

TOWN OF JAMESTOWN
REQUIREMENTS FOR BUILDING PERMITS
RESIDENTIAL SINGLE-FAMILY

NEW CONSTRUCTION

1. Ownership of the property.
2. Recent field survey with the four corners pinned by a Registered Land Surveyor. Large parcels may require pins located opposite the building line. Excavation stock piles shall be located in a manner which will not impede the determination of building setbacks. Sloped building sites may require siltation control measures and/or temporary drainage swales.
3. Approved current individual sewage disposal system permit where applicable. Permit must be under the owner's name. (For further information concerning on site septic disposal systems call RI D.E.M. I.S.D.S. section at 222-2306.)
4. Local building sewer application signed by the Town Administrator. (\$25.00 application fee payable at the Town Offices, 44 Southwest Ave.)
5. If town sewer and water are available, a copy of permit for same signed by the Director of Public Works, Steven Goslee, 44 Southwest Avenue, telephone 423-7220.
6. For lots using private wells, the well must be installed prior to the issuance of the Building Permit. Provide upon application:
 - a. A copy of the state form titled "Well Completion Report" from the well driller. Minimum requirements are promulgated by RI D.E.M. Division of Groundwater. (222-2234)
 - b. A copy of a certificate of analysis stating the well sampled meets the U.S.E.P.A. limits for coliform bacteria for drinking water.
7. Curb-cut approval:
 - a. If on a state highway, written approval from the RI Dept. of Transportation .(222-2378)
 - b. If on a Town accepted road and affecting a drainage swale or culvert, written approval from the Director of Public Works. (423-7220)

8. House Number: Will be issued upon issuance of the Building Permit.

9. Two copies of a plot plan, drawn to scale, showing distance of foundation footprint, including overhangs, deck, porches, stairs, bulkheads, chimneys, etc., from all property lines and the survey markers on all corners of said lot.

10. Two (2) set of building plans, drawn to include:

- a. Smoke detector locations approved in writing by Arthur Christman, Deputy State Fire Marshall, Town of Jamestown, 50 Narragansett Ave. (423-0062)
- b. foundation plan.
- c. floor plan
- d. framing plan
- e. cross-section
- f. elevations

Note: If plans show a study, den office or other room that meets the following criteria set down by DEM, it will be considered a bedroom and your I.S.D.S. permit must reflect a design for the total number of bedrooms, including these rooms.

(From DEM ISDS Regulations SD:1.00:)

"Bedroom": The term "bedroom" shall refer to any room in a residential structure, which is greater than 100 sq. ft. in area, which is susceptible to present or future use as a private sleeping area and which has at least: (1) One window; and (2) One interior method of entry and egress, excluding closets and bathrooms, allowing the room to be closed off from the remainder of the residence for privacy.

Note: In determining the number of bedrooms contained in any residence, it shall be presumed that all residences contain a living room, kitchen, bathroom, and at least one bedroom.

11. If the subject lot is within a hurricane wind district as defined by CABO 1995, Table 301.2b, special engineering for structural wind resistance may be required.

12. If the plans have micro lam LVL beams, steel girders, roof or floor trusses, or other engineered products, all calculations must be submitted with the building permit.

13. If plans have unusual structural design, an Engineer or Architect must stamp said plans.

14. If your construction is within 200 ft. of a coastal feature, you must obtain a Coastal Resources Management Assent. (222-2476)

15. If your construction is near a fresh water wetland, you must get a RI DEM Freshwater Wetlands Determination. (222-6820)

16. If your property is coastal water front you may be in a flood zone restricted by the Federal government requiring the structure to be elevated and built to standards outlined in RI SBC-1., Construction in Flood Zones.

17. If your septic system location is closer than 150' to a fresh water wetland you must obtain a Special Exception from the Jamestown Zoning Board before the issuance of a Building Permit.

18. If you have been required by the Zoning Board, DEM, CRMC, or other government entity, to have documents recorded into the land evidence Records of the Town of Jamestown, you must provide the Building Official with copies of such recordings.