

## **CAMPGROUNDS / RV SITES**

**A COMPLETE MAP OF CAMPGROUND WITH SITE HIGHLIGHTED MUST BE INCLUDED WITH THE FOLLOWING:**

**COMPLETE STRUCTURAL DETAILS OF ALL ELEMENTS OF CONSTRUCTION, TO SCALE USING A RULER.**

- Cross sections with framing details (including porches, decks with railings, and accessory structures)
- Floor plans and elevations
- Window and door schedules
- Footing details (depth and width)
- Stair and handrail details (interior and exterior)
- All construction must be conducted in compliance with the Standards of the State Manufactured Housing Board
- If pre-fabricated add-a-room, manufacturer's instructions **MUST BE INCLUDED**

**The cost of the permit is as follow:**

- Basic permit fee: \$35.00 plus \$.15 per square foot

**TOWN OF WELLS**  
**CODE ENFORCEMENT**

Applicants Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map/Lot: \_\_\_\_\_

**Permit fee is based on \$.15 per square foot for residential work and \$.20 per square foot for commercial work.  
Please fill in square footage applicable to your application request.**

**MAIN HOUSE (Structure)**

|                              |       |       |
|------------------------------|-------|-------|
| Basement / crawlspace / slab | _____ | _____ |
| First floor                  | _____ | _____ |
| Second floor                 | _____ | _____ |

**BREEZEWAY**

|                              |       |       |
|------------------------------|-------|-------|
| Basement / crawlspace / slab | _____ | _____ |
|------------------------------|-------|-------|

**GARAGE**

|                              |       |       |
|------------------------------|-------|-------|
| Basement / crawlspace / slab | _____ | _____ |
| First floor                  | _____ | _____ |
| Second floor                 | _____ | _____ |

**ADDITIONS/ALTERATIONS**

|                              |       |       |
|------------------------------|-------|-------|
| Basement / crawlspace / slab | _____ | _____ |
| First floor                  | _____ | _____ |
| Second floor                 | _____ | _____ |
| Deck under add-a-room        | _____ |       |

Add-a-room \_\_\_\_\_

|                         |       |       |       |
|-------------------------|-------|-------|-------|
| Deck/Porch(es)          | _____ | _____ | _____ |
| • Plot plan             |       |       |       |
| • Detailed construction |       |       |       |

|  |       |
|--|-------|
| Shed   | _____ |
| • Plot plan  |       |
| • If under 200 total square feet, no structural plan required      |       |
| • Structural over 600 total square feet, frost protection required |       |

**Total Square Footage:** \_\_\_\_\_

**GRAND TOTAL: \_\_\_\_\_**

## **BUILDING A DECK**

### **INFORMATION REQUIRED WITH YOUR APPLICATION**

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures and proposed structures with distances to all property lines labeled.
2. Type of foundation system (footing depth – 48” minimum required)
  - A. Diameter of concrete filled tube or pre-cast concrete pier size
  - B. Depth below grade (minimum 4’ – 0” below grade)
  - C. Anchorage of column to footing
  - D. Spacing and location of tubes/piers
3. Framing members
  - A. Columns – wood size and location (members supporting framing of floor system)
  - B. Ledger size attached to building
  - C. Fastener size and spacing attaching ledger
  - D. Girder size and spans carrying floor system
  - E. Joist size, span, and spacing
  - F. Joist hangers or ledger
4. Guardrails and Handrails (Details)
  - A. Guardrail height (minimum of 36”)
  - B. Minimum height of 34 inches but on higher than 38 inches measured vertically from the nosing of the tread
  - C. Baluster spacing (4” spacing)
  - D. Handrail height (36” high from deck to top railing)
  - E. Minimum clearance of 1 ½ inches between wall and handrail
  - F. Circular cross section with diameter of 1 ¼ to 2 inches, or
  - G. Other handrail shapes must have a perimeter of 4 inches to 6 ¼ inches and a maximum cross section of 2 ¼ inches
  - H. Handrails with a perimeter greater than 6 ¼ inches must be provided with a graspable finger recess section of 2 ¼ inches.
5. Stair Details
  - A. Tread depth (minimum 10”)
  - B. Riser height (maximum riser height 7 ¾”)
  - C. Nosing on tread (¾” minimum nosing 1 ¼” max nosing) with solid risers
  - D. Width of stairs (residential 36”)

**\*NOTES:**

- Any landing or stair that is 30" or more from grade must have guard rails and handrails
- The handrail must be continuous for the full length of the stairway from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.
- Handrail ends shall be returned back to wall or posts.
- Any mobile home that is not frost protected by a full foundation or frost wall does not have to frost protect the deck.
- Any landing at the top, bottom or within the flight of stairs must be a minimum of 3' x 3'.

**FRAMING LAYOUT**

- Layout of deck
- Footing locations

**CROSS SECTION DETAILS**

FLOOR JOISTS SIZE \_\_\_\_\_

HEIGHT OF DECK \_\_\_\_\_

FLOORJOIST SPACING \_\_\_\_\_

SUPPORT POST SIZE \_\_\_\_\_

FOOTING DEPTH \_\_\_\_\_

DISTANCE BETWEEN POSTS \_\_\_\_\_

SONO TUBE DIAMETER \_\_\_\_\_

GUARD RAILS \_\_\_\_\_

(Minimum 36" high, balusters – 4" spacing)

TYPE OF FLOORING \_\_\_\_\_



THIS DIAGRAM MAY BE USED AS THE BUILDING PLANS THAT ARE REQUIRED WITH THE BUILDING PERMIT APPLICATION.

§ 145-10

## LAND USE

§ 145-10

**PRINCIPAL USE** – The use to which the lot is primarily devoted. Multiple principal uses may exist on a single lot.

**PUBLIC TRANSPORTATION SHELTER** – A freestanding roofed structure used as a passenger waiting area for pick up and drop off of passengers using trolleys and/or buses. [Added 11-6-2007]

**PUBLIC UTILITY FACILITY** – A building or structure necessary for the furnishing of publicly regulated utility services primarily within the Town of Wells, excluding subsurface or aerial transmission lines. The principal use of any such facility shall be for such things as, but not limited to, switching stations, relay stations, treatment facilities, and pumping stations. [Amended 4-28-1995]

**RECREATION, ACTIVE** – Any noncommercial recreational activities which require some degree of permanent structural or mechanical components for participation in the activity, such as ball fields, playgrounds and tennis courts.

**RECREATIONAL VEHICLE** – A vehicle that:

Is built on a single chassis;

Contains 400 square feet or less of floor area;

Is self-propelled or towed by a passenger car or light-duty truck; and

Is designed as temporary living quarters for recreational, camping, travel or seasonal use, not as a dwelling unit.

**RECREATIONAL VEHICLE ACCESSORY ENCLOSURE** – A factory-manufactured rigid metal or vinyl enclosure, with the dimensions not exceeding eight feet in width nor the length of the recreational vehicle, and designed for use with recreational vehicles. The term shall not include decks, patios, awnings, awning tents, screen panels or unenclosed roof projections. [Amended 4-18-1998]

**RECREATIONAL VEHICLE, PARK MODEL** – A recreational vehicle containing between 320 and 400 square feet of floor area, not counting recreational vehicle accessory enclosures.

**RECREATION, HIGH-INTENSITY COMMERCIAL** – A business which provides an indoor or outdoor recreational activity, including but not limited to miniature golf, racquetball, tennis, dancing, exercising, play8ing of video games, bowling, swimming, showing of movies and the exhibition of any of the performing arts, but not including powered apparatus, such as Ferris wheels, water slides and devices usually found in amusement parks or motorized vehicles.

**RECREATION, LOW-INTENSITY COMMERCIAL** – A business which provides a low-intensity, customarily nonspectator, outdoor recreational activity, including but not limited to golfing, cross country skiing, hunting, paintballing, horseback riding and canoeing, kayaking and other recreational uses requiring access to the water. This use shall not include any recreation activity which requires the use of motors or engines for the operation of recreational equipment or

for participation in the activity and shall not result in more than 5% of the area on which the recreational activity occurs being unvegetated. Horseback riding and equestrian activities may include an indoor riding facility as an accessory use to the outdoor activity. [Amended 4-14-2000; 4-16-2004]