

TOWN OF HARTLAND BUILDING ORDINANCE

Section 1 SCOPE

The provisions of this ordinance shall apply to new construction, alterations, additions, relocations, and placement of any trailer, modular home, mobile home, building or part thereof.

Section 2 BUILDING INSPECTOR

The Building Inspector shall be the Code Enforcement Officer.

- a. Inspection. The Building Inspector shall inspect all buildings, trailers, modular homes, mobile homes, being placed, constructed, altered, repaired, or relocated for the purposes of enforcing the provisions of this ordinance.
- b. Right of Entry. The Building Inspector in the performance of his/her duties may enter any building, trailer, modular home, mobile home, at a reasonable hour with the permission of the property owner, for the purposes of making the inspection required by this ordinance. (Title 30-A, M.S.R.A. Section 3001)

No building permit will be issued until after the sewage disposal system has been installed and until the plumbing inspector has certified, in writing, that the system meets the standards set forth in the State of Maine Subsurface Waste Water Disposal Rules in accordance with Section 14.

Section 3 PERMITS

Before the placement, construction, alteration, relocation, repair or replacement of any building or part thereof shall be commenced; the owner or lessee, or other architect, contractor or builder employed by such owner or lessee shall obtain from the building inspector a permit covering such proposed work.

No permit shall be issued unless all property taxes are paid.

- a. Application. The application for the permit shall be in writing and shall be made in such form as the building inspector shall prescribe and shall contain a description of the proposed new, altered or relocated building, or the repairs or replacement contemplated. The application shall be filed with the building inspector and a copy shall be given to the Board of Assessors. A map or drawing shall accompany the application and shall include the shape, size and location on the lot of the proposed structure or additions precisely located and noted as to distances and dimensions.
- b. Permit Approval. The Building Inspector after proper examination of the application shall either issue the requested permit or transmit notice of refusal within 14 days of receiving the permit application. Notice of refusal shall be in writing and state the reasons thereof.
- c. Life of the Permit. All building permits shall be void unless work there under shall be commenced within one year from the date of issuance.
- d. Display of Permit. Every Building permit shall be displayed in a conspicuous place on the premises, clearly visible from all the principal traveled streets and shall not be removed until all work covered by the permit has been approved.

Section 4 FEES

The fee shall be as follows:

Any Building or Additions (Including Mobile Homes)	\$50.00 plus .10 per square foot
Garage & Additions	\$50.00 plus .10 per square foot
General Remodeling	\$20.00
Demolition	\$20.00
Erosion Control	\$50.00
Moving of any buildings	\$20.00
Occupancy Permit (only per request)	\$75.00
With a building permit	\$0.00
Appeals Board Fee	\$100.00
Subsequent or "After the Fact" building permits	double the fees above

Section 5 CERTIFICATE OF OCCUPANCY

No building shall be occupied after its construction, or relocation until a Certificate of Occupancy is issued from the Building Inspector. The Building Inspector shall issue said certificate after proper examination shows that all work was performed in compliance with this ordinance.

This is not intended to mean that any building passing inspection shall have to be evacuated while alterations and additions are being made. No Certificate of Occupancy will be issued until after the sewage disposal system has been installed and until the Plumbing Inspector has certified in writing that the system meets standards set forth in the State of Maine Subsurface Waste Water Disposal Rules in accordance with Section 14.

Section 6 SIZE OF LOT

Existing lot sizes are accepted. All new lot sizes are to be not less than 20,000 square feet. All new lake shore lots sizes are to be not less than 40,000 square feet and follow our Shoreland Zoning Ordinance.

- a. **Set Back.** No building shall be set less than 20 feet from any adjoining lot line. (NOTE: a 20,000 square foot lot provide outdoor living space for the family, produces a comfortable appearance of pleasant spaciousness for the entire neighborhood, decreases the hazard of driveway entrances to streets where shortened line of sight can cause injury to children and adults, and allow future street improvements, sidewalks, trees, and street widening to be made with the least possible inconvenience to the owner)

Section 7 MINIMUM FLOOR AREA

Every dwelling unit to be used by a year round single family dwelling shall have a minimum ground floor area of 500 square feet.

Section 8 FOUNDATIONS

All year round structure designed for human occupancy shall be set on foundation of cement, brick, stone, or other acceptable material designed to adequately support the load of the structure.

Section 9 OUTSIDE WALLS

All buildings shall have installed weather resistant siding such as but not limited to clapboards, shingles, etc. Tarred paper or tarred felt or similar substances shall not be used unless completely hidden from view by the exterior wall covering.

Section 10 ROOF COVERING

All roof covering materials shall have at least a Class C Fire Resistance Rating as determined in accordance with ASTM. Test Standard E108-75, NFPA Test Standard 256. Or other equivalent.

Section 11 CHIMNEYS

All chimneys shall be installed and constructed as per requirements of NFPA 211 as most recently adopted by the State of Maine

Section 12 ELECTRICAL WIRING

All electrical systems shall be installed as per the requirements of the national Electrical Code NFPA 70 as most recently adopted by the State of Maine. The property owner shall obtain a permit for electrical work in accordance with the requirements of the State of Maine.

Section 13 SEWAGE

All dwellings and all commercial, public or industrial buildings are required to have a sewage disposal system. The type size and constriction of all septic tanks and drainage fields shall be in accordance with the State of Maine Subsurface Waste Water Disposal Rules.

Section 14 LIGHTS & VENTILATION

Every room in a dwelling house shall have one or more windows, opening directly on a street or court. The bathroom and water closet compartments not vented by a window shall have a day light or a connection to a vented shaft extending to the roof, or be provided with mechanical ventilation.

Each window shall be minimum of 30 inches by 30 inches or in accordance with the requirements of the State of Maine.

Section 15 MEANS OF EGRESS

Each dwelling shall have at least two suitable mean of egress. Each door shall be a minimum of 30 inches wide or in accordance with the requirements of the State of Maine.

Section 16 MANUFACTURED HOUSING AND MOBILE HOMES

All mobile homes placed on a lot after May, 1998 shall meet the requirements of Manufactured Housing as defined below:

"MANUFACTURING HOUSING" Means a structural unit or units designed for occupancy and constructed in a manufacturing facility and then transported by the use of its own chasses, or placed on an independent chassis, to a building site. The term includes any type of building which is constructed at a manufacturing facility and then transported to a building site where it is utilized for housing and may be purchased or sold by a dealer in the interim. For the purposes of this Ordinance, two types of Manufactured Housing are included.

1. Those units constructed after June 15, 1976, commonly called "newer Mobile Homes", which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures, transportable in one or more sections, which in the traveling mode, are 14 body feet or more in width and are 750 or more square feet, and which are built on a chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities, including the plumbing, heating, air conditioning, and the electrical systems contained therein; except that the term shall include any structure that meets all the requirements of this paragraph, except the size requirements with respect to which the manufacturer voluntarily files a certificate required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 5401, et seq; and
2. Those units commonly called "Modular Homes", which the manufacturer certifies are constructed in compliance with the State's Manufactured Housing Act Regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to the required utilities, including the plumbing, heating, air conditioning, or electrical systems contained therein.

"OLDER MOBILE HOMES" Older mobile homes, currently located on a lot and being used for residential occupancy may continue to be used, but no older mobile home shall be located or placed on a lot for residential occupancy after May, 1988 unless it is made to conform to the standards contained in this ordinance. If an older mobile home is vacant from residential occupancy for a period of 12 months, it cannot be reoccupied for residential use. An older mobile home is a factory build home which fails to meet definition of "Manufactured Housing" as defined in Paragraph 1 above and more specifically, any mobile home constructed prior to June 15, 1976.

Section 17 AMENDMENT

This Ordinance may be amended by a majority vote of any legal Town meeting when such amendment is published in the Warrant calling for the meeting.

Section 18 APPEAL

The aggrieved party may appeal the final decision of the Building Inspector. An appeal shall be made to the Board of Appeals within 30 days from the date of the Building Inspectors final decision.

Section 19 VIOLATION

Any building constructed or work performed in violation of the provisions of this ordinance or any permit issued by the Building Inspector, or any occupancy of any building constructed as a dwelling without the required Certificate of Occupancy shall be considered a nuisance.

Section 20 TAKE EFFECT

This Ordinance shall take effect upon its passage.

Section 21 VALIDITY

If any section, clause, provision, portion, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent authority such holding shall not effect, impair or invalidate any other section, clause, provision, portion, or phase of this Ordinance.

Section 22 FINES

Any person found quality of violating any provisions of this ordinance shall be subject to a fine of not more than \$100.00 for each offense. Each day in which a violation is proved to exist shall constitute a separate offense of this section.

Given under hand this 6th day of April, A.D., 1998

Updated Section 4 FEES, given under hand this 7th day of May, A.D., 2011