SUMMARY			
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch				
16/A								
NOTES								
2015:INTERIOR IS CAMP STYLE OPEN STUD WITH EXPOSED ROOF JOISTS, NO CEILINGS MIN KITCH WITH OD FORMICA TOPS								
					Appraised Bldg. Value (Card) 34,300			
					Appraised XF (B) Value (Bldg) 1,600			
					Appraised OB (L) Value (Bldg) 6,500			
					Appraised Land Value (Bldg) 642,000			
					Special Land Value 0			
					Total Appraised Parcel Value 684,400			
					Valuation Method: C			
					Adjustment: 0			
					Net Total Appraised Parcel Value 684,400			

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
01-081	08/09/2001	RS	Residential	0	05/06/2002	100	04/01/2002	REPLACE DECK	12/31/2018			CL	LC	LAND CHANGE	
									08/04/2015			RE	M	MEASURE	
									08/31/2014			NB	FR	IN FIELD REVIEW	
									08/24/2010			NB	FR	IN FIELD REVIEW	
									08/16/2006			AR	AC	ADMIN DATA ENTRY	

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1013	SFR WATER	R2				43,560	SF	1.99	1.0000	4	1.0000	0.97	16	7.50	lack wff	1.00	14.48	630,700	
1	1013	SFR WATER	R2				0.40	AC	5,000.00	1.0000	0	1.0000	0.75	16	7.50	TOPO	1.00	28,125.00	11,300	
Total Card Land Units: 1.40 AC																	Parcel Total Land Area: 1.4 AC		Total Land Value: 642,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential				
Design/Appeal	03		Average				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2	01		Minim/Masonry				
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	01		Coal or Wood				
Heat Type	01		None				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	4		4 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
				MIXED USE			
				COST/MARKET VALUATION			
				Code Description Percentage			
				1013 SFR WATER 100			
				Adj. Base Rate: 51.46			
				51,151			
				Net Other Adj: 0.00			
				Replace Cost 51,151			
				AYB 1956			
				EYB 1981			
				Dep Code A			
				Remodel Rating			
				Year Remodeled			
				Dep % 33			
				Functional Obslnc 0			
				External Obslnc 0			
				Cost Trend Factor 1			
				Condition			
				% Complete			
				Overall % Cond 67			
				Apprais Val 34,300			
				Dep % Ovr 0			
				Dep Ovr Comment			
				Misc Imp Ovr 0			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr 0			
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME	8X14	L	112	20.00	2003		0		50	1,100
DCK1	DOCKS-RES	16X24	L	144	75.00	2003		0		50	5,400
FPL1	FIREPLACE	1	B	1	2,400.00	1981		1		100	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	944	944	944		48,578
FSP	Screened Porch	0	160	40		2,058
WDK	Deck	0	104	10		515
<b>Ttl. Gross Liv/Lease Area:</b>		<b>944</b>	<b>1,208</b>	<b>994</b>		<b>51,151</b>

AUG 4 2015



# TOWN OF NEW LONDON, NH

## Building Permit Instructions/Application

Please review the frequently asked questions, before you submit your application. Frequently asked questions can be found on the Town's website, [www.nl-nh.com](http://www.nl-nh.com). Detach this page and only submit the remaining pages.

**Applying for a Building or Demolition Permit:** A Building Permit is required before you begin any construction, alterations or repairs; however, there are instances when a building permit may not be required (**see Building Permit Frequently Asked Questions**).

**Completed Application:** In order to make the best use of your time and staff time, please complete the application and attach **all** required information (refer to checklist in this application). **The application cannot be sent for approval unless it is complete.**

**Application Review:** Staff will review the application for completeness and will make a recommendation to the Town Administrator. The Town Administrator will review the application and act to approve, approve with conditions, deny or request additional information, per RSA 676:13. Generally speaking, once a completed application is received, it can take anywhere from 15-30 days for a decision to be made.

**Signature Required:** The property owner is required to sign the building permit application. If the property owner would like a contractor or agent to represent him/her through the building permit process, the property owner must sign an authorization letter authorizing the contractor/agent. If the property was purchased in the last 30 days, a copy of the deed must be submitted with the application.

### **Application Filing Requirements:**

The Building Permit must be accompanied by:

1. A plot plan drawing of the site. You may use a copy of the tax map to prepare this drawing; however, the tax map is not a surveyed plan and should only be used as reference. Tax maps are available at the Town Offices or on the Town website.
  - ✓ On the plot plan drawing, include all property lines, setback distances, existing and proposed buildings, driveways and site features.
2. A complete set of building plans or floor plans showing all interior changes, dimensions and square footage of each floor.
3. Payment of all applicable fees, according to the current schedule of fees. Fee schedule can be found on the Town website, [www.nl-nh.com](http://www.nl-nh.com).
4. Copy of all other approvals, as required, and described within.

**Once you have completed your building permit application and are ready to submit,** please deliver to the Land Use & Assessing Coordinator, New London Town Offices, 375 Main Street, New London, NH 03257. The coordinator can be reached at 526-1243 or by email at [landuse@nl-nh.com](mailto:landuse@nl-nh.com). The Town understands that your project is important and wants to make the process as simple and easy as possible.

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TOWN OF NEW LONDON, NH
Building Permit Application

BP # 19-002 \*
PID # 1696 \*
\*(to be assigned by staff)

Contact Information

Property Owner(s): Scott W. Steffey Living Trust

Physical (construction) Address: 112 Herrick Cove Lane, New London NH

Mailing Address: PO Box 978, Hanover NH 03755

Tax Map/Lot: TM 91 Lot 22

Phone: Cell Phone:

Mailing Address:

Email Address:

\*\*Name of Designated Agent:

Address:

Phone: Cell Phone:

Email Address:

\*\*For contractor to act as agent, owner must sign authorization letter.

Please circle the appropriate response

- 1. Are any changes proposed to the interior? YES NO
2. Is your property in the New London-Springfield Water Precinct? YES NO
3. Is your property on a septic system? YES NO
4. Is your property connected or to be connected to Town Sewer? YES NO
5. Does the project involve a multi-family (3 or more units), commercial or Industrial site, or change in use? YES NO
6. Is the building footprint going to be changed? YES NO
7. Is the property classified as being under Current Use? YES NO
8. Is your property subject to a Conservation/Preservation Easement? YES NO



**TOWN OF NEW LONDON, NH**  
**Building Permit Application**

BP # 19-002 \*  
 PID # 1686 \*  
 \*(to be assigned by staff)

**Type of Improvement (check all that apply)**

<input checked="" type="checkbox"/> Interior improvement	<input type="checkbox"/> new single family dwelling	<input type="checkbox"/> non-residential (commercial or industrial)	<input type="checkbox"/> manufactured home	<input type="checkbox"/> boathouse
<input checked="" type="checkbox"/> garage, barn or other improvement	<input type="checkbox"/> new two-family dwelling	<input checked="" type="checkbox"/> change of building footprint	<input type="checkbox"/> pre-site housing	<input type="checkbox"/> other (please describe):
<input type="checkbox"/> shed	<input type="checkbox"/> new multi-family dwelling (3 or more units)	<input type="checkbox"/> exterior improvements with no change in building footprint (new roof, new siding, new windows, etc.)	<input checked="" type="checkbox"/> relocation of Structures on the property 3ft away from reference line per NHDES	
<input type="checkbox"/> demolition	<input type="checkbox"/> accessory dwelling unit (ADU)	<input type="checkbox"/> ADA improvements	<input checked="" type="checkbox"/> energy-related Improvement (solar, geothermal or new generator)	
<input checked="" type="checkbox"/> living space over garage or other existing/detached building on the site	<input checked="" type="checkbox"/> plumbing, electrical, mechanical, heating or cooling systems new or upgrades	<input type="checkbox"/> temporary structure	<input type="checkbox"/> dock	

House 1700sqft x .25 = 425  
 APP FEE = 50  
 Imp Area = 100  
 575

Detailed description of the project, for example: "adding a two-story addition to an existing single-family house, existing building footprint is 2,300 square feet and new addition will add another 1,200 square feet." Be sure to include total new square footage added for each floor.

HSE 575  
 GRG 521.25 = 1096.25  
 Garage 1485 x .25 = 371.25  
 APP 50  
 IMP Area 100  
 575.50

Alteration and expansion of current structure to meet life safety, building, and current energy codes, and needed improvements to foundation, limited to standard 4 ft frost wall foundation. Expansion is less than 50% of existing structure. Structure will be relocated away from reference line by 3ft. per NHDES shoreland program. Will construct 1 1/2 story new garage, drive, septic system ~~and~~ in conforming zoning compliant location.

\*\*\*NOTE: If solar array, please list size in terms of KW:

Total Estimated Cost of Construction (including groundwork): \$ 450,000



**TOWN OF NEW LONDON, NH**  
**Building Permit Application**

BP # 19-002 \*  
 PID # 1696 \*  
 \*(to be assigned by staff)

**Information/Documents Needed to Process Building Permit**

*Please Initial Off All Items Submitted as Part of this Application*

Document	Submitted by property owner	FOR OFFICE USE ONLY	
		Rec'd by staff	Notes
Complete Application	SMS	✓	
Signed Authorization Letter	NA		
Fees paid in full	SMS	✓	\$ 1096.25 Oct# 159 1/8/19
Plot Plan of site (see example on page 6)	SMS	✓	
Floor Plans – square footage of each floor is listed, total new square footage proposed listed	SMS	✓	
PUC Energy Code #	SMS		
Estimated Cost of Work	SMS	✓	
Height (maximum) of building	SMS		
Septic System Approval #	SMS		
Town Sewer Approval	NA		
Driveway Town or State Approval	NA		
Current Use sketch	NA		
Erosion and Sedimentation Plan	SMS		
Floodplain Elevation Certificate	SMS		
ZBA Approval	NA		
Planning Board Approval	NA		
State of NH or Federal Permits	SMS		
Easement Documents	NA		
Asbestos Notification or statement of no asbestos	SMS		
Other:			

**Applicant agrees that the proposed building project described above will conform to the New London Zoning Ordinance, as amended, and with all other requirements of law of the Town of New London and the State of New Hampshire. Further, the signer certifies that all information provided in support of this application is true and complete and authorizes inspection by town staff for purposes of this permit.**

Signature of Property Owner(s):

Date:



TOWN OF NEW LONDON, NH  
Building Permit Application

BP # 19-002 \*

PID # 11096\*  
(to be assigned by staff)

garage 50 + 250/sf + 100 = 30x33 base x 1.5 stories = \$521.25 garage +  
imp. TO BE COMPLETED BY STAFF 521.25 gar  
house 50 + (1700 x 250) = 425 + 50 = 475 house + 100 imp. surf. \$75.00 house  
Physical Address: 112 Herrick Cove Lane Tax Map/Lot Number: 091-022-00  
\$1,096.25

FOR OFFICE USE ONLY - Zoning Administrator Review

Zoning Districts/Overlay Districts R2 Shoreland overlay dist., Flood Hazard zone Pond overlay 50' buffer

ZBA History/Approvals/Denials:

PB History /Approvals/Denials: See file for DES Info.

Required Setbacks: Front 25 Side (A) 20/50 Side (B) 20/50 Rear 15 Corner Lot 25 50' Lake

Setbacks as shown on plot plan:

Front Side (A) Side (B) Rear Corner Lot

Other General Comments:

Flood Elevation Certificate:

Fee calculation amount: \$ 1096.25  
Date received: 1-8-2019

TOWN OF NEW LONDON  
JAN - 8 2019

PLANNING & ZONING

FOR OFFICE USE ONLY

Approved  Denied   
Comments/Conditions: Per mtg w/ owner 1/8/19, going from ~ 1200 SF house to 1700 SF. Is doing a 4' frostwall foundation that may be crawl space.

See letter re denial dated 2-6-19.

Signatures:

Zoning Administrator [Signature] 2/6/19  
Date

Town Administrator [Signature] 2/8/2019  
Date



# TOWN OF NEW LONDON, NH Building Permit Application

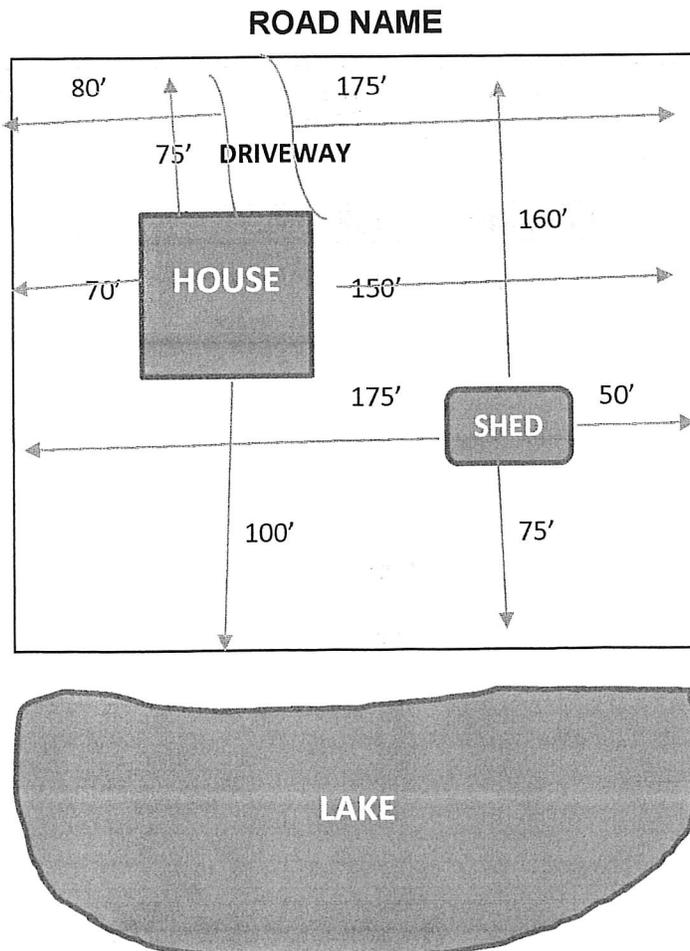
BP # \_\_\_\_\_\*  
PID # \_\_\_\_\_\*  
\*(to be assigned by staff)

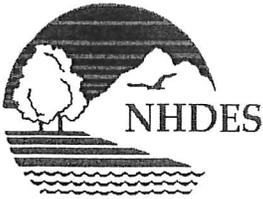
## Plot Plan Example

Please refer to the example below which will assist you in showing setbacks for your project to ensure any buildings are in compliance with the New London Zoning Ordinance. Please visit the Town's Online GIS database via the New London website to obtain a copy of your plot plan: [www.ni-nh.com](http://www.ni-nh.com).

While preparing this information, please note the following:

- Setbacks must be measured from the extreme limits of the building. Setbacks for driveways must also be included.
- Show your property in relation to the road and other property lines.
- Indicate the height of any proposed structure.
- If you are submitting architectural plans or details showing interior changes on other pages included in your application materials, the dimensions provided on the **sketch below**, will be used to determine the setbacks of the project.





The State of New Hampshire  
Department of Environmental Services



Robert R. Scott, Commissioner

## APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 12/17/2018

APPROVAL NUMBER: eCA2018121707

**I. PROPERTY INFORMATION**

**Address:** 112 HERRICK COVE LANE  
NEW LONDON NH 03257  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:**  
**County:** MERRIMACK  
**Tax Map/Lot No.:** 91/22

**II. OWNER INFORMATION**

**Name:** SCOTT STEFFY  
**Address:** P.O. BOX 978  
HANOVER NH 03755

**III. APPLICANT INFORMATION**

**Name:** DOUGLAS A GAMSBY  
**Address:** 54 NORTH RD  
SUNAPEE NH 03782

**IV. DESIGNER INFORMATION**

**Name:** DOUGLAS A GAMSBY  
**Address:** 54 NORTH RD  
SUNAPEE NH 03782  
**Permit No.:** 01753

**V. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Construction

**A. TYPE OF SYSTEM:** GEOMAT

**B. NO. OF BEDROOMS:** 4

**C. APPROVED FLOW:** 600 GPD

**D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. This approval is based on complying with Env-Wq 1004.21 "When Installation of a replacement ISDS is Required" and obtaining an approval for operation for the ISDS prior to the approval expiration date.
3. Approved with pre-treatment system.
4. All activity shall be in accordance with RSA 483-B, the Shoreland Water Quality Protection Act.
5. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
6. No waivers have been approved.

**Darren K. King**  
Subsurface Systems Bureau

**VI. GENERAL TERMS AND CONDITIONS:** Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 12/17/2022, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

**WORK NUMBER: 201805505**  
**APPROVAL NUMBER: eCA2018121707**  
**RECEIVED DATE: December 14, 2018**  
**TYPE OF SYSTEM: GEOMAT**  
**NUMBER OF BEDROOMS: 4**



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 112 Herrick Cove Lane			Policy Number:
City New London	State New Hampshire	ZIP Code 03257	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: guage in Sunapee Harbor Vertical Datum: 1095

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |  |               |  |                                 |
|--|---------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)  | <u>1102.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor  | <u>1106.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)  | _____         | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)   | _____         | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>1106.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)   | <u>1102.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)  | <u>1108.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                               | <u>1103.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name <b>CHARLES HIRSHBERG</b>	License Number <b>NH # 4248</b>	
Title <b>ENGINEER</b>		
Company Name <b>Self Employed</b>		
Address <b>22 PINE RIDGE RD., SUNAPEE, NH 03782</b>		
City <b>Sunapee, NH</b>	State <b>NH</b>	ZIP Code <b>03782</b>
Signature <b>Charles Hirschberg</b>	Date <b>Jan 5, 2019</b>	Telephone _____ Ext. _____
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.		
Comments (including type of equipment and location, per C2(e), if applicable)		

Zoning Admin's copy



TOWN OF NEW LONDON, NH  
375 Main St., New London, NH 03257  
(603) 526-4821 | Email zoning@nl-nh.com

Permit # 2018  
Payment rec'd: \$50  
01/12/18

Stormwater Management, Erosion & Sedimentation Control Plans  
Application

\$50 APPLICATION FEE

Parcel ID 091-022-000

Reason for applying (check all that apply). This parcel is located in the:

- Wetlands Conservation Overlay District – COMPLETE PAGES 1 & 2
- Steep Slope Overlay District – COMPLETE PAGES 1 & 3
- Shore Land Overlay District – COMPLETE PAGES 1 & 4
- Streams Conservation Overlay District – COMPLETE PAGES 1 & 5

Physical (site) Address: 110 HERRICK COVE LANE

Tax Map and Lot Number: Tm 91 LOT 22

Description of proposed activity: ALTERATIONS TO EXISTING PRIMARY STRUCTURE  
ADD GARAGE, DRIVEWAY & NEW SEPTIC SYSTEM

Type of activity proposed (check all that apply):

- Excavation
- Earth moving
- Construction (new or modified structure)
- Filling
- Grading
- Dredging
- Land Disturbance
- Other (please describe)

Contact Information:

Property Owner(s): SCOTT STEFFEY

Phone Number(s):

Mailing Address: P.O. Box 978 HANOVER, NH 03755

Email Address:

Name of Authorized Agent: Doug Gansby

Name of Business: ORPHEUS PROPERTY SERVICES, LLC

Phone Number(s): 1

Mailing Address: 54 NORTH ROAD SUNAPEE, NH 03782

NOTE: Your plan may need to be reviewed by the New London Conservation Commission. See PAGES 2-5 for the specific requirements of each Overlay District. The Commission typically meets the 3<sup>rd</sup> Wednesday of the month at 8:30 a.m. at 375 Main Street. If this plan must be presented to the Commission, it is important that the property owner (or their designee) attend the meeting to present the plan. In addition, the Town may require a bond or other security to assure conformance with the plan. The Town may also require an inspection of the erosion control installation prior to any demolition, excavation or construction.

Applicant agrees that the proposed project described within this application and the materials submitted with the application conform to the New London Zoning Ordinance, as amended, and with all other requirements of law of the Town of New London and the State of New Hampshire. Further, the signer certifies that all information provided in support of this application is true and complete and authorizes inspection by town officials for purposes of this permit.

Signature of Property Owner(s): [Signature] Date:

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE  
DEC 10 2018  
RECEIVED

# Shore Land Overlay District

**DEFINITION:** The Shore Land Overlay District extends to a line 250 feet inland from the Reference Line on all of the following lakes and ponds: Clark Pond, Goose Hole Pond, Little Lake Sunapee, Lake Sunapee, Messer Pond, Murray Pond, Otter Pond and Pleasant Lake. (per New London Zoning Ordinance XVI. B)

1. Does the proposed project involve construction of new roads, bridges, bridge approaches or access ways for firefighting equipment and boat launching? YES  NO  
(If yes, see New London Zoning Ordinance, XVI.D.1 for more info)

2. **IMPERVIOUS SURFACE:** What percentage of the lot is covered with impervious surface? Please only count the area within the 250-foot Shore Land Overlay district. (See New London Zoning Ordinance, XVI, H.1-2 for more info).

Current 13.6 % Proposed (based on attached plans) 19.5 %

3.  Attach two (2) full-size plans to the application. Plans must be legible. The plans should be developed in accordance with the requirements and guidelines listed below for the Shore Land Overlay District.

**Per Article XVI – Shore Land Overlay District**  
**Section D - Stormwater & Erosion Control for Construction:**

- All new Structures, modifications to existing Structures and excavation or earth moving within the Shore Land Overlay District shall be designed and constructed in accordance with the Stormwater & Erosion Control Design Standards contained in the New London Land Subdivision Control Regulations and in compliance with all rules adopted by the New Hampshire Department of Environmental Services for terrain alteration under RSA 485-A:17 to manage stormwater, control erosion and sediment, during and after construction. The design of Stormwater management systems shall ensure that the post-development total runoff volume does not exceed the pre-development total runoff volume consistent with the New London Land Subdivision Control Regulations.
- New Structures and all modifications to existing Structures within the protected Shore Land Overlay District shall be designed and constructed to prevent the release of surface runoff across exposed mineral surfaces.
- Erosion and sedimentation control plans shall describe the nature and purpose of the land disturbing activity; the amount of grading involved; and a description of the soils, topography, vegetation, and drainage at the site; and a complete site plan illustrating erosion control devices, stormwater management structures and other measures intended to manage stormwater and erosion during and after construction. For minor land disturbances such as stairway and pathway construction, the Board of Selectmen may reduce the amount of detail needed in an erosion control plan. The Board of Selectmen shall review and decide to approve or deny all plans before issuing a Building permit, and may require the applicant to post a bond or other security to assure conformance with approved plans. The security shall not be released until the Board of Selectmen has certified the completion of the required improvements in accordance with the plan. The Board of Selectmen may request the Conservation Commission to review the plan and make recommendations.
- Erosion and sedimentation control plans shall be developed in conformity with the guidelines of the U.S.D.A. Natural Resources Conservation Service (NRCS) and with guidelines of the N.H. Department of Environmental Services under RSA 485-A:17. Erosion control measures shall be installed and subsequently inspected by the Board of Selectmen or its designee, as described in ARTICLE XXVIII Enforcement of this Ordinance, before construction and grading begin.

4. **Comments:** approval is for erosion/storm water only. This is not an approval of construction or expansion of non-conforming structure. That will be take place thru the Building Permit process.

**FOR OFFICE USE ONLY:**

- Conservation Commission review requested Emailed ConCom 12-11-18 to put on their next agenda. -NG
- Planning Board review required na
- Bond / Security required na
- Inspection required
- Other

Reviewed by Zoning Administrator

APPROVED / DENIED

Signature: Nick M

Date: 12-19-18

TOWN OF NEW LONDON  
SELECTMEN'S OFFICE

DEC 10 2018

RECEIVED

Conservation Commission reviewed at their 12-19-18 meeting.

**PROPERTY DISCLOSURE - RESIDENTIAL ONLY**  
 New Hampshire Association of REALTORS® Standard Form



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 112 Herrick Cove Lane New London, NH

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A?  Yes  No  Unknown  
 IF YES, has a site assessment been done?  Yes  No  Unknown

Source of Information: 2013

Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown

IF YES: Are tanks currently in use?  Yes  No

IF NO: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any past or present problems such as leakage, etc?  Yes  No Comments: \_\_\_\_\_

If tanks are no longer in use, have the tanks been removed?  Yes  No  Unknown

b. **ASBESTOS - Current or previously existing:**

As insulation on the heating system pipes or ducts?  Yes  No  Unknown

In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown

In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown

IF YES, Source of information: \_\_\_\_\_

Comments: Had asbestos test - NEGATIVE FOR ASBESTOS

c. **RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

d. **RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

e. **LEAD-BASED PAINT - Current or previously existing:**

Are you aware of lead-based paint on this property?  Yes  No

IF YES: Source of information: \_\_\_\_\_

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments: \_\_\_\_\_

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS \_\_\_\_\_

CHAIRMAN  
Martin P. Honigberg

COMMISSIONERS  
Kathryn M. Bailey  
Michael S. Giaimo

EXECUTIVE DIRECTOR  
AND SECRETARY  
Debra A. Howland

STATE OF NEW HAMPSHIRE



PUBLIC UTILITIES COMMISSION  
21 S. Fruit St., Suite 10  
Concord, N.H. 03301-2429

TDD Access: Relay NH  
1-800-735-2964

Tel. (603) 271-2431

FAX No. 271-3878

Website:  
www.puc.nh.gov

**CERTIFICATION OF ENERGY CODE COMPLIANCE**  
**(EC-3 Form)**

I, \_\_\_\_\_ representing  
NAME OF BUILDER / CONTRACTOR (please print)

\_\_\_\_\_ do hereby certify on this  
NAME OF COMPANY (please print)

date \_\_\_\_\_ that all New Hampshire Energy Code related components and systems  
installed at:

Map: **91,**

Lot: **22,**

Street: **112 Herrick Cove Lane**

Town: **New London, New Hampshire**

meet or exceed the standards of the New Hampshire Energy Code effective April 1, 2010 and  
comply with the statements made on the associated *Application for Certificate of Compliance*  
and approved by the Public Utilities Commission as number:

**96190119**

\_\_\_\_\_  
SIGNATURE OF BUILDER / CONTRACTOR

**INSTRUCTIONS:** When the structure is completed, this form shall be signed by the builder,  
contractor or owner/builder and submitted to the local official responsible for issuing occupancy  
permits. This signed document shall be an integral part of the occupancy permit.

***The occupancy permit shall not be issued without this signed certification.***

In municipalities without occupancy permits, this signed certification shall be submitted to the  
owner or buyer of the structure as proof of New Hampshire Energy Code compliance.

(revised 6/17/15)

CHAIRMAN  
Martin P. Honigberg

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Michael S. Giaimo

EXECUTIVE DIRECTOR  
AND SECRETARY  
Debra A. Howland

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January 7, 2019

Scott Steffey  
Lane River Design, LLC  
P.O. Box 978  
Hanover NH 03755

Dear Mr. Steffey:

Enclosed is your approved **Residential Energy Code Application**. Include this approved application when you submit your building permit application to the town/city of New London. Upon completion of construction, fill out and sign the **Certification of Energy Code Compliance** and submit it to the municipal office when applying for an occupancy permit. Also, please print and fill in a NH Energy Code Certificate sticker and adhere it near or on the electrical service panel of the new structure. They are available at <http://www.puc.nh.gov/EnergyCodes/IECC%202009%20Efficiency%20Label.pdf>.

I urge you to investigate the **Energy Star Home Program** before you begin construction. If this home is constructed according to the Energy Star requirements and under the supervision of a home energy specialist employed by your electric utility, you may be eligible to receive as much as \$4000 in incentives. Your electric utility also sponsors the **Energy Star Appliance** and **Lighting** programs which may provide incentives for certain more efficient appliances and lighting. For more information, go to [www.nhsaves.com](http://www.nhsaves.com) or contact your local electric utility.

Please remember that New Hampshire's energy code represents the minimum insulation levels allowed in the State of New Hampshire. In other words, the code defines the least energy efficient home that may be built in the state. To obtain a copy of this or the other component codes of the State Building Code go to [www.iccsafe.com](http://www.iccsafe.com).

Finally, please note that the 2009 International Energy Efficiency Code has been effective throughout the State of New Hampshire since April 1, 2010.

If I can be of any further assistance, please contact me at [energycodes@puc.nh.gov](mailto:energycodes@puc.nh.gov).

Sincerely,

Azanna Wishart

Energy Code Compliance  
Sustainable Energy Division

New Hampshire  
Residential Energy Code Application  
for Certification of Compliance for New Construction, Additions and/or Renovations  
(EC-1 Form)  
Minimum Provisions

Effective Date: April 1, 2010

<b>Owner/ Owner Builder:</b> Company Name: (if applicable)			<b>General Contractor:</b> Company Name:		
Name: Scott Steffey			Lane River Design LLC		
Mail Address: P.O. Box 978			Name: Scott Steffey		
Town/City: Hanover			Mail Address: P.O. Box 978		
State: NH		Zip: 03755	Town/City: Hanover		State: NH
Phone:		Cell:	Phone:		Cell:
E-Mail:			E-Mail:		
<b>Location of Proposed Structure:</b>			<b>Type of Construction:</b>		
Tax Map #: 91		Lot #: 22	<input checked="" type="radio"/> Residential <input type="radio"/> Small Commercial		
Street: 112 Herrick Cove Lane			<input type="radio"/> New Building <input checked="" type="radio"/> Renovation <input checked="" type="radio"/> Addition		
Town/City: New London		County: Merrimack	<input type="radio"/> Thermally Isolated Sunroom		
<b>Zone 5</b> <input type="radio"/> Cheshire, Hillsborough, Rockingham or Strafford except the town of Durham that uses 2012 IECC			<input type="radio"/> Modular Home: the site contractor must submit this form detailing supplementary rooms and Floor and/or Basement insulation unless the floor insulation is installed or provided by the manufacturer and no heated space is added.		
<b>Zone 6</b> <input checked="" type="radio"/> All other counties and the town of Durham			<b>Total New Conditioned* Floor Area:</b>		
<b>Heating System:</b> (if new system is being installed)			1640    ft <sup>2</sup>		
Annual Fuel Use Efficiency (AFUE): 95 %			<b>Basement or Crawl Space:</b> (*a conditioned space is one being heated or cooled, containing un-insulated ducts or with a fixed opening into a conditioned space. Walls must be insulated)		
Fuel Type(s): <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane (LP)			Conditioned? <input type="radio"/> Yes (Walls must be insulated) <input checked="" type="radio"/> No		
<input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Other			<input type="checkbox"/> Full Basement <input type="checkbox"/> Walk Out Basement		
Heating System Type: <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/> Hot Air			<input type="checkbox"/> Slab on Grade <input type="checkbox"/> Other    Crawl Space		
<input type="checkbox"/> Stove <input type="checkbox"/> Resistance <input type="checkbox"/> Heat Pump <input type="checkbox"/> Geothermal			<b>Form Submitted by:</b>		
<b>Structure is EXEMPT because:</b>			<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Builder <input checked="" type="checkbox"/> Designer <input type="checkbox"/> Other		
<input type="checkbox"/> Mobile Home <input type="checkbox"/> On an historic register			Architects must certify plans meet code; no form required		
<input type="checkbox"/> Low energy use (less than 1 watt/ ft <sup>2</sup> )					

(revised 10/30/13)

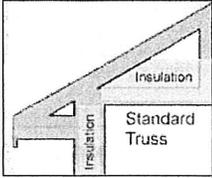
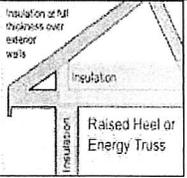
I hereby certify that all the information contained in this application is true and correct, and construction shall comply in all respects with the terms and specifications of the approval given by the Public Utilities Commission and with the New Hampshire Code for Energy Conservation in New Building Construction.

Signature Paul A Raynor    Print Name Paul Raynor    Date 1-4-19

<b>Official Use Only</b>	
Date Complete Application Received: 1/7/19	Approved by: AJW    Date: 1/7/19
Approval Number: 96190119	Stamp: APPLICATION APPROVED AS COMPLIANT WITH NEW HAMPSHIRE ENERGY CODE Reason: <input type="checkbox"/> NEW HAMPSHIRE ENERGY CODE Notice: <input type="checkbox"/> NEW HAMPSHIRE ENERGY CODE <input type="checkbox"/> PUBLIC UTILITIES COMMISSION

Directions: Complete the "Your Proposed Structure" columns. No measurements or calculations are needed. If you at least meet the New Hampshire Energy Code requirements, your project will be approved. Write N/A in any section that does not apply to your project. If your planned structure cannot meet these requirements, consider downloading REScheck from <http://www.enerycodes.gov/rescheck/download.stm> and use trade-offs to prove compliance. **Submit pages 1 and 2 only.**

You are encouraged to build with higher R-values and lower U-values than you report here. The "Required R or U Values" are the worst permitted in NH.

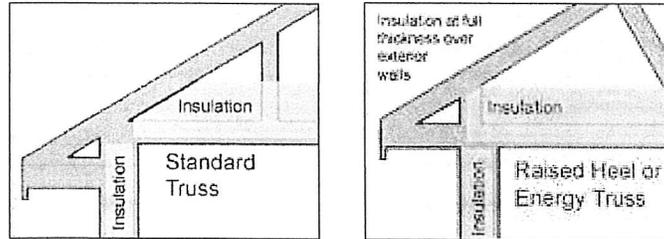
Building Section	Required R or U Values	YOUR PROPOSED STRUCTURE		
		Write Planned R and U Values	Brands / Models / insulation type and thickness (if known)	
<b>Window U Factor</b> (lower U is better)	<b>U .35</b> (maximum) <b>U-.32</b> (if log walls in Zone 5) <b>U-.30</b> (if log walls in Zone 6) <b>U .50</b> (Thermally Isolated Sunrooms only)	Write in U-Value  .30	Check if <input type="checkbox"/> Sunroom <input type="checkbox"/> Log Walls  Mathews Brothers	
<b>Skylights</b>	<b>U .60</b>			
<b>Flat Ceiling<sup>i</sup></b> <i>or</i> <b>Flat Ceiling with Raised or Energy Trusses R-value</b>	 <b>R-38</b> (Zone 5) <b>R-49</b> (Zone 6) if using the above construction technique <b>R-49</b> if log walls	 <b>R-30</b> (Zone 5) <b>R-38</b> (Zone 6) if maintaining the full R value over the plates <b>R-49</b> if log walls	Write in R-Value  R49  → If using only R-30 in Zone 5 or R-38 in Zone 6 you must check this box	NOTE: R-38 will be deemed to satisfy the requirement for R-49 if the full R-38 insulation value is maintained over the outside plates. <b>If using only R-30 (Zone 5) or R-38 (Zone 6), you must certify that you'll maintain R-38 over the plates by checking the box below.</b>  <input checked="" type="checkbox"/> <i>By checking this box, I certify that this structure is being built with a raised energy truss or that the full R-value of the ceiling insulation will be maintained over the outside plates.</i>
<b>Sloped or Cathedral Ceiling</b>	<b>R-30</b> (Zone 5 & 6) or <b>38</b> if more than 500 ft sq or 20% of total ceiling area (Zone 6) <b>R-24</b> (Thermally Isolated Sunrooms only)	Write in R-Value  NA	Check if <input type="checkbox"/> Sunroom	
<b>Above Grade Wall<sup>ii</sup></b> <b>R-value</b>	<b>R-20</b> Cavity Insulation only <i>or</i> <b>R-13 plus R-5</b> Cavity <i>plus</i> Continuous Insulation <b>R-13</b> (Thermally Isolated Sunrooms only)	Write in R-Value  R24 BiBs	Log homes must comply with ICC400-2012, have an average minimum wall thickness of 5" or greater with specific gravity of ≤0.5 or 7" with specific gravity >0.5. Check if <input type="checkbox"/> Sunroom <input type="checkbox"/> Log Walls	
<b>Door U-Value</b>	<b>U .35</b> (maximum)	Write in U-Value  .35		
<b>Floor R Value</b> (Basement ceiling)	<b>R-30</b> <i>or</i> Insulation sufficient to fill joist cavity	Write in R-Value  R30		
<b>Basement or Crawl Space Wall R Value</b>	<b>R-13</b> Cavity Insulation or <b>R-10</b> Continuous Insulation (Zone 5) <b>R-19</b> Cavity Insulation or <b>R-15</b> Continuous Insulation (Zone 6)	Write in R-Value	If conditioning the basement you must insulate <b>Basement Walls</b> . If not, you may insulate either <b>Floor</b> or <b>Basement Walls</b> and/or <b>Slab Edge</b>	
<b>Slab Edge<sup>iii</sup></b> <b>R Value</b>	<b>R-10 2'</b> (Zone 5) <b>4'</b> (Zone 6) (see drawing pg 3) <i>add R-5</i> if the Slab is heated or <b>R-15</b> under entire heated slab if a log home.	Write in R-Value	Check if <input checked="" type="checkbox"/> Heated Slab	
<b>Air Sealing</b>	<b>Planned Air Sealing Test Method</b> There are two approaches to demonstrating compliance with air sealing requirements.	<input type="checkbox"/> Blower Door <input checked="" type="checkbox"/> Visual Inspect	The visual inspection certification must be consistent with the requirements of Table 402.4.2 (page 4) and the method of compliance planned and approved by the local jurisdiction	

Submit pages 1 and 2 to: NH Public Utilities Commission, 21 South Fruit Street STE 10, Concord NH 03301

Fax: 603.271.3878 E-mail: [energycodes@puc.nh.gov](mailto:energycodes@puc.nh.gov)

**Footnotes to Residential Energy Code Application for Certification of Compliance**

<sup>i</sup> Ceilings with attic spaces: R-30 in Zone 5 or R-38 in Zone 6 will be deemed to satisfy the requirement for R-38 or R-49 respectively wherever the full height of uncompressed R-30 or R-38 insulation extends over the wall top plate at the eaves or the full R-value is maintained. This is accomplished by using a raised heel or energy truss as shown in the diagram below or by using higher R-value insulation over the plates.

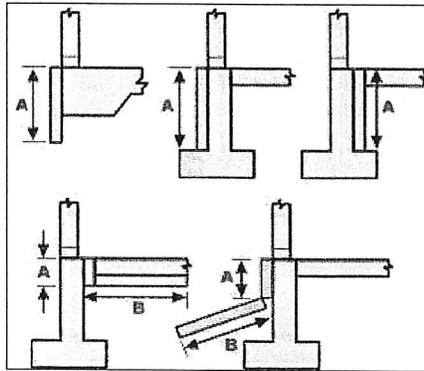


<sup>ii</sup> R-13 + R-5 means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, R-5 sheathing is not required where the structural sheathing is placed. If structural sheathing covers more than 25 percent of exterior, the structural sheathing must be supplemented with insulated sheathing of at least R-2.

<sup>iii</sup> Slab edge insulation must start at the top of the slab edge and extend a total of two (Zone 5) or four feet (Zone 6). Insulation may go straight down, out at an angle away from the building, or along the slab edge and then under the slab. A slab is a concrete floor within 1' of grade level. See diagram below.

The top edge of insulation installed between the exterior wall and the interior slab may be mitered at a 45 degree angle away from the exterior wall.

Allowable Slab Insulation Configurations



A or A+ B must equal two feet in Zone 5 or four feet in Zone 6

MODULAR HOMES must be certified by the NH Department of Safety. Unless the floor insulation is provided by the manufacturer this form must be submitted. This form must also be submitted if the basement is to be insulated or supplementary heated space is added to the home upon or after it is set.

**AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA**  
 Required Elements Check List (see page 2 AIR SEALING) IECC Code section 402.4.2

**This page must be provided to the building inspector at final inspection.**

✓ Check here

Certification No.:

<b>Air barrier and thermal barrier</b>	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier.
	Breaks or joints in the air barrier are filled or repaired.
	Air-permeable insulation is not used as a sealing material.
	Air-permeable insulation is inside of an air barrier.
<b>Ceiling/attic</b>	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.
	Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
<b>Walls</b>	Corners and headers are insulated.
	Junction of foundation and sill plate is sealed.
<b>Windows and doors</b>	Space between window/door jambs and framing is sealed.
<b>Rim joists</b>	Rim joists are insulated and include an air barrier.
<b>Floors</b> (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of sub floor decking.
	Air barrier is installed at any exposed edge of insulation.
<b>Crawl space walls</b>	Insulation is permanently attached to walls.
	Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
<b>Shafts, penetrations</b>	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
<b>Narrow cavities</b>	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown.
<b>Garage separation</b>	Air sealing is provided between the garage and conditioned spaces.
<b>Recessed lighting</b>	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures in conditioned space.
<b>Plumbing and wiring</b>	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
<b>Shower/tub on exterior wall</b>	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
<b>Electrical/phone box on exterior walls</b>	Air barrier extends behind boxes or air sealed-type boxes are installed.
<b>Common wall</b>	Air barrier is installed in common wall between dwelling units. HVAC register boots HVAC register boots that penetrate building envelope are sealed to sub-floor or drywall.
<b>Fireplace</b>	Fireplace walls include an air barrier.

## NEW HAMPSHIRE ENERGY CODE

Summary of Basic Requirements See IECC 2009 Code Book for complete details

**These 2 pages must be provided to the building inspector at final inspection or retained.**

Check here

**Certification No.:**

<p style="text-align: center;"><b>Air Leakage</b> Code section 402.4</p> <p>The building thermal envelope must be durably sealed to limit infiltration</p>	<p>All joints, seams, penetrations and openings in the thermal envelope including those around window and door assemblies, utility penetrations, dropped ceilings or chases, knee walls, behind tubs and showers, separating unheated garages from the thermal envelope, common walls between dwelling units, attic access, rim joist junction and all other openings in the building envelope that are sources of air leakage must be caulked, gasketed, weather-stripped or otherwise sealed.</p>
<p><b>Air Sealing and Insulation</b> Code Section 402.4.2</p>	<p>Building envelope air tightness and insulation installation shall be demonstrated to comply with requirements by Blower Door testing to less than 7 air changes/hr at 50 Pa or a visual inspection per page 4 of this document. The local Building Official may require an independent 3<sup>rd</sup> party to conduct the visual inspection. <u>See page 4.</u></p>
<p style="text-align: center;"><b>Testing Option</b> Code Section 402.4.2.1</p> <p style="text-align: center;"><b>or</b></p> <p style="text-align: center;"><b>Visual Option</b> Code Section 402.4.2.1</p>	<p>While the Blower Door Test and/or Visual Option are methods of demonstrating compliance many of the general requirements as defined by this checklist (pages 5 &amp; 6) must still be met.</p> <p>Blower Door Test conducted by: _____</p> <p>Result (at 50 Pa): _____ CFM Interior Volume _____ CF _____ ACH</p> <p style="text-align: center;"><b>or</b></p> <p>Structure passes Visual Inspection: _____ signed _____ date</p>
<p style="text-align: center;"><b>Fireplaces</b> Code Section 402.4.3</p>	<p>New wood-burning fireplaces shall have gasketed doors and outdoor combustion air.</p>
<p style="text-align: center;"><b>Recessed Lighting</b> Code Section 402.4.5</p>	<p>Recessed lights must be type IC rated and labeled as meeting ASTM E 283 and sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.</p>
<p style="text-align: center;"><b>Electrical Power and Lighting Systems</b> Code section 404</p>	<p>A minimum of 50% of the lamps in permanently installed lighting fixtures shall be high efficacy lamps.</p>
<p style="text-align: center;"><b>High-Efficacy Lamps</b> Code section 202</p>	<p>Compact fluorescent lamps, T-8 or smaller diameter linear fluorescent lamps, or lamps with a minimum efficacy of:</p> <ol style="list-style-type: none"> <li>1. 60 lumens per watt for lamps over 40 watts,</li> <li>2. 50 lumens per watt for lamps over 15 watts to 40 watts, and</li> <li>3. 40 lumens per watt for lamps 15 watts or less.</li> </ol>
<p style="text-align: center;"><b>Materials and Insulation Information</b> Code section 102.1</p>	<p>Materials and equipment must be identified so that code compliance can be determined. Manufacturer manuals for all installed heating, cooling and service water heating equipment must be provided. Insulation R-values, glazing and door U-values and heating and cooling equipment efficiency must be clearly marked on the building plans, drawings or specifications.</p>
<p style="text-align: center;"><b>Pull-Down Attic Stairs, Attic Hatch, and Knee Wall Doors</b> Code section 402.2.3</p>	<p>Should be insulated to a level equal to the surrounding surfaces and tightly sealed and weather-stripped at the opening.</p>

	<p><b>Full size Attic or Basement Entry Doors</b></p>	<p>All doors leading from a conditioned space into an unconditioned attic or enclosed attic or basement stairwell should be insulated and weather-stripped exterior rated door units. One door is exempt.</p>
	<p><b>Duct Insulation</b> Code section 403.2</p>	<p><b>Supply</b> ducts in attics must be insulated to at least R-8. All other ducts must be insulated to at least R-6. Exception: Ducts or portions thereof located completely inside the building thermal envelope.</p>
	<p><b>Duct Construction</b> Code sections 403.2.2 &amp; 3</p>	<p>Ducts, air handlers, filter boxes, and building cavities used as ducts must be sealed. Joints and seams must comply with Section M1601.4.1 of the <i>International Residential Code</i>. Building framing cavities must not be used as supply ducts.</p>
	<p><b>Duct Testing</b> Code sections 403.2.2 &amp; 3</p>	<p>Duct tightness shall be verified by testing unless the air handler and all ducts are located within the conditioned space. Test conducted by: _____</p> <p>Duct test result at 25 Pa: _____ Post construction or _____ Rough-in test</p>
	<p><b>Temperature Controls</b> Code section 403.1 &amp; .1.1</p>	<p>At least one thermostat must be provided for each separate heating and cooling system. Hot air systems must be equipped with a programmable thermostat.</p> <p>Heat pumps having supplementary electric-resistance heat must have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load</p>
	<p><b>Mechanical System Piping Insulation</b> Code section 403.3</p>	<p>Mechanical system piping capable of conveying fluids at temperatures above 105°F or below 55°F must be insulated to R-3.</p>
	<p><b>Circulating Hot Water Systems</b> Code section 403.4 &amp; NH amendments</p>	<p>Circulating service water systems must include an automatic or readily accessible manual switch that can turn off the hot water circulating pump when the system is not in use.</p> <p>Circulating domestic hot water system piping shall be insulated to R-4.</p>
	<p><b>Mechanical Ventilation</b> Code section 403.5</p>	<p>Outdoor air intakes and exhausts must have automatic or gravity dampers that close when the ventilation system is not operating.</p>
	<p><b>Equipment Sizing</b> Code section 403.6</p>	<p>Heating and cooling equipment must be sized in accordance with Section M1401.3 of the <i>International Residential Code</i>.</p>
	<p><b>Certificate</b> Code section 401.3</p>	<p>A permanent certificate, completed by the builder or registered design professional, must be posted on or in the electrical distribution panel. It must list the R-values of insulation installed in or on the ceiling, walls, foundation, and ducts outside the conditioned spaces; U-factors and SHGC for fenestration. The certificate must also list the type and efficiency of heating, cooling and service water heating equipment.</p>