

**BUILDING CODE** - The Town of Hopkinton has adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as the Rhode Island State Building Code.

**BUILDING OFFICIAL** - The Building Official shall receive applications required by the state building code, issue permits and furnish the prescribed certificates. He shall examine premises for which permits have been issued and shall make necessary inspections to see that the provisions of the law are complied with and that construction is prosecuted safely. He shall enforce all provisions of the building code. He shall, when requested by proper authority, or when the public interest so requires, make investigations in connection with matters referred to in the building code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction, or to require adequate exit facilities in buildings and structures, he shall issue such notices or orders as may be necessary. The Building Official, in the discharge of his official duties, and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour.

**PERMITS** - No building permit may be issued for any building or structure that involves a change in use or dimensional regulations without first obtaining any required zoning permit or where the existing building or structure is in violation of the Zoning ordinance until such violation is abated.

**TYPES OF PERMITS** - There are several types of permits required for buildings or structures, whether new construction or alterations. A building permit does not cover everything. Building Permit, required for all new buildings or structures, additions, alterations, renovations, etc. Electrical Permit, required for all electrical work, new or upgraded. Mechanical Permit, required for all heating work, new or upgraded. Plumbing Permit, required for all plumbing work, new or upgraded. Move or Demolish Permit, required for removing or demolishing an existing building or structure. Certificate of Occupancy, required before a new building or structure can be occupied.

**ZONING CERTIFICATE** - A Zoning Certificate might be required to certify that the project to be undertaken has been checked out by the Zoning Enforcement Officer and is a legal use in the zoning district. The building code specifies that no building permit may be issued for any building or structure that involves a change in use or dimensional regulations without first obtaining any required zoning permit or where the existing building or structure is in violation of the zoning ordinance until such violation is abated.

**OBTAINING A PERMIT** - Permits are issued only by the appropriate inspector. While an application for a permit may be picked up anytime the office is open, it is probably more convenient for the applicant to apply for and get the permit at the same time, while the inspector is in the office,

**PERMITS REQUIRED** - Section R-109.1 of the Rhode Island Building Code states that a permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement of water supply, sewer, drainage, drain leader, gas, soil, waste vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building official.

**MOST COMMON PROJECTS THAT RESIDENTS FORGET TO GET A PERMIT FOR** - finishing previously unfinished rooms, decks, swimming pools, garages, storage sheds, fireplaces, woodstoves, demolishing almost any structure, reshingling roofs, and vinyl siding.

***It is best to call the building official before you start to perform your work and describe to him/her what minor repairs you are about to make.***

**PUBLIC ACCESS** - All records maintained in the building office shall be open to public inspection for good and sufficient reasons at the stated office hours, but shall not be removed from the office of the building official without his written consent.

**HISTORIC PRESERVATION** - The Town of Hopkinton has declared the preservation of structures of historic or architectural value to be a public purpose. Therefore, the Town has authorized historic district zoning and the creation of a historic district commission for that purpose. The "Historic District Map" is filed in the office of the Town Clerk. Before a property owner may authorize or commence construction, alteration, repair, removal or demolition affecting the exterior appearance of a structure or its appurtenances within any designated historic district, the owner must apply for and receive a Certificate of Appropriateness from the Hopkinton Historic District Commission approving such construction, alteration, repair, removal or demolition. A Certificate of Appropriateness is necessary only if a building permit is required for such construction, etc. The building official may not issue a permit until the commission has granted a Certificate of Appropriateness. Applications for Certificates of Appropriateness shall be filed with the commission at the office of the building official. Guidelines for filing the application are available in the building department.