

Chapter 4. BUILDING AND PLUMBING

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ARTICLE 1. BUILDING CODE*

***State law reference(s)**--Power to regulate building, 30 M.R.S.A., § 3001 ; power to adopt codes by reference, 30 M.R.S.A., § 3033.2 .

Sec. 4-1 MUBEC (Maine Uniform Building and Energy Code) and NFPA-101 Life Safety Code adopted.

MUBEC and the National Fire Protection Association (NFPA)-101 Life Safety Code and all amendments thereto are hereby adopted by reference and made a part of this Chapter with the same force and effect as though set out in full herein.

Pursuant to M.R.S.A. 25 § 2373, the Town of Winslow has chosen the Building Official option for all enforcement relating to structures covered under the International Residential Code (IRC) and the Third-Party Inspector (TPI) option for enforcement and review relating to structures covered by the International Building Code (IBC).

The IRC shall be enforced and or reviewed through inspections by the building official, or more specifically the local code enforcement officer pursuant to 25 M.R.S.A. §2373(1). The building Official may accept IBC applications for permits having a compliance certification from a Third-Party Inspector who is certified pursuant to 10 M.R.S.A. § 9723 or certification by a licensed professional who is licensed in Maine. The Town reserves the right to select the person or firm to perform the Third-Party review(s), the costs shall be the responsibility of the applicant.

Copies of MUBEC and National Fire Protection Association – 101 Life Safety Codes will be available at the Winslow Town Office through the Town Clerk’s office, the Code Enforcement Officer’s office, and the Winslow Fire Station.

(Ord. No. 36-1974, § 1, 7-8-74; Ord. No. 4-1989, 9-11-89, Ord.No. 1-2005 2-14-05 Ord. No. 12-2007, 09-10-07; Ord. No. 8-2012, 8-13-12; Ord. No. 2-2015, 05-11-15)

Sec. 4-2. Enforcement of Article.*

***State law reference(s)**--Power to inspect buildings, 25 M.R.S.A., § 2351 et seq.; issuance of building permits, 30 M.R.S.A., § 2151(4).

The building inspector shall enforce this article and initiate all causes of action through the town manager in the name of the inhabitants of the town.

(Ord. No. 36-1974, § 6, 7-8-74)

Sec. 4-3. Building permit required and time limits.

Before any person builds or repairs any structure within the town, if the cost of such building or repairing is estimated to exceed five hundred dollars (\$500.00), he/she shall obtain a building

permit from the town.

Construction must commence within 150 (One hundred fifty) days and be completed within 2 (two) years or the permit will expire.

(Town Warrant, Book 10, Art. 81, Page 69, 3-10-59; amended by Ord. 45-1974, 12-30-74; 8-2012, 8-13-12)

Sec. 4-4. Schedule of application filing fees.

(a) The fees, which shall be paid before a building permit application will be considered as filed, shall be as follows:

(1) New construction (domestic).

Major construction . . . \$.25/ft Finished Area
\$.10/ft Unfinished Area (Includes basements)

New homes, inclusive of garages, sunrooms, decks, and any structures included with the site and construction plan submitted with initial application.

Additions, to the exterior of an existing structure which is placed on permanent foundation or creates additional floor space or an additional floor level.

Enclosed porches, sunrooms and greenhouses, enclosed, heated, and used for living spaces.

Garages, attached or detached.

(2) Remodel Construction:

All remodel construction: \$1.75 per thousand dollars of construction cost (minimum Fee \$25.00)

(3) Commercial and Industrial Construction

All construction as classified by the IBC as groups A,B,C,D,E,F,H,I,M,S and U shall be reviewed under this section: Office/Finished Area \$.25/ft
Open/Unfinished Area \$.10/ft

Office and finished area shall be those areas positioned to create enclosed work area. Open area shall be unfinished or finished spaces of open area for display, storage or manufacturing.

(4) Shoreland zoning construction \$ 75.00 + \$.25/ft

(5) Demolitions \$50.00

- (6) Signs (Not including Real Estate Signs)
 - Small signs up to 2' x 4' . . . \$ 25.00
 - All other signs \$200.00+
 - Electronic signs..... \$300.00
- (7) Public sewer connections \$ 300.00
- (8) Plumbing permits State fees
- (9) Electrical permits State fees
- (10) Mineral extraction, including sand and gravel loam \$500.00 Plus Bond
- (11) Change of use \$100.00

(b) Permits not applied for until after work has been started shall be double the fee in subsection (a) above.

(Ord. No. 36-1974, 7-8-74; Ord. No. 45-1974, 12-30-74; Ord. No. 2-1990, 7-9-90; Ord. No. 5-1992, 10-5-92; Ord. No 1-2005, 2-14-05; Ord. No 12-2007, 9-10-07; Ord. No 6-2012, 6-11-12)

Sec. 4-5. Moving permits; requirements; fees; utilities permission.

- (a) No person shall move any house without a permit.
- (b) Moving permits over public ways shall require a minimum of \$100.00 fee and a bond of at least ten thousand dollars (\$10,000.00) filed with the treasurer, with sureties approved by the town attorney indemnifying and saving harmless the town from any and all costs or claims arising from damage occasioned by any and all parties to the moving.
- (c) Written permission from public utilities along the route of movement shall be obtained and presented to the building inspector prior to issuance of a moving permit, along with a description and sketch of the route.

(Ord. No. 36-1974, § 2, 7-8-74; Ord. No 1-2005, 2-14-05; Ord. No 12-2007, 9-10-07)

Sec. 4-6. Penalty.

Please refer to Chapter 14: Town of Winslow Zoning Ordinance, Article 2, Sec. 14-13 “Notification of Violations, Abatement Powers; Inspection Powers and Penalty”

(Ord. No. 36-1974, § 5, 7-8-74; Ord. No 1-2005, 2-14-05; Ord. No 12-2007, 9-10-07)

ARTICLE 2. PLUMBING CODE*

*State law reference(s)--Plumbers and plumbing generally, 32 M.R.S.A., § 3301 et seq.;

power of town to regulate plumbing, see 32 M.R.S.A., § 3351 et seq.

Sec. 4-7. Plumbing code adopted.

- (a) The rules and regulations governing plumbing installations as promulgated by the State Department of Health is adopted by this reference and made a part of this article with the same force and effect as though set out in full herein, as the official plumbing code of the town.
- (b) Copies of the plumbing code shall be on file in the office of the clerk for public inspection and use.

(Town Warrant, Book 8, Art. 51, 3-14-32; Town Warrant, Book 10, page 69, 3-10-59; Ord. No. 36-1974, 7-8-74; Ord. No. 45-1974. 12-30-74; Ord. No. 4-1989, 9-11-89; Ord. No. 2-1990, 7-9-90; Ord. No. 5-1992, 10-5 -92; Ord. No. 1-2005, 2-14-05; Ord. No. 12-2007, 9-10-07; Ord. No. 6-2012, 6-11-12; Ord. No. 8-2012. 8-13-12; Ord. No. 2-2015, 5-11-15)