

Town of Hiram
Shoreland Zone
Building Permit Requirements
Office of Code Enforcement

All building construction must comply with the building code portion of the Maine Uniform Building Code. The building contractor and homeowner are responsible for complying with all applicable building codes.

- (1) Obtain all other State & Local Permits Prior to Applying for Town of Hiram Building Permit.
 - (A) If in the Saco River Corridor – A permit is required from the Corridor Commission - They can be reached at (207) 625-8123
 - (B) A Permit by Rule may be required from the Maine Department of Environmental Protection for the proposed activity. See Chapter 305: Natural Resources Protection Act - Permit by Rule. You must file notice of your proposed activity on a form provided by DEP (this may be done electronically at their website).
 - (C) A Flood Hazard Development Permit may also be required if within or next to the 100-year flood plain. (Depending on the scope of work requested)
 - (D) For SSWD systems, a soil test and completed Form HHE-200 by a Maine Licensed Site Evaluator; current within the last 2 years.
 - (E) A Detailed Plot Plan showing the location of all existing and proposed structures. Includes Septic System, Well, Driveways (existing and proposed), Roads, Walkways, and setbacks from property lines and normal high water mark of streams, wetlands, water bodies.
 - (F) A driveway entrance permit from one of the following (if applicable).
 - a. Maine Department of Transportation; if your driveway enters onto a State or State-Aid numbered highway. RT #160, RT 113 Etc. Call (207) 885-7000 or check Maine D.O.T. website for more information.
 - b. Code Enforcement Officer or Road Commissioner if the proposed driveway enters onto a town road. Call Town Office at (207) 625-4663 or check the town's website for more information.
 - c. If your driveway enters onto a private road or an association road then a signed letter from the owner/association asserting permission is required. The letter must be signed by the owner or chair of the association.
 - (G) A current copy of property deed in your name.
 - (H) A copy of construction plans drawn to scale and of sufficient clarity and detail that depict the proposed structure.
 - (I) All excavation activity must comply with The Maine Erosion and Sediment Law from the Maine Department of Environmental Protection (Title 38 M.R.S.A. Section 420-C).

- (J) Excavation contractors must be certified to work in the Shoreland Zoning District (by the DEP) before performing work within the Shoreland Zoning District. All excavation activity must comply with The Maine Erosion and Sediment Law from the Maine Department of Environmental Protection (Title 38 M.R.S.A. Section 439-B).

- (K) For expansions, relocations, reconstruction, or replacement, including foundations of non-conforming structures (structures that do not meet the required setback to the waterbody), see Town of Hiram Shoreland Zoning Ordinance adopted 3/2/2019.