

BUILDING CODE ORDINANCE

Section 1. Effective July 1, 2012, the Town of Glenburn must enforce the Maine Uniform Building and Energy Code ("Code") as required by 10 M.R.S. § 9724(1) and 25 M.R.S. § 2373.

Section 2. This Ordinance and the Code shall be administered and enforced by the Code Enforcement Officer who shall be responsible for the issuance of building permits and certificates of occupancy. The Code Enforcement Officer shall be responsible for inspecting all construction for compliance with the Code as may be revised from time to time by the State of Maine pursuant to State law.

Section 3. Pursuant to 25 M.R.S. § 2357-A, no building may be occupied until the building official has given a certificate of occupancy for compliance with the Code.

Section 4. The owner, at the owner's sole expense, may elect to comply with the Code through inspections that comply with the Code and reports by third-party inspectors certified pursuant to 10 M.R.S. § 9723 submitted to the Town's Code Enforcement Officer. The building owner shall be responsible for contractual arrangements with a duly certified third-party inspector. The Code Enforcement Officer may issue the certificate of occupancy for a building upon receipt of an inspection report by a certified third-party inspector. The Town of Glenburn and the Code Enforcement Officer have no obligation to review a report from a third-party inspector for accuracy prior to issuing the certificate of occupancy.

Section 5. An appeal from any order issued by the Code Enforcement Officer pursuant to this Ordinance or the Code, or from the Code Enforcement Officer's refusal to issue a building permit or a certificate of occupancy may be taken to the Board of Appeals in accordance with the administrative appeal provisions of the Land Use Ordinance.

Section 6. Any violation of this Ordinance, the Code, or any applicable statutory provision may be enforced by the Code Enforcement Officer pursuant to 30-A M.R.S. § 4452 or any other applicable ordinance or statute.

Section 7. The Town Council may establish fees for the administration of this Code pursuant to the Town of Glenburn Fee Ordinance.

Section 8. In addition to the issuance of a building permit, no construction of a building or structure shall be commenced until a permit has been obtained from the Code Enforcement Officer certifying that the proposed building or structure and the contemplated use thereof is in compliance with all other ordinances of the Town of Glenburn, including but not limited to zoning, shoreland zoning, or land use ordinances.

Section 9. The existing Building Code Ordinance adopted on October 31, 1991, as last amended on December 23, 2009, is hereby repealed.

Section 10. Pursuant to Section 3.10(c) of the Town Charter, the foregoing amendments to this Ordinance shall become effective at the expiration of thirty (30) days after adoption.

Transition Clause: Any construction project commenced under the third party inspection process repealed hereby shall not be subject to the foregoing amendments and shall continue to be governed by the repealed provisions.

BUILDING CODE ORDINANCE HISTORY:

ADOPTED: 12/18/86, Effective 01/18/87

REPEALED: 06/11/87

ADOPTED: 6/11/87, Emergency Ordinance with numerous abrogated versions through 05/31/90

ADOPTED: 08/09/90, effective 09/09/90 Regular Building Code Ordinance superseding Emergency Ordinance

AMENDED: 10/31/91, Effective 11/30/91

AMENDED: 05/14/92, Effective 06/15/92

AMENDED: 12/09/93 Effective 01/09/94

AMENDED: 12/23/09 to reflect amendment approved 5/20/04-Use of Municipal Fee Schedule for Building Permits, Section 210 of this ordinance

REPEALED: 07/01/12 Existing Building Code Ordinance adopted 10/31/91 as last amended 12/23/09

ADOPTED: 07/01/12, Effective 07/31/12 retroactive to 07/01/12 pursuant to the Maine Uniform Building and Energy Code as required by 10 M.R.S. §9724 (1) and 25 M.R.S. §2373

AMENDED: 11/20/14, effective 12/20/14 Changes to Section 2 (Reaffirmation 11/19/15), Section 4, Section 5, Section 6, Section 8, and Section 10, and Transition Clause added.