

Requirements for Certificate of Occupancy
International Residential Code (IRC)
National Fire Protection Association (NFPA) 101 Life Safety
Town of North Berwick Ordinances

General:

- Street Sign in place (check with Highway Department for requirements)
- House # in place – must be seen from the street
- Smoke detectors installed and working
- Guards, Railings and Stairs (3 steps req. 36” rail one side, Above 30” balusters every 4”)
- One working bathroom with GFI outlets
- A working kitchen including sink (appliances not required)
- One side hinged exit door measuring 3-0” x 6’-8” min. (Not through a garage, lighting required)
- Interior lighting or switched outlets as required
- Outlets covered
- Plumbing complete with any required filter in place
- Access to under roof area (access panel min. 30”x22”)
- Furnace complete and working
- Chimney/fireplace complete with required clearances and fire stopping

Kitchen:

- Two GFCI circuits
- Dishwasher - Air gap / Vacuum break
- Peninsula/Island (needs outlet on end)
- Garbage disposal (if septic system, must be noted on design if installed)

Bathroom:

- GFCI protection where required
- An exhaust fan or operable window
- Tempered glass if in a tub or shower area

Basement:

- GFCI outlet
- Second means of escape if finished space. Cannot be through a garage.

Garage:

- 4” drop from living space
- GFCI outlet
- Fire separation as required (5/8” sheetrock)
- Fire doors self closing

Outside:

- One GFI receptacle
- Grade must be pitched away from foundation and all disturbed ground needs to be stabilized

Electrical:

- Complete with no open boxes (blank plates may be installed if no fixture)
- Arc fault circuits for bedrooms
- Electrical panel labeling

Misc:

- Compliance with PB/ZBA Notices/Approvals
- Completion of prior notices of correction
- State Fire Marshal’s approval (when required)