

TOWN OF SULLIVAN

BUILDING CODE ORDINANCE

Revised March 14, 1983

Amended June 23, 1986

Amended June 26, 1990

Amended June 26, 1995

Amended June 28, 2004

Amended June 24, 2013

Section 1. Scope

The provisions of the code shall apply to new construction, alterations and additions, relocation or replacement of any building, trailer, mobile home, or part thereof, as well as any site preparations.

Section 2. Code Enforcement Officer

The Selectmen shall appoint the Code Enforcement Inspector annually. Pending his appointment, the Selectmen's office will perform his duties or name a temporary inspector.

Section 3. Permit

A PERMIT IS NEEDED FOR ANY AND ALL ACTIVITIES INCLUDING SITE WORK. AN APPLICATION FOR A PERMIT **SHALL BE** initiated before any activities stated in **SECTION 1** are started. IF SUCH ACTIVITIES INCREASE THE VALUE OF THE STRUCTURE A PERMIT FEE SHALL APPLY. When the Code Enforcement Officer and/or Planning Board determines that the activities are routine maintenance, the fee may be waived.

- A. Application: An application must be made to the building Code Enforcement Officer for a permit.
- B. Approval or Refusal: The Code Enforcement Officer shall notify the applicant of his decision within 15 days and reasons for refusal shall be in writing.
- C. Life of Permit: All permits shall be void unless work is started within one year.
- D. Display of Permit: Permits must be displayed on the premises and be visible from the nearest road. The CEO shall be allowed on the premises during reasonable hours in order to inspect the job. IF VIOLATIONS EXIST, HE MAY STOP THE WORK.

Section 4. Fees

The fee shall be **\$25.00** for the first \$25,000.00 or part thereof, and **one dollar** for each additional \$1000.00 of proposed work. The permit fees are payable to the Town of Sullivan. **If work is started prior to obtaining a permit, the fees shall be double.**

Section 5. Size of Lot

No Building shall be construction upon, or moved to any lot with a **public road** frontage of less than **100** feet, nor on a lot of less than **20,000** square feet. Each building shall have a setback of at least **25** feet from the adjacent road right of way line, **100** feet from inland waters, (See Section 6-B for coastal shores) and not less than **12** feet from adjacent property lines. The Code Enforcement Officer shall grant certain exemptions involving the following:

- A. Irregular lots containing **20,000** square feet or over but not having **100** feet frontage as stated above.
- B. Existing lots of **less than 20,000** square feet provided safe and proper sewage disposal can be accomplished. Possible alternatives to individual septic tanks might be sealed privy faults, chlorination of drinking water entering the house, aerobic tanks, a mutual septic tank and pumping facilities for several residences, private or communal holding tanks.
- C. Present owners are exempt from the **12** foot property line requirement when a space is a problem.

Section 5-A Construction Standards

Any building constructed or renovated after July 1, 2004, must conform to the State of Maine Mandatory standards for residential construction.

M.R.S.A. 10§ 1415-C. This section repealed June 24, 2013

Section 6. Environmental Aids:

- A. In order to prevent loss in value of neighboring real estate, mobile homes shall be permanently landscaped with grass, trees, shrubs and fencing, whichever are necessary in order to form an attractive setting.
- B. On coastal shores there shall be an environmental buffer zone of 75 feet between high water mark and any building. This zone shall be landscaped where deemed necessary by the Code Enforcement Officer, and when there is natural growth in this zone it shall be sparingly cleared in order to retain its environmental quality. Boat houses, wharves and commercial fishing structures shall be excepted if the locations are approved by the building inspector.
- C. The Code Enforcement Officer may require clustering of houses in subdivisions and a wide buffer zone if the subdivision is on the shore of any waters.
- D. No person shall access any public way, including Town Roads, unless the proposed access is approved by the Code Enforcement Officer and/or Road Commissioner. Entrances shall meet state standards of Minimum of 24' wide to a Maximum of 32' wide for Residential and Minimum of 32' wide to a Maximum of 40' wide for a Business, and a Minimum of 50' to 55' wide for Municipal use, such as Fire Station, Salt/sand Building road and/or Schools. If the Code Enforce Officer and/or Road Commissioner requires the installation of a culvert to access a public way or town road, the culvert (s) shall meet the state Minimums of 15 inches for intermittent flow and for Big Water Flowage an 18 inch culvert shall be required unless the depth needed for same is unobtainable. **The culvert (s) shall be new.** If a Black Plastic

Section 7 Exterior Finish

The exterior walls shall be finished with a covering of clapboards, exterior plywood, wood or metal siding, wood, asphalt or asbestos shingles, or with masonry, brick or stone. Such covering shall be completed within two years after the start of the foundation construction. The Code Enforcement Officer shall exempt certain utility buildings such as small tool sheds, animal shelters, work shops, etc. And special use camps for hunting, fishing, etc., not used for normal living purposes, provided they do not adversely affect the general health and welfare of the area.

Section 8. Roof Covering

The roof shall be covered with non-combustible or fire resistant material, except that a dwelling or other structure which is separated by at least (12) twelve feet from the building may be roofed with wooden shingles.

Section 9. Chimneys

Every dwelling shall have a chimney constructed of brick, masonry units or reinforced concrete and lined with approved fire clay or tile flue. Quality prefabricated chimneys will be approved when they meet heat output standards. When all heat equipment is electrical, chimneys are not necessary.

Section 10. Sewage disposal

Sewage disposal systems and installations shall conform with the State Plumbing Code and EIC regulations.

Section 11. Wiring

Reference should be made to the State Electrical Code in order to insure safe wiring and prevention of fire. This section repealed June 24, 2013

Section 12. Demolition

A PERMIT (from the Town of Sullivan) shall be required at least five (5) working days prior to removal for all buildings regardless of by demolition or burning. Maine DEP must be notified five (5) working days prior to demolishing any building (except single-family homes and related structures such as sheds and barns) even if the building does not contain asbestos.

Any building or structure, which due to lack of care, has become so dilapidated that it is unfit for any use due to being unsafe, unsanitary, a fire hazarded or otherwise a hazard to health or safety may be demolished and removed by town authorities.

Prior to demolition, a complete inspection shall be made by the Code Enforcement Officer, fire chief and two town officers. The owner shall also be allowed an opportunity to repair and restore it to a safe condition and with materials required in the building code.

Section 13. Appeals

The selectmen will hear appeals or may appoint a separate appeals board under Title 30 MRSA 2441. Variances may be granted to avoid undue hardships provided there is no substantial departure from the intent of the ordinance.

Section 14. Amendments

On petition, or on recommendation of the Town Planning Board, or on their own motion, the Selectmen may present warrants for consideration of the Town to amend the regulations and provisions of this ordinance at a regular or special town meeting. A majority vote of the legal voters present is required.

Section 15. Violations

Any violation of the provisions of the Ordinance shall be considered a nuisance and any person found guilty of violating may be fined **\$25.00** to **\$100.00**. Each day of violation may be considered a separate offense. T 30 2151E MRSA.

Section 16. Validity

If any section, subsection, paragraph, sentence, clause, or phase of the Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect, and to this and the provisions are declared to be severable.

Section 17. Certificate of Occupancy Required (Adopted June 26, 1990)

No Building shall be occupied or used after or during construction, conversion to another use, or relocation until a Certificate of Occupancy is issued by the Code Enforcement Officer. The Code Enforcement Officer shall issue said certificate within fourteen (14) days after notification by the applicant that all of the permitted construction has been completed and the examination shows that all work was performed and completed in compliance with the provisions of this code and all other applicable local ordinances, state and federal codes.

DEMOLITION PERMIT APPLICATION

TOWN OF SULLIVAN
1888 US HIGHWAY 1
SULLIVAN, ME 04664

PERMIT APPLICATION DATEPERMIT NO.....

CLASS OF BUILDING OR TYPE OF STRUCTURE TO BE DEMOLISHED

LOCATION: Street/Road Name.....TAX MAP.....LOT.....

IF A MOBILE HOME YEAR.....MAKE.....SIZE.....

COLORS.....SERIAL NUMBER.....

OWNER'S NAME AND ADDRESS

.....

.....

OWNER'S TELEPHONE #

TO BE DEMOLISHED / REMOVED BY

OR BURNED BY

ALL REAL ESTATE TAXES PAID THROUGH20.....TAX YEAR

OTHER BUILDINGS ON SITE IF ANY

Owners of the property requesting this permit gives the Code Enforcement Officer of the Town of Sullivan
Permission to enter said property for the purpose of Inspection to ensure compliance with all the Building
Codes and Ordinances.

SIGNATURE OF OWNER.....

PERMIT GRANTED

SIGNATUREDATE.....

Code Enforcement Officer