

**TOWN OF SEBAGO  
BUILDING ORDINANCE**

Adopted June 27, 1973

And as Amended:

April 14, 1976

March 3, 1990

March 5, 1993

October 13, 1993

June 7, 1997

November 30, 2000

October 22, 2002

June 02, 2007

Attest Town Clerk:

*Michèle L. Butowckas*

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## **Part I – SCOPE AND ADMINISTRATION**

### **Purpose**

The purpose of this Ordinance for the Town of Sebago is to provide for safety, health, and public welfare through the regulation of construction, alteration, relocation, and replacement of buildings as follows:

Also, the ordinance: adopts the 2003 edition of the International Residential Code which regulates and controls the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one – and two – family dwellings and townhouses in the Town of Sebago; provides for the issuance of permits and collection of fees therefore when used with money; and repeals *The Town of Sebago Building Ordinance last adopted October 22, 2002 by the Town of Sebago's legislative body* and all other ordinances and parts of the ordinances in conflict therewith with exception of Part II Section 1, (Size of Lot), Part II Section 2, (Minimum Floor Area), and Part II Section 8, (Exterior Finish) of the Building Ordinance of The Town Sebago. These three sections are now included as Appendix C and will be repealed at the adoption of a Town of Sebago Land Use Ordinance. See attached Appendix C for Size of Lot Standards, Minimum floor Area, and Exterior Finish. Further, the provisions of the October 22, 2002 Town of Sebago Building Ordinance in Part II Section 3 (Electrical Installation) and Part II Section 4 (Plumbing) are replaced by the applicable sections of Maine state law and not by the applicable sections of the 2003 edition of the International Residential Code. See attached Appendix D.

### **Section 1. Scope**

- A. The provisions of this ordinance shall apply to new construction, alterations and additions, relocation, and replacement of any buildings or part thereof within the Town of Sebago.
- B. All mobile and manufactured homes used as dwellings will comply with all sections of this building ordinance.

### **Section 2. Code Enforcement Officer**

- A. This ordinance shall be administered by the acting Code Enforcement Officer who shall be appointed by the Board of Selectmen.
- B. The Acting Code Enforcement officer's remuneration shall be established each year by the municipal legislative body at its annual town meeting.

- C. Inspection. The Acting Code Enforcement Officer may inspect all buildings being constructed, altered, replaced or relocated for the purpose of enforcing the provisions of this ordinance.
- D. Right of Entry. The Acting Code Enforcement Officer, in the performance of his/her duties, may enter any building at reasonable hours for the purpose of making an inspection required by this ordinance. Arrangements for entering shall be made with the building owner or his/her authorized agent.

### **Section 3. Permit**

- A. Prior to commencing the construction or alteration any building or part thereof, the owner or lessee, the architect, contractor or builder employed by such owner or lessee shall obtain a permit for such proposed work from the Acting Code Enforcement Officer.
- B. Application. The application for the permit shall be in writing and shall be obtained from the Acting Code Enforcement Officer.
- C. Permit Approval. The Acting Code Enforcement Officer, after proper examination of the application, shall either issue the requested permit or transmit notice of refusal within ten (10) days from the date of filing of a completed application. Notice of the refusal shall be in writing and shall state the reasons therefore.
- D. Life of Permit. Commencement shall be defined as a physical act of construction of the structure for which the permit issued. Completion is defined as the issuance of a Certificate of Occupancy for said permit. Work authorized by the permit shall commence within 180 days of issuance, and be completed in (2) two years, or shall become invalid, or final approval of permitted work by the acting CEO.
- E. Permit Exemptions. No permit shall be required for maintenance of existing residential buildings or structures for repairs costing under \$1,000.00 including labor.

Also, specifically exempted from permit requirements are the following maintenance actions: re-roofing, exterior painting, interior painting and/or wallpapering, regardless of cost.

- F. Occupancy Permits. Prior to using a new structure for a year-round occupancy or converting a seasonal dwelling to year-round use, a certificate of occupancy shall be issued by the Code Enforcement Officer. The fee associated for an Occupancy Permit is \$40.00 dollars pass or fail.

If Town of Sebago acting Code Enforcement Officer denies the Certificate of Occupancy, a re-inspection fee of \$40.00 dollars will be issued.

#### **Section 4. Appeals**

The Board of Appeals shall hear and decide appeals from orders, decisions, determinations or interpretations of the failure to act of the acting Code Enforcement Officer, of the Building Ordinance.

In the case of refusal by the acting Code Enforcement Officer to issue a permit, appeal shall be to the Board of Appeals within sixty (60) days of the denial. The Board of Appeals may affirm or reverse the decision of the acting Code Enforcement Officer as to the interpretation of the provisions of this ordinance. In specific cases where the enforcement of this may be granted without substantially departing from the intent and purpose of this ordinance, but not otherwise, the Board of Appeals may permit exceptions to and variations from the provisions of this ordinance.

#### **Section 5. Violations**

Any person firm or corporation guilty of violating provisions of this ordinance shall be reported by the acting Code Enforcement Officer to the Board of Selectmen. The Board of Selectmen, in conjunction with the acting Code Enforcement Officer shall establish a reasonable period of time for the correction of each violation and the acting Code Enforcement Officer shall so notify the violator in writing by certified mail.

#### **Section 6. Penalty**

Any person, firm or corporation failing to correct a violation within the period of time stipulated by the acting Code Enforcement Officer's written notice, as outlined in Section 5. Violations of this ordinance shall then be subject to a fine of not less than \$100.00 or more than \$2,500.00 per day for each offense. Each day in which a violation is proved to exist beyond the stipulated final date of correction shall constitute a separate offense under this section.

#### **Section 7. Conflicts with Other Ordinances**

Where provisions of this ordinance conflict with the provisions of other ordinances, codes, or regulations applicable in the Town, the more stringent provisions shall prevail.

#### **Section 8. Severability**

That if any section, subsection, sentence, clause or phrase of this ordinance is, for

any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Selectmen of the Town of Sebago hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

### **Section 9. Permit Fees**

A Schedule of Permit Fees associated with this building ordinance will be reviewed and established by the Board of Selectmen on annual basis, as necessary. Fees are listed in Appendix A.

### **Section 10. Building Permit Condition List**

See attached Appendix B.

### **Section 11. International Residential Code Adoption**

The *International Residential Code*, (IRC) including all Appendices located in Section R102.5 2003 edition with exception of Appendices, [Appendix F Radon Control Methods, Appendix H Patio Covers, Appendix I Private Sewage Disposal, Appendix K Sound Transmission.] and all laws in conflict with Maine State Law. (Refer to Appendix D.) published by the International Code Council is hereby adopted as the code of the Town of Sebago for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two – family dwellings and townhouses not more than three stories in height in the Town of Sebago, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such *International Code Council*, on file at the Town of Sebago Clerk’s office are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

### **Section 12. International Residential Code Standards and Requirements**

The standards and code requirements in the following sections in the October 22, 2002 Town of Sebago Building Ordinance are replaced by the parts and chapters of the 2003 International Residential Code for One- and Two-Family Dwellings as noted below:

<b>Sebago 2002 Building Ordinance Section</b>	<b>Subject</b>	<b>IRC 2003 Part / Chapter</b>
Part II Standards, Section 3	Electrical Installation	Appendix D – Town of Sebago Building Ordinance
Part II Standards, Section 4	Plumbing	Appendix D – Town of Sebago Building Ordinance
Part II Standards, Section 5	Light and Ventilation	Chapter 3
Part II Standards, Section 6	Emergency escape and rescue openings	Chapter 3
Part II Standards, Section 7	Chimneys, Smoke Pipes, and Fireplaces	Chapter 10 / 18
Part III Wood Frame Structures, Section 1	Foundation	Chapter 4
Part III Wood Frame Structures, Section 2	Schedule of Empirical Timber Sizes	Chapter 6 / 8
Part III Wood Frame Structures, Section 3	Columns and Posts	Chapter 4
Part III Wood Frame Structures, Section 4	Intermediate Posts	Chapter 6
Part III Wood Frame Structures, Section 5	In Bearing Partitions	Chapter 6
Part III Wood Frame Structures, Section 6	In Exterior Walls	Chapter 6
Part III Wood Frame Structures, Section 7	On Sides of Openings	Chapter 6
Part III Wood Frame Structures, Section 8	Interior Non-Bearing Partitions	Chapter 6
Part III Wood Frame Structures, Section 9	Stud Partitions Containing Pipes, Ducts, and Conduits	Chapter 6
Part III Wood Frame Structures, Section 10	Caps and Plates	Chapter 6
Part III Wood Frame Structures, Section 11	Exterior Wall Covering	Chapter 7
Part III Wood Frame Structures, Section 12	Floor Joists	Chapter 5
Part III Wood Frame Structures, Section 13	Beam or Joists	Chapter 5 / 6
Part III Wood Frame Structures, Section 14	Roof Joists	Chapter 9

Part III Wood Frame Structures, Section 15	Sills	Chapter 6
Part III Wood Frame Structures, Section 16	Cross Bridging	Chapter 5 / 8
Part III Wood Frame Structures, Section 17	Trusses	Chapter 5 / 8
Part III Wood Frame Structures, Section 18	Trimmer and Header Beams	Chapter 6
Part III Wood Frame Structures, Section 19	Additions to Wood Frame Buildings	Chapter 6
Part III Wood Frame Structures, Section 20	Fire Stops	Chapter 6
Part III Wood Frame Structures, Section 21	Columns	Chapter 4
Part III Wood Frame Structures, Section 22	Space Columns	Chapter 4
Part III Wood Frame Structures, Section 23	Design	Chapter 3
Part III Wood Frame Structures, Section 24	Size and Strength of Structural Members	Chapter 6 / 8
Part III Wood Frame Structures, Section 25	Bracing and Fastenings	Chapter 6
Part III Wood Frame Structures, Section 26	Empirically Determines Sizes, Framing and Support	Chapter 6

The requirements of the 2003 International Residential Code may be more extensive than those listed above from the 2002 Town of Sebago Building Ordinance, and the International Residential Code shall apply in its entirety to any construction in the Town of Sebago.

Further, the following provisions of Section R301.2, "Climatic and Geographic Design Criteria" of the 2003 International Residential Code as set forth in Table R301.2 (1) shall apply to any construction in the Town of Sebago:

**Table R301.2 (1)**  
**Climatic and Geographic Design Criteria for Sebago**

Ground Snow Load	60 pounds per square foot
Wind Speed (mph)	95 mph
Seismic Design Category	Category B
Subject to Damage From Weathering	Severe
Subject to Damage From Frost Line Depth	48 "
Subject to Damage From Termite	None
Subject to Damage From Decay	None
Winter Design Temperature	0° F

Flood Hazards – date of adoption by Sebago of the first ordinance for management of flood hazard areas	June 14, 1994
Flood Hazards – date of currently effective FIRM adopted by Sebago	April 1, 1981

**Section 13. Publication**

That the Town Clerk of the Town of Sebago is hereby ordered and directed to cause this ordinance to be published.

**Section 14. Ordinance Enforcement**

This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and in full force and effect thirty (30) days from and after the date of its final passage and adoption.

**Part II – DEFINITIONS**

**ACCESSORY STRUCTURE** shall mean in one- and two- family dwellings not more than three stories height with separate means of egress, a building, the use of which is incidental to that of the main building and which is located on the same lot.

**ALTERATION** shall mean any construction, relocation, replacement, repair, addition, or renovation to an existing structure that requires a permit. Also, a change in a mechanical system that involves the extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit.

**BUILDING OR STRUCTURE** shall mean anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of fences. The term includes structures temporarily or permanently located such as satellite dishes, decks, patios and porches.

**CERTIFICATE OF OCCUPANCY** shall mean the documentation showing completion of code enforcement requirements required by the Town.

**CHIMNEY** shall mean a primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.

**CODE ENFORCEMENT OFFICER**: a qualified building inspector appointed by the Board of Selectmen to issue construction, maintenance, alteration, upgrade, and other permits authorized by this ordinance, to inspect such projects within the Town of Sebago, and to enforce the ordinances of the Town so as to insure compliance and promote sage and legal building practices.

**CONSTRUCTION** shall mean the new building or assembly of any infrastructure on a site or sites. For purposes of this ordinance “construction” shall not apply to alterations of existing structures as defined above.

**FOUNDATION** shall mean the portion of a building's structure that serves to transfer the weight of the building into the ground.

**GARAGE** shall mean a building or a residence for storing a car.

**LIVING SPACE** Shall mean a space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes, inclusive of patios, porches, decks and similar structures.

Living space shall have a minimum ceiling height requirement, which is defined as a ceiling height of not less than 7 feet (2134 mm) measured from the finish floor to the lowest projection from the ceiling.

**MAINTENANCE** shall mean any action to repair an existing structure, which replaces the original components with those having equal or similar utility and value.

**MANUFACTURED HOME** Shall mean a structure, transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, when erected on site, is 320 square feet (30m<sup>2</sup>) or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of the manufacture is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

**MULTI-FAMILY DWELLING** shall mean a structure containing more than one self-contained living area with its own kitchen and bath facility.

**PERMIT** shall mean a construction permit or building permit is a permit required in most jurisdictions for new construction, or adding onto pre-existing structures, and in some cases for major renovation. Generally, the new construction must be inspected during construction and after completion to ensure compliance with national, regional, and local building codes.

**RECREATIONAL VEHICLE** shall mean a vehicle or vehicular attachment designed for temporary sleeping or living quarters for one (1) or more persons which is not a dwelling and which may include a pickup camper, travel trailer, tent trailer, and motor home.

**SINGLE FAMILY DWELLING** shall mean a room or group of rooms designed and equipped exclusively for use as living quarters for only one family including provisions for living, sleeping, cooking, and eating. The term shall include mobile homes, but shall not include trailers or recreational vehicles.

**SMOKE DETECTOR** shall mean device that detects smoke and issues an alarm to alert nearby people that there is a potential fire.

**TRAILER** shall mean any vehicle used or so constructed as to permit its being used as a conveyance on the public streets and highways and duly licensed as such; it may be constructed in such a manner as to permit occupancy thereof as a temporary dwelling for one (1) or more persons. A trailer shall not be construed as a mobile home, or a manufactured home.

APPENDIX A.

**SCHEDULE OF PERMIT FEES**

<b><u>NEW CONSTRUCTION</u></b>	<b><u>FEE</u></b>
Living Space	\$0.35/sq.ft.
Accessory Structure(s)	\$0.35/sq.ft.

<b><u>ALTERATIONS</u></b>	<b><u>FEE</u></b>
<b><u>COST</u></b>	
\$ 0.00 to \$1,000.00	\$ 0.00
\$1,001.00 to \$5,000.00	\$25.00
\$5,001.00 to \$10,000.00	\$50.00
Over \$10,000.00	\$5.00/ea. Additional \$1,000.00

<b><u>MAINTENANCE</u></b>	<b><u>FEE</u></b>
<b><u>COST</u></b>	
\$ 0.00 to \$1,000.00	\$ 0.00
\$1,001.00 to \$5,000.00	\$25.00
\$5,001.00 to \$10,000.00	\$50.00
Over \$10,000.00	\$5.00/ea. Additional \$1,000.00

<b><u>OTHER PERMITS</u></b>	<b><u>FEE</u></b>
New Chimneys	\$35.00
Demolition of Structures	\$35.00
Electrical (Existing Structures)	\$35.00
Swimming Pools (In-Ground)	\$35.00
Internal Plumbing	\$10.00 plus State fee of \$6.00 per fixture
External HHE-200	\$40.00 plus State fee of \$100.00

## APPENDIX B.

### **BUILDING PERMIT CONDITION LIST**

*Note: Work authorized by the permit shall commence within 180 days of issuance, and be completed in (2) two years, or shall become invalid.*

- A. Before concrete for the foundation is placed, the acting Code Enforcement Officer must be notified for a site inspection.
- B. The foundation, footings and required foundation drains shall be inspected before backfilling.
- C. All plumbing and electrical work must be inspected and approved by the acting Code Enforcement Officer prior to covering the walls with insulation or gypsum. Plumbing and electrical installation shall meet the requirements of the most recent edition of the National Electric Code, and the State Plumbing Rules and shall conform with the International Residential Code. The plumbing inspection includes witnessing the pressure tests of both the drain system and the domestic water system.
- D. In any dwelling or living unit of two rooms or more, every living area shall have at least one primary emergency escape and rescue opening and one secondary means of escape.
- E. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape and rescue. The units must be open able from the inside opening without the use of separate tools. Where windows are provided as an emergency escape and rescue opening, they shall have a sill height not more than forty-four inches (44") above the floor. All escape and rescue windows from sleeping rooms must have minimum net clear openings of five and seven-tenths square feet (5.7 sq. ft.). The minimum net clear opening height dimension shall be twenty-four inches (24"). The minimum net clear opening width dimension shall be twenty inches (20").
- F. Smoke detectors are required. The owner shall install or cause to be installed not less than one approved smoke detector on each floor and in each bedroom. Such smoke detectors shall be hard wired with a battery backup.
- G. Garages located beneath rooms in dwelling units shall be separated from adjacent interior spaces by fire partitions, floors and ceilings which are constructed with not less than one-hour fire resistance rating. Attached garages located within ten feet (10') of the dwelling shall be completely

separated from the adjacent equivalent applied to the garage side.

- H. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than four inches (4") above the garage floor.
- I. All doors entering into living quarters from an attached garage shall be one and three-fourths inch (1 ¾") solid core wood or approved fire retardant with a minimum of one (1) hour rating.
- J. All chimneys, fireplaces, vents, and solid fuel burning appliances shall be installed in accordance with National Fire Protection Association regulations Chapter 211 Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances shall be prima facie evidence or such approved methods.
- K. All open decks, balconies, etc. must have guardrails as required by NFPA and International Residential Code.
- L. Prior to occupying or using the structure, a certificate of inspection must be obtained from the Code Enforcement Officer. A final inspection is required of all permitted work before use.

THE REQUIRMENT FOR SCHEDULING ALL INSPECTIONS LIES WITH THE BUILDING PERMIT APPLICANT. EVERY ATTEMPT SHOULD BE MADE TO SCHEDULE THESE INSPECTIONS AT LEAST 24 HOURS IN ADVANCE IF AT ALL POSSIBLE.

APPENDIX C.

**STANDARDS**

*Note: Appendix C will be repealed at the adoption of a Town of Sebago Land Use Ordinance.*

**Section 1. Size of Lot**

- A. No building, including a mobile home, shall be constructed upon or moved to a lot with an area of less than 60,000 square feet, except as noted in sub-section B, with a frontage width facing any highway, street, lake or pond of less than 150 feet.
- B. Any lot of record existing before March 1975 and not adjoined by other land of the same ownership, may be used in accordance with State law. If two or more lots or combination of lots and portions of lots with continuous frontage are in single ownership at the time of March 15, 1975, and if all or part of the lots do not meet the requirement for lot width and area, the land involved shall be considered to be an individual parcel of land and may be used in accordance with State law.
- C. If an existing building burns, is demolished or moved, it may be replaced even though the lot may measure less than 60,000 square feet, so long as reconstruction has commenced within a period of one year from the date of destruction.
- D. Set Back. No building shall be erected on a lot unless the building shall be set back from the highway right-of-way at least twenty-five feet. [The rear line and side line setback requirements shall change from fifteen (15) feet to five (5) feet for accessory buildings to be placed on lots of less than 20,000 square feet. This shall be meant to include not more than one structure of not more than 150 square feet, of not more than ten (10) feet in height, and shall not be used for additional dwelling unit(s).] *[Added as an amendment October 22, 2002.]*
- E. Access to Lots. No building permit shall be issued to erect any structure on a lot without frontage on a highway, street, lake or pond unless an access road meeting the following criteria has been constructed within a deeded right-of-way, a minimum of thirty (30) feet in width. The access road shall be constructed to a minimum width of fifteen (15) feet. The access road shall contain a minimum depth of fifteen inches of bank-run gravel and have drainage ditches and culverts at all appropriate points. Such an access road shall serve no more than two dwelling units. Any access road serving three dwelling units or more shall meet the road design and construction standards of the Sebago Planning Board Standards

for Reviewing Land Subdivisions.

- F. Side Yard Width. No building shall be set less than fifteen (15) feet from any adjoining lot line. [The rear line and side line setback requirements shall change from fifteen (15) to five (5) feet for accessory buildings to be placed on lots of less than 20,000 square feet. This shall be meant to include not more than one structure of not more than 150 square feet, of not more than ten (10) feet in height, and shall not be used for additional dwelling unit(s).] *[Added as an amendment October 22, 2002.]*
- G. Driveways. Each lot shall be provided with a driveway of not less than ten feet (10) in width.
- H. Off-street Parking. Off-street parking shall be provided in the amount of three hundred (300) square feet per dwelling unit. This may be accomplished by driveway space, garage space, or parking lot space or any combination of the three.

## **Section 2. Minimum Floor Area**

- A. Every dwelling unit to be used by a single family shall enclose an area of at least six hundred (600) square feet of living space on the ground floor. Living space shall mean actual enclosed space, above or below grade, suitable for seasonal or year-round occupancy and shall not include porches, patios, and similar areas whether or not enclosed.
- B. Seasonal homes (dwellings designed for occupancy for less than three months) must meet the living space requirement and no seasonal home may be converted to a permanent dwelling unit or used as such unless these requirements are met.
- C. Existing dwelling units not meeting the requirements of this section may be enlarged, repaired, or altered.
- D. Multi-family dwelling houses are exempt from the ground floor requirements for each unit, but must contain a minimum unit area of 750 square feet. Multi-family dwelling housed shall be defined as structures containing more than one self-contained living area with its own kitchen and bath facility. Each additional dwelling unit shall require an additional 60,000 square feet of lot area, with the following exception:
  - 1. A one-bedroom family apartment may be allowed as an accessory use of an existing single-family residence, regardless of lot size and road frontage. It shall be occupied only by a direct family member, by blood, adoption, or marriage. If a family apartment has been approved

by the Town and the family member no longer lives in the apartment, the Town approval shall be considered void. This specifically disallows usage of said apartment by non-family members. All structural changes shall meet all applicable state and local plumbing and building codes. (*Added as amended November 30, 2002.*)

**Section 8. Exterior Finish**

- A. The exterior walls of all dwelling houses, accessory garages and commercial buildings shall be finished with a covering of clapboards, wood siding, wood or asbestos shingles, masonry, brick, stone or other approved material.
- B. Such coverings shall be completed within two years after the outside studding is in place or within two years of the date that the building is relocated to the lot.
- C. Tarred paper or tarred felt or similar substances shall not be used on any building unless completely hidden from view by the finished exterior wall covering.
- D. Every new roof or roof which is hereafter recovered shall be covered with non-combustible or fire resistant roofing materials. The used of tarred felt or tarred paper as a permanent roof covering is prohibited.

## **APPENDIX D.**

### **MAINE MODEL BUILDING CODE (2003 INTERNATIONAL RESIDENTIAL CODE)**

To the extent that provisions of the Maine Model Building Code (2003 International Residential Code) conflict with the following provisions of law, those provisions of the Maine Model Building Code (2003 International Residential Code) are not applicable and may not be enforced: (Maine State Law Title 10 Sub Section 9703)

The following State of Maine adopted codes apply:

**Fire safety codes and standards.** Fire safety codes and standards adopted pursuant to Title 25, sections 2452 and 2465.

**Electrical standards.** Electrical standards adopted pursuant to Title 32, section 1153-A.

**Plumbing code.** The plumbing code adopted pursuant to Title 32, section 3403-B

**Oil and solid fuel burning equipment standards.** Oil and solid fuel burning equipment standards adopted pursuant to Title 32, section 2313.

**Propane and natural gas equipment standards.** Boiler and pressure vessel standards adopted pursuant to Title 32, section 15104-A.

**Elevator standards.** Elevator standards adopted pursuant to Title 32, section 15228.

**Energy efficiency standards.** Energy efficiency standards adopted pursuant to section 1415-D.