

CHAPTER 7-01 BUILDING ORDINANCE

PREAMBLE: AUTHORITY

Pursuant to the authority vested in towns by Chapter 675:3, VII, as amended, and all other enabling statutes and laws, and to provide for safety, health, and public welfare in the Town of Stratham, the following Ordinance is hereby enacted by the voters of the Town of Stratham, New Hampshire, in the official town meeting convened on March 14, 2014. The Building Code was amended during March 1984, 1990, 1991, 1992, 1994, 1995, 1999, 2002, 2008, 2014, 2021, and 2024.

This Building Code replaces in its entirety the Building Code enacted on March 12, 1957 and the several amendments thereto.

ARTICLE I: TITLE, PURPOSE, SCOPE

- 1.1 **Title and Construction:** This Ordinance, and the building regulations it contains shall be known and may be cited as "The Building Code of Stratham, New Hampshire" and for short form may be referred to as the "Code."
- 1.2 **Purpose of the Building Code:** The purpose of this ordinance is to promote the health, safety, convenience, and general welfare of the community by regulating the design plans and specifications, construction, maintenance, repair, alteration, removal or demolition of buildings and structures; to establish uniform rules and regulations for the construction of buildings and structures within the Town of Stratham; and to assure that all construction of buildings and structures and development attendant to such work are performed in a manner compatible with both the Stratham Zoning Ordinance and all other applicable regulations and approved plans.

This ordinance is not intended, nor shall it be construed, to create a duty on the part of the Town of Stratham or its officials, employees or agents, to protect the health, safety or economic interests of any person or entity, and no person or entity shall have the right to rely on this Ordinance, or any action taken or not taken hereunder, including the issuance of any building permit or occupancy permit, as a basis to assert any claim for any loss, damage or expense against the Town, its officials, employees or agents.
- 1.3 **Scope:** This Code provides for matters concerning, affecting, or relating to the design, construction, maintenance, repair, alteration, removal, demolition, equipment, use and occupancy, location and condition of buildings or structures erected, or to be erected within the Town of Stratham, New Hampshire, excepting insofar as such matters are otherwise provided for in the Town and in the Stratham Zoning Ordinance, the Stratham Planning Board Land Development Regulations, and in other statutes or ordinances, or in rules promulgated under the provisions of this Code. Wherever the word "town" is used in this Code, it shall be held to mean the Town of Stratham, New Hampshire.
 - 1.3.1 **Buildings and Structures Affected:** The provisions of this Code shall apply to buildings or structures, as defined by the Stratham Zoning Ordinance, on land or over water, however placed, whether separate from or appurtenant to such buildings or structures and to their attendant sites. Such provisions shall apply with equal force to municipal, county or state buildings as they do to private buildings, except as may be

specifically provided for by statute or ordinance. The provisions of this Code, based on occupancy, also apply to conversions of existing buildings and structures or portions thereof from one occupancy classification to another.

- 1.3.2 **Activities Covered:** No building or structure shall hereafter be constructed, altered, repaired, maintained or removed except in conformity with the provisions of this Code and without a building permit. No building shall be altered, maintained occupied or used in any manner which would be in violation of the provisions of this Code, or of any authorized rule or approval of the Building Inspector made and issued there under.
- 1.3.3 **Flood Hazard Districts:** If a proposed building site is in a flood prone area, all new construction and substantial improvements (including the placement of prefabricated buildings and mobile homes) shall comply with the Section XVIII. Floodplain Management District Overlay. This ordinance and the map showing the Floodplain Management District Overlay are available at the Building Department.
- 1.4 **Validity of Other Laws:** Nothing in this Code shall be construed to prevent the enforcement of other portions of these ordinances of state law which prescribe more restrictive limitations. The invalidity of any section or provision of this ordinance or these building regulations hereby adopted shall not invalidate other sections or provisions thereof.
- 1.5 **Materials and Methods of Construction:** Nothing in this Code shall be construed to prevent the use of any material or method of construction whether or not specifically provided for in these building regulations or referenced Codes if, upon presentation of plans, methods of analysis, test data, or other necessary information, stamped by a licensed architect or engineer to the Building Inspector, the construction complies with specific provisions of or conforms to the intent of this article.

ARTICLE II: BUILDING OFFICIALS

- 2.1 For the purpose of this Ordinance, the Board of Selectmen shall appoint a Town Building Inspector and Code Enforcement Officer who shall perform the duties pertaining to their offices under the direction of the Board of Selectmen and as designated in the provisions of this Ordinance and the Stratham Zoning Ordinance.
- 2.2 The Building Inspector shall make known his decision within ten days from the date he receives the application and he or his designee shall make inspections of all buildings in a process of construction and report in writing any or all violations to the Board of Selectmen.
- 2.3 **Administrative Procedure:** The general administrative procedure of this Code shall follow that outlined in detail in the Town of Stratham Zoning Ordinance, Article XVI, and reference being hereby made, that section therefore becomes effective for the administration of this Building Code.
- 2.4 **Right of Entry:** The Building Inspector and Code Enforcement Officer shall have the right in the performance of his duties, and at reasonable times, to enter, examine and inspect any premises, land, or building within the Town for the purposes of this Code, the Zoning Ordinance, or the Planning Board Land Development Regulations. Where such entry is refused, blocked or posted, the Building Inspector may, for reasonable or probable cause shown, obtain such entry by administrative inspection warrant pursuant to RSA Chapter 595-B, as amended, or order of Court. The Planning Board, its members, officers, and employees, in the performance

of its duties and responsibilities, as authorized by this section and RSA 674:1, IV, shall likewise have such right of entry.

- 2.5 **Relief from Personal Responsibility:** The Building Inspector and Code Enforcement Officer charged with the enforcement of this Code shall not be personally held liable while acting in good faith for the town in the discharge of their official duties. No oversight or neglect of duty on the part of the Building Inspector and Code Enforcement Officer, however, shall legalize the erection, construction, alteration, repair or moving of any building or structure in a manner not conforming with the provisions of this Code. These same provisions as to relief from personal responsibility shall apply to the Planning Board, its members, officers, and employees, acting in the performance of their functions, as set forth in Section 3 of this Code. (Rev. 3/94)

ARTICLE III: PERMITS

- 3.1 It shall be the duty of the Board of Selectmen, and the Board is hereby given the power and authority to enforce the provisions of this Ordinance.
- 3.2 **Applications and Permits:** The Board of Selectmen shall require that the application for a building permit include a plot plan and contain all necessary information to enable the Building Inspector and Code Enforcement Officer to ascertain whether the proposed building or structure and its intended use comply with the provisions of this Ordinance.
- 3.4 It shall be unlawful for any person to commence work for erection of any building or structure until a permit has been duly granted for such erection or alteration by the Building Inspector and posted on the premises.
- 3.5 No building permit shall be issued until the Building Inspector has certified that the proposed building or structure and its intended use comply with the provisions of the Stratham Zoning and Building Ordinances (Rev. 3/24).
- 3.6 The Code Enforcement Officer shall review all subdivision plans and all site plans which have been approved by the Stratham Planning Board involving or affecting the site to assure that the application is in compliance with all conditions of planning board approval, whether express or implied. No building permit application shall be approved unless it is in compliance with such approvals or conditions.
- 3.7 No building permit shall be issued for a building or structure unless the applicant has submitted to the Building Inspector an adequate plot plan showing the location of wells, the location and details of the sewage disposal system conforming to Section XX of the Stratham Zoning Ordinance. (Rev. 3/95, 3/99)
- 3.8 No building permit shall be issued unless all required approvals from state and/or federal agencies have been received, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- 3.9 With the exception of the approval of an accessory apartment in accordance with Section 5.4 of the Stratham Zoning Ordinance, no building permit shall be issued for a second residence on any parcel of land until that parcel has been subdivided, even if the subdivision is for recording purposes only. (Rev. 3/84)
- 3.10 Prior to the issuance of a building permit, the Building Inspector may require, at his or her discretion and where there is a reasonable basis to question whether the plan meets the

requirements of the Zoning and Building Ordinances, that a plan be prepared and stamped by a licensed surveyor to confirm that the application meets the requirements of the Stratham Zoning and Building Ordinances, including all relevant dimensional requirements (4.2 Table of Dimensional Requirements). The Building Inspector may also require that a plan be prepared and stamped by a licensed wetland scientist, where there is a reasonable basis to question whether an application conforms to the requirements of the Zoning and Building Ordinances, to confirm that the application meets the requirements of the Stratham Wetlands Conservation District and Shoreland Protection Districts. (Rev. 3/90, 3/24)

- 3.11 A permit for the temporary placement (not to exceed twelve months) of a mobile home in Stratham may not be issued by the Building Inspector unless the following conditions are satisfied: (Rev. 3/92)
 - 3.11.1 Approved financing for the permanent house is presented in a form satisfactory to the Town Counsel.
 - 3.11.2 A complete foundation for the permanent house has been constructed and is approved by the Building Inspector.
- 3.12 **Approved Plans:** One (1) copy of the approved plans and specifications together with a signed permit shall be kept at the site of work until such work is completed. After issuance of a building permit, the approved plans and specifications shall not be changed unless such change is approved by the Building Inspector. Changes must be annotated to both the plan at the site and the plan in the Building Inspector's file and all changes must be initialed by both the contractor listed in the building permit and the Building Inspector. Prior to issuing a Certificate of Occupancy the Building Inspector shall inspect the construction site and certify that the work conforms to the plans filed in the Town Municipal Center.
- 3.13 A building permit shall become void unless construction/removal is commenced within twelve (12) months after permit was issued and permit holder must show continuous progress to completion. Construction or renovation as applied for must be completed within eighteen (18) months of issuance of the permit from the Building Inspector. (Rev. 3/92) If after this period, construction or renovation is not completed, a new permit may be applied for with payment of the regular permit fee.
- 3.14 **Other Town Permits:**
 - 3.14.1 **Fire Department Approval:** No permit shall be issued by the Building Inspector respecting any work involving fire hazards such as bulk tanks, places of public assembly, demolition work or otherwise, unless the plan for proposed construction, alteration, repair, installation, or demolition has been approved in writing by the Fire Chief or designee. The Fire Chief or designee shall respond within five (5) business days from the date of the request for inspection or review by the Building Inspector or applicant. If the Fire Chief or designee does not act within the designated time frame, the Building Inspector shall have the authority to act and issue the permit. Further, if a new oil burning heating plant or system is part of the job for which the permit is requested, such permit shall not be issued without required fire department oil burner permit.
 - 3.14.2 **Highway Department Approval:** No permit shall be issued by the Building Inspector respecting any work involving curb cuts in town roads without proof of a valid permit from the Highway Agent or designee. The Highway Agent or designee shall respond within five (5) business days from the date of the request for inspection or review by the Building

Inspector or applicant. If the Highway Agent or designee does not act within the designated time frame, the Building Inspector shall have the authority to act and issue the permit.

- 3.15 **Permits for Temporary Structures:** No temporary structures, including platforms, stands, observation or circus seats and tents for assembly purposes shall be erected unless Fire Department approval has been obtained and a permit therefore has been issued by the Building Inspector. Such structures may be maintained only for the period of time stated on the permit, and in no case for a longer period than ten (10) days unless otherwise specified in this Code or the Zoning Ordinance. There is no fee for a Temporary Structure Permit.
- 3.16 **Subdivision Plats:** No permits shall be issued for proposed construction within a subdivision plat unless said plat has been given final approval by the Planning Board of the Town of Stratham and filed with the Rockingham County Register of Deeds. No permits shall be issued for new construction on an undeveloped lot which does not comply with current zoning regulations or with the conditions of planning board subdivision approval, whether express or implied.
- 3.17 **Site Plans:** No permits shall be issued for new construction on a lot if site plan approval by the Stratham Planning Board, if required, has not been obtained. No building permit shall be issued for construction on a lot which does not comply with the conditions of planning board site plan approval, whether express or implied.
- 3.18 **Certificates of Occupancy:** The provisions Section 16.3 Certificate of Occupancy of the Stratham Zoning Ordinance are hereby incorporated by reference into this code.

ARTICLE IV: PERMIT & INSPECTION FEES

- 4.1 **Fees:** The Board of Selectmen is hereby authorized to establish fees to be charged for all permits, inspections and certificates of occupancy required by this ordinance. The schedule of fees shall be available in the Building Inspector's office during normal business hours.
- 4.2 **Third Party Professionals:** The Code Enforcement Officer may require the engagement of third party professionals for the purpose of verifying the code compliance and/or the inspection of a design plan, building, or structure requiring the practice of a licensed professional. Third party reviews and/or inspections will be assessed at the third party professional's hourly rate. The cost of such service shall be borne by the applicant in addition to the original permit fee amount (Rev. 3/2021).

ARTICLE V: ENFORCEMENT & VIOLATIONS

- 5.1 **Enforcement Authority:** It shall be the duty of the Code Enforcement Officer to make such orders and decisions, and to take any and all actions, as may be necessary to enforce the provisions of this Code. The Board of Selectmen shall have concurrent jurisdiction with the Code Enforcement Officer as to the enforcement of this Code, so that whenever the words "Code Enforcement Officer" appear in respect to enforcement provisions of this Code, the same may also be read, in the alternative, as the "Selectmen."
- 5.2 **Legal Proceedings:** It shall be the duty of the Code Enforcement Officer to take any appropriate action to prevent any violation of this Code, and it shall be the duty of the Town Counsel (subject to approval of the Selectmen), upon complaint of the Code Enforcement Officer, and with the

approval of the Selectmen, to institute abatement, injunction, or other appropriate proceedings at law or in equity to restrain, prevent, enjoin, abate, correct, or remove such violations; provided, however, that the remedies provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law, including proceedings against any violator of the provisions of this Code under the penalties section of this Code.

- 5.3 **Notices of Violations:** Whenever the Building Inspector is satisfied that a building or structure, or any work in connection therewith, the erection, construction, or alteration execution of which is regulated, permitted, or forbidden by this Code, is being erected, constructed or altered, in violation of the provisions or requirements of this Code, or in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued there under, the Code Enforcement Officer or Town Counsel on his request or behalf subject to the approval by the Selectmen, shall cause to be served by mail or in hand a written notice of order upon the person responsible directing discontinuance of such illegal action and the remedying of this condition that is in violation of the provisions or requirements of this Code.
- 5.4 **Stopping Work:** Whenever in the opinion of the Code Enforcement Officer, by reason of defective or illegal work in violation of a provision or requirement of this Code, the continuance of a building operation is contrary to public welfare, the Code Enforcement Officer, or Town Counsel, on his request or behalf subject to the approval by the Selectmen, shall order, in writing, all further work to be stopped and may require suspension of all work until the condition in violation has been corrected. The Code Enforcement Officer or the Selectmen shall suspend or revoke any building permit upon determining that the work or project in process is not in conformity with the permit as granted, or is otherwise in violation of the terms of the Building Code or Zoning Ordinance. In event of such suspension or revocation of a building permit, the work or project concerned shall immediately cease, or legal action to enforce such cessation shall forthwith be taken by the Selectmen.
- 5.5 **Disregard of Violation Notices or Orders:** In case a violation notice or order is not properly complied with, the Code Enforcement Officer or Town Counsel on his request or behalf, shall notify the Selectmen of such noncompliance. The Selectmen upon receipt of such notice shall institute an appropriate action.

ARTICLE VI: PENALTIES

- 6.1 **Noncompliance:** A person who shall violate a provision of this Code or who fails to comply therewith or with any violation notice or order issued to enforce the same or with any of the requirements thereof, or who shall erect, construct, maintain, alter, or repair, or have erected, constructed, altered, or repaired a building or structure or portion thereof or a site attendant thereto, in violation of a statement or plan submitted and approved there under, or of a permit or certificate issued there under, shall be subject to the fines and penalties set forth in RSA 676:17, as amended.

ARTICLE VII: PROVISIONS FOR APPEALS

- 7.1 **Appeals:** For the purposes of this Code, any person aggrieved, or any town official, may take an appeal to the Zoning Board of Adjustment from any decision of the Building Inspector and Code Enforcement Officer as authorized by RSA 674:34 and in accordance with the procedures

set forth in Article XVII of the Zoning Ordinance, upon payment of such appeal filing fee as therein required.

ARTICLE VIII: BUILDING REGULATIONS

8.1 **Adoption of Codes by Reference:** Pursuant to RSA 674:51 the Board of Selectmen hereby references the following building codes and amendments thereto. These codes shall be known as the Stratham Building Code and establish rules and regulations for the construction of buildings within the corporate limits of the Town. Where any provision of this Building Code Ordinance conflicts with State law, State law will supersede, unless provided for within this Ordinance or the provisions of the Adopted Codes.

- NFPA 101 - Life Safety Code – 2009 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire) (as applicable to new construction in accord with the New Hampshire State Building Code per RSA 155-A).
- NFPA 70 - National Electric Code – 2011 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire).
- International Building Code (ICC) – 2009 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire).
- International Plumbing Code (ICC) – 2009 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire).
- International Mechanical Code (ICC) – 2009 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire).
- International Residential Code for One and Two Family Dwellings (ICC) – 2009 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire).
- International Energy Conservation Code – 2009 Edition (or per the latest edition and Amendments as adopted by the State of New Hampshire).

8.2 **Fencing of Swimming Pools:**

- 8.2.1 **Purpose:** To insure the health and safety of the people of the Town of Stratham and more particularly to help prevent accidental drowning and electrocutions in swimming pools.
- 8.2.2 All outdoor artificial pools which have a maximum depth of more than three feet when filled to capacity with water shall be surrounded by a wall, fence or other enclosure having a minimum height of 48 inches. In the event an artificial pool has elevated sides higher than 48 inches and it is so constructed that a child cannot easily climb the pool sides or otherwise gain access to the pool, no fencing is required.
- 8.2.3 The wall, fence or other enclosure shall be constructed so that a child will be unable to crawl under or through, or easily climb over it so that in fact, the only easy access to the pool is a gate or door. All such gates or doors shall be secured when the pool is not attended. All gates and doors shall be self-closing.
- 8.2.4 All pools hereafter constructed must comply with this Ordinance, and all existing pools must comply by July 1, 1983.
- 8.2.5 These requirements shall not apply to natural bodies of water such as ponds and streams,

nor shall it apply to ponds constructed primarily for agricultural or industrial purposes.

8.2.6 In accordance with RSA 676:17, any person violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be liable to pay a penalty of not more than \$275.00 for each day that the violation is in existence (Rev. 3/02).

8.2.7 All such installations shall comply with National Electrical Code.

8.3 **Barriers**: All fences, walls, and similar enclosures, except trees, shrubs and natural vegetation, are subject to the restrictions of this section. All fences or enclosures surrounding an outdoor swimming pool shall also comply with Sections 8.2 of the Building Code.

8.3.1 **Fence Permits**: No fence shall be erected or replaced prior to obtaining a permit from the Building Inspector, except wire or rail fencing for agricultural use, which is exempt from the permit requirement.

8.3.2 **Common Boundary Line Fence Permits**: Common Boundary Line Fences are those placed along the common boundary line of properties. A Common Boundary Line Fence permit application shall be signed by all property owners of the land involved. The permit shall hold the town harmless from any disputes which may arise concerning such fences.

8.3.3 **Height**: Fences and walls shall not exceed six (6) feet in height.

8.3.4 **Setback**: All fences, except "Common Boundary Line Fences," shall be located at least one (1) foot from the property line. The applicant is responsible for establishing the boundary with a survey by a licensed New Hampshire surveyor.

8.3.5 **Finished Side**: Any fence within 10 feet of a lot line shall have the finished side face the abutting properties, and the side of a fence containing the posts and other bracing appurtenances shall face inward to the property on which the fence is located. For Common Boundary Line Fences, the finished side(s) shall be as designated by the property owners in the application.

8.3.6 **Sight Distance**: All fences and walls shall comply with the corner clearance requirements of Article II of the Stratham Zoning ordinance.

8.3.7 **Town Rights-of-Way**: Erection of fences within Town Rights-of-Way is prohibited. Fences abutting a right-of-way shall be set back at least one (1) foot from the right-of-way line.

ARTICLE IX: HAZARDOUS & DILAPIDATED BUILDINGS

Removal or made safe - When a building or structure or any portion thereof is found to be a fire hazard or a hazard to public safety or health upon inspection by the Building Inspector and/or the Fire Chief, the inspecting official may order such building or structure or any portion thereof to be made safe or to be razed or removed. If such order is not properly complied with, or if the Building Inspector prefers to proceed directly under State Statutes, the Building Inspector shall notify the Selectmen of such noncompliance or of such finding of hazard. If the Selectmen find such hazard exists, they may proceed to order and enforce the correction of such hazardous condition of such building or its razing or removal in accordance with the terms of Chapter 334, Laws of 1967, as now embodied in RSA Chapter 155-B and all amendments or revisions thereof and for the purposes of this ordinance, all definitions, terms, and procedure set forth in said Statute are adopted and made a part of this section

of this Code by reference. In the alternative, the Selectmen may proceed to institute an appropriate action under Section 5 of this Building Code for imposition of a fine for noncompliance with the provisions of this Section, or take such other action in law or equity as they deem appropriate.

ARTICLE X: DEFINITIONS

Except as otherwise specifically provided herein, the definition of terms as set forth in Article II of the Zoning Ordinance are, for the purposes of this Code, hereby adopted and made a part of this Code. Any and all amendments to or revisions of the Zoning Ordinance as referred to above, that may be made from time to time, are hereby adopted and made a part of this Code.

ARTICLE XI: BOARD OF ADJUSTMENT

This article was superseded by act of Town Meeting adopting the Zoning Ordinance of the Town of Stratham in March of 1987. (See Stratham Zoning Ordinance, Section 17 Board of Adjustment.)

ARTICLE XII: AMENDMENTS

The regulations and restrictions, as provided in this Ordinance, may from time to time be amended, supplemented, changed, modified, or repealed by a resolution adopted at a regular or special meeting of the Town, setting forth the proposed amendment. A public hearing shall be held thereon, after notice as required by law, and prior to the Town Meeting at which the amendment is to be proposed. Such amendment shall not become effective except by the favorable vote of the majority of the voting members attending and voting at a regular or special meeting of the Town.

ARTICLE XIII: GENERAL PROVISIONS

- 13.1 **Validity:** Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof.
- 13.2 **Interpretation:** In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of health, morals, and general welfare of the Town of Stratham and its citizens.
- 13.3 This Ordinance shall take effect immediately upon its passage.

General Information on the Board of Adjustment (See Section 17 of the Zoning Ordinance for details).

APPENDIX: RECORD OF AMENDMENTS

March 12, 2024 Town Meeting:

- Article 3: To amend the Building Ordinance, Article III Permits to clarify that building permits must also comply with the Zoning Ordinance and to clarify the circumstances in which the Building Inspector may require that a plan prepared and stamped by a licensed land surveyor or certified wetland scientist is required.

March 9, 2021 Town Meeting:

- Article 6: To amend the Stratham Building Ordinance, *Preamble: Authority*, to correct a statutory reference by deleting Chapter 674:51 and replacing it with Chapter 675:3, VII.

March 11, 2014 Town Meeting:

- Article 6: To amend the Stratham Town Ordinance, Chapter 7-01 Building Ordinance by replacing said chapter in its entirety with revised language.

March 11, 2008 Town Meeting:

- Article 2: To amend Article 1 section 2 of the Town's Building Ordinance to update the most recent international building codes as adopted by the State of New Hampshire by reference.

March 12, 2002 Town Meeting:

- Article 2: Amended Article 1 (Restrictions), Section 2 by adopting respective International Building, Residential, Plumbing, Mechanical, and Electrical Codes in lieu of the BOCA code. Added to Article I (Restrictions) a provision that allows Building Code to be updated following public hearing with the Planning Board.
- Article 3: Amended Article 5 (Swimming Pool Fence Regulations) to increase financial penalty.
- Article 8: Amended Article VIII (General Provisions) by increasing financial penalty for ordinance violation.

March 9, 1999 Town Meeting:

- Article 8: Amended Article IV, Section 1.f. to conform to Section XX of the Stratham Zoning Ordinance.

March 17, 1995 Town Meeting:

- Article 7: Amend Section 1 of Article I:(Restrictions) to replace the word remodeling with the word repair.
- Article 8: Replaced the first paragraph with a new declaration of purpose, which contains language regarding limited economic liability of the Town of Stratham.
- Article 9: Amended Article IV (Administration), Sections 1.f to reference state on-site sewage disposal system requirements.

March 8, 1994 Town Meeting:

- Article 9: Amended Section 1 of Article III (Building Inspector) to reference the Code Enforcement Officer in the title of the Article and in the text.
- Article 10: Amended Section 3 of Article III (Building Inspector) to grant a right of entry to the Code Enforcement Officer.
- Article 11: Amended Section 4 of Article III (Building Inspector) to grant the Code Enforcement Officer relief from personal responsibility.
- Article 12: Amended Section 1-b of Article IV (Administration) to reference the Code Enforcement Officer.

March 10, 1992 Town Meeting:

- Article 2: Amended Article IV, Section 1-e (Time frame for Building Permit).
- Article 3: Amended Article IV, Section 1-h (Temporary Placement of Mobile Homes).

March 12, 1991 Town Meeting:

- Article 20: Amended Article 1, Section 1 (Permit Fees).

March 13, 1990 Town Meeting:

- Article 3: Amended Article IV, Section 1.g (Applications and Permits).

March 13, 1984 Town Meeting:

- Article 5: Added Article IV, Section 1.I. The Town of Stratham originally adopted Building Regulations on March 12th, 1957.