

Chapter 203

BUILDING CONSTRUCTION

ARTICLE I

Alterations and Additions

- § 203-1. **Restricted areas.**
- § 203-2. **Permit Required.**
- § 203-3. **Statutory authority.**

ARTICLE II

Dwelling Intensity

- § 203-4. **Policy.**
- § 203-5. **Effect on prior regulations.**

ARTICLE III

Inspection

- § 203-6. **Authorization.**
- § 203-7. **Final inspection before issuance of certificate.**

[HISTORY: Adopted by the Halifax Board of Health: Art. I, 2-6-1965; Art. II, 3-29-1974; Art. III, 4-20-1982. Amendments noted where applicable.]

GENERAL REFERENCES

Zoning – See Ch. 167.

Waste disposal – See Ch. 216.

Subdivision of land – See Ch. 235.

ARTICLE I
Alterations and Additions
[Adopted 2-5-1965]

§ 203-1. Restricted areas.

From this date on, February 5, 1965, and until further notice, for all waterfront property on the East and West Monponsett Ponds being from an elevation of fifty-two and five-tenths (52.5) feet and extending back two hundred (200) feet, this restriction is hereby imposed.

§ 203-2. Permit required.

There will be no alterations or additions to existing structures, nor will there be any new structures erected without first obtaining a Board of Health permit; and, furthermore, permits will be issued to only those who will not be increasing their demands on present sewerage systems.

§ 203-3. Statutory authority.

This regulation is due to special circumstances and is adopted under MGL c. 111, § 31 and Article 1 of the Sanitary Code, Regulation 2, 2.1 and 5.

ARTICLE II
Dwelling Intensity
[Adopted 3-29-1974]

§ 203-4. Policy.

In order to minimize the possibility of contamination of the groundwater, the Board will not approve building permits for any dwelling construction which would result in the location of more than four (4) families per any one (1) acre in any unsewered areas of the town.

§ 203-5. Effect on prior regulations.

This regulation is not to prevent construction of single-family dwellings on lots of less than ten thousand (10,000) square feet laid out and accepted prior to March 1, 1954, when other regulations and zoning laws permit.

ARTICLE III
Inspection
[Adopted 4-20-1982]

§ 203-6. Authorization.

The Board of Health of the Town of Halifax, Massachusetts, as authorized by MGL c. 111, § 31, as amended, Chapter 1 of the State Sanitary Code 105 CMR 400.00 and other powers thereto enabling, adopts the following regulation as a supplement to Title V of the State Sanitary Code.

§ 203-7. Final inspection before issuance of certificate.

The Design Engineer shall make a final inspection of all construction and certify in writing that all work conforms to his plans before a certificate of compliance is issued or approved by the Board of Health. This does not waive the Board's rights as authorized by 310 CMR 15.02, Title V.