

Chapter 4

Article II - Housing Act of 1937

Section 4-201 Authority

The authority contained in Section 23 of the United States Housing Act of 1937, as amended, is granted through the Secretary of Housing and Urban Development, to the local housing agency.

Section 4-202 Purpose

To provide financial assistance to local public housing agencies in providing low-rent housing by leasing dwelling units in privately owned structures.

Section 4-203 Application

The application of Section 23 of the United States Housing Act of 1937, as amended, to the Town of Winter Harbor is approved.

Historical Note: The Town of Winter Harbor enacted this Housing Act on March 4, 1974.

Chapter 4

Article I - Building Code

Section 4-101 Authority

This code is created according to the powers given a municipality by Title 30 MRSA, Section 2151 (4).

Section 4-102 Purpose

An ordinance to provide for safety, health and public welfare through the regulation of construction, relocation and replacement of dwellings; providing for permits and prescribing penalties for violations.

Section 4-103 Scope

The provisions of this Building Code shall apply to all new construction; all structural alterations of existing buildings; and all non-structural alterations, additions, or remodeling of an estimated cost of more than \$500.00.

Section 4-104 Administration

This Chapter shall be administered by the Building Inspector.

- A. Inspection. The Building Inspector may inspect all buildings being constructed, added to, replaced or relocated for the purpose of enforcing the provisions of this Ordinance and all other local and State laws governing the construction or replacement of buildings.
- B. Right of Entry. The Building Inspector, in the performance of his duties, may enter any building for the purpose of making the inspection required by this Chapter.

Section 4-105 Permit

Before any work covered in this Code shall be commenced, the owner, or his designee, shall obtain from the Building Inspector a permit covering such proposed work.

- 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 work. A copy of the application shall be filed by the Building Inspector, with the Board of Assessors (Selectmen) and the Planning Board.

- B. Permit Approval. The Building Inspector after proper examination of the application, shall either issue the requested permit or transmit notice of refusal within a reasonable time. Notice of refusal shall be in writing and shall state the reasons therefore.

No permit shall be issued prior to the applicant obtaining all other local, state and federal permits required including a plumbing permit where plumbing is required.

- C. Life of Permit. All Building Permits shall be void unless construction is commenced within one (1) year from the date of issuance.
- D. Amendments to Ordinance. All amendments to this Ordinance shall apply to outstanding permits issued before the effective date of the amendment on which work has not commenced.

Section 4-106 Fees

The fee shall be two dollars (\$2) for the first one thousand dollars (\$1,000) and one dollar (\$1) for each additional one thousand dollars (\$1,000) of proposed work.

Section 4-107 Minimum Construction Standards

All building materials used and practices followed in the construction of buildings shall conform to the generally accepted standards of good practice as prescribed by the 1976 edition of the National Building Code, as amended and updated.

All mobile homes shall be constructed and maintained according to the minimum standards set forth in the National Manufactured Home Construction and Safety Standards Act of 1974, (P.L. 93-383, Title VI, as amended).

Section 4-108 Electrical Installation

All electrical entrance work shall be done by a licensed electrician, and any other electrical work shall be in accordance with the National Electrical Code.

Section 4-109 Plumbing Installation

All interior and exterior plumbing work shall be done in compliance with the Maine State Plumbing Code, as amended.

Section 4-110 Disposal of Waste During Construction

Waste material and rubbish shall be removed from the premises as rapidly as practicable. No material shall be disposed of by burning without permission from the Fire Department.

Section 4-111 Violations

Any violations of this Ordinance are subject to a fine of not more than one hundred dollars (\$100). Each day such a violation exists shall constitute a separate offense.

The legal responsibility for obtaining a permit for such work rests with the property owner; however, any contractor involved in any activity regulated by the provisions of this Code may be held liable for violating this Code if the necessary permits for said activity have not been obtained.

Historical Note: Enacted by the Town on December 14, 1981.

TOWN OF WINTER HARBOR
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