

January 17, 2025



Town of Plainfield  
PO Box 380  
Meriden, NH 03770

All permits require inspections by the Plainfield Building Inspector to satisfy state and local building codes for residential construction, additions, or renovations. An life safety inspection by the Fire Chief is required for any commercial construction, additions, or renovations.

**A Certificate of Occupancy is required prior to using or occupying a newly constructed house and will be issued upon a successful final inspection.**

Inspection reports along with other permit documents are filed with the town.

**It is your responsibility to insure that the building inspector is contacted for the required inspections either by you or by your contractor.**

Other permits for detached garages, sheds, decks, swimming pools, electrical upgrades, etc. will require some inspections and you should contact the Building Inspector to see what inspections will be required. Upon completion you will be issued a Completion Certificate. All documents will be filled in the Town Office.

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David H Lersch  
Plainfield Building Inspector

Attached:  
Building Documents Required  
Inspection guidelines

Required documents and current NH State codes.

Anchoring requirements

Wind and Snow Load



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PO Box 380  
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Reference: Minimum required documents for a Building Permit.

1. Drawings of floor plans, detailing rooms, doors, and windows. (can be hand drawn)
2. Completed New Hampshire Energy Code EC-1 form required by **INTERNATIONAL ENERGY CODE (IECC 2018)** (Required for new construction and additions)
3. If an oil fired boiler or furnace is going to be installed, a filled out state permit must be filled out and signed by the Fire Chief. (Needs to be filled out before installation.)

The following are the codes that are currently in force in the Town of Plainfield

**INTERNATIONAL BUILDING CODE 2021**  
**INTERNATIONAL RESIDENTIAL CODE 2021**  
**INTERNATIONAL ENERGY CODE 2018**  
**NATIONAL ELECTRICAL CODE 2020**  
**INTERNATIONAL PLUMBING CODE 2021**  
**LIFE SAFETY CODES NFPA 101 2021**  
**FIRE CODE NFPA 1 2021**  
**TOWN OF PLAINFIELD ZONING & BUILDING ORDINANCES**

4. Inform your contractor (if applicable) of the items required for the approved permit and what codes are in force.

  
David H Lersen  
Plainfield Building Inspector

## Inspection guidelines

All parties are responsible for following the requirements of the adopted building codes. This includes: applicants, owners, contractors, or any others performing work on the project.

Plainfield is governed by the set of codes adopted by the State of New Hampshire and the Town of Plainfield. The list of State adopted codes can be found on-line:

<https://www.nh.gov/safety/divisions/firesafety/legal/index.html>

Codes that may be relevant to your project include;

- International Building Code 2021
- International Residential Code 2021
- International Energy Conservation Code 2018
- National Electrical Code 2020
- State Fire Code Saf-C 6000 which incorporates by reference, and with modifications; 2021 NFPA 101 (Life Safety Code) and 2021 NFPA 1 (Fire Code)
- Town of Plainfield Zoning & Building ordinances

The inspections checked below are required for your project. Please provide at least 24 hours' notice for all inspections.

Concrete piers, floating slabs, and footings (rebar installed and supported, bent around corners and tied). **Do not pour concrete before forms are inspected.**

Basement or frost wall forms in place with rebar installed. **Do not pour concrete before forms are inspected.**

Any buried electrical service (includes generators and solar installations) an inspection of the trench with conduit installed. **Do not bury the conduit until the ditch is inspected.**

Inspection prior to backfilling for perimeter drain, foundation sealing, and insulation. Perimeter drains must go to daylight or equal.

Prior to pouring basement slab to inspect the slab edge insulation, any plumbing (radon, drain, or heating pipes) installed under the slab.

When framing is completed and prior to any interior plumbing or electrical work.

When rough in plumbing is completed and pressure tested and/or when rough in electrical is completed. Do not install insulation until both inspections have been completed.

Insulation inspection is required prior to installing wall or ceiling covering.

**A final inspection is required for all permits, when all construction is complete.**

See anchor requirements for structures.

Upon satisfactory final inspection either a Certificate of Occupancy or a Certificate of Completion will be issued.

A Certificate of Occupancy is required to occupying a residence.

Contact the Building inspectors ([inspector@plainfieldnh.org](mailto:inspector@plainfieldnh.org)) with any questions or to schedule an inspection:

David Lersch (603-381-1929)

Brad Atwater (603-675-2121)



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Plainfield Building Inspector



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#### Anchoring Requirements for sheds, garages, or other detached buildings.

A shed as a structure that has all of the following characteristics:

1. It is a detached, one-story, structure.
2. It is used for tool storage, a playhouse or similar use.
3. It does not exceed 10 feet tall at the eave height.
4. The structure is made of light-frame construction, with vertical and horizontal structural elements primarily formed by a system of repetitive wood or light-gauge metal framing members. New product technology has also introduced plastic panel products as an acceptable tool-storage solution.
5. It must be built in accordance with the code and be anchored to the ground – typical anchorage systems may include auger type or strap type tie-downs.

A structure that does not comply with these criteria will be treated as any other detached structure.

Structures less than 256 square feet:

A shed, carport or light-frame structure that is less than 256 square feet (example 12 feet by x 20 feet or 16 feet by 16 feet') must be built in accordance with the code and be anchored to the ground – typical anchorage systems may include auger type or strap type tie-downs.

Structures greater than 256 square feet:

A shed, carport, garage or metal structure that is greater than 256 square feet must be built in accordance with the code and have a permanent foundation system. Typical permanent foundation systems include concrete piers or continuous concrete footings or a concrete slab.

For light-framed metal structures, the manufacturer's literature shall clearly indicate the number, size and spacing of anchors. The metal runners must be set on piers or be anchored directly into the earth.

What inspections are required?

The following inspections are typically required:

1. Footing inspection (if the structure will be over 256 square feet)
2. Slab inspection (if the structure will have a concrete floor)
3. Framing inspection
4. Electrical inspection (if applicable)
5. Mechanical and/or gas inspection (if applicable)
6. Plumbing inspection (if applicable)
7. Final inspection by Plainfield Building Inspector

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Plainfield Building Inspector



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Plainfield uses basic wind speed value of 115mph. This value is the same for the town of Lebanon, which is about eight miles north of us. This value should be adjusted based on Table R301.2.1.5.1 for basic wind modification for topographical wind effect in the IRC 2015 version.

The snow load is 90lbs/sq/ft at 1300', add or subtract 2.1lbs/sqft for each 100 foot elevaton.

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