

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

All building construction must comply with the building code part of the Maine Uniform Building Code. It is the responsibility of the building contractor and the homeowner to see that your buildings comply with this code.

- (1) Obtain all other State & Local Permits Prior to Application for the 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 is required from the Maine Department of Environmental Protection. (Applications are available at the Town Office)
 - (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) A Soil Test will have to be completed on Form HHE-200 by a Maine Licensed Site Evaluator and be current within the last Two Years.
 - (E) A Detailed Plot Plan showing the location of all existing structures and proposed buildings. Including Septic System, Well, Driveways (existing and proposed) Roads, Walkways, and the setback from the normal high water mark.
 - (F) If your project is off a State numbered highway then a Driveway entrance permit will have to be obtained from The Maine Department of Transportation Tel. # (207) 562-4228 or 885-7000. If your project is off from a Town Road then contact the Town office at (207) 625-4663. If it is on a private road check with the road association and supply a letter of good standing.
 - (G) A copy of a current Deed in your name.
 - (H) A complete set of construction documents i.e. floor plan, elevations, cross-section, framing plan
 - (I) A plot plan with required setbacks from the waterbody, from side and road setbacks to any proposed structure, septic system and well locations and all non-pervious areas (cannot exceed 20% of what falls within the 250' Shoreland Zone).
 - (J) 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.