

Red – delete
Blue – additions

Adopted by City Council 5/5/08

Draft 2/08

Proposed

**Chapter 6
Buildings**

- Sec. 6-1. Code Adopted
- Sec. 6-2. Definitions for code.
- Sec. 6-3. Zoning ordinance to control when conflicts arise.
- Sec. 6-4. Amendments to code.
- Sec. 6-5. Insertions.

Sec. 6-1. Code adopted.

There is hereby adopted an ordinance establishing minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures, providing for the issuance of permits, collection of fees, making of inspections: providing penalties for the violation thereof; known as the building code.

The building code, which one (1) copy is on file in the office of the city clerk of the City of Old Town being marked and designated as “International Building Code and the International Residential Code, **First** Edition, **2000 2006**” as published by the International Code Council, Inc. The building code is adopted by the City of Old Town in the State of Maine for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code and International Residential Code are hereby referred to, adopted and made part hereof as if fully set out in this chapter.

Sec. 6-2 Definition for code.

- (a) The term “building official” shall mean the Code Enforcement Officer of the City of Old Town.
- (b) the term “applicable governing authority” shall mean the City Council of the City of Old Town.

Sec. 6-3. Zoning ordinance to control when conflicts arise.

In situations where the building code adopted by this chapter is in conflict with the zoning ordinance of the city, the latter shall control.

Sec. 6-4 Amendments to code.

The following amendments have been made in the building code adopted by this chapter.

The following chapters and sections shall be deleted.

International Building Code.

Chapter 1

Sections 101.4.1, 101.4.2, 101.4.4, 101.4.5, 101.4.6, 101.4.7, 103.2, 105.2 Buildings (subsection #1), 105.2 Electrical, 105.2 Plumbing, 112.1, 112.3,

Chapter 11 – Accessibility – delete all sections except Sec. 1101.1.

Chapter 28 – Mechanical Systems

Chapter 34

Section 3401.3

Chapter 1

Sections 101.4, 112,

Chapters 11, 13, 27, 28, 29, 30 and 32

Chapter 16

Section 1612

Appendix K

International Residential Code.

Chapter 1

Sections R103.2, R105.2 subsection 1, R112.1, 112.2.1, 112.2.2, 112.3, 112.4

Chapters 11 - 43

Chapter 1

Sections R105.2(1), R105.3.1.1, R106.1.3, R112.1, R112.3.1, R112.2.2.

Chapter 3

Sections R301.2.1.2, R301.2.4 and R324

Chapter 4

Section R403.1.6.1

Chapter 8

Section R801.3

Chapters 10-14, 16-18, 20-22. and 24-42.

Note: Appendix are for guidance and reference to adopted sections of the Code.

The following sections shall be enacted in addition to those not specifically excluded above.

International Building Code.

Sec. 112.1 112 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Zoning Board of Appeals. The board shall be the same board that hears appeals to the zoning ordinance of the City of Old Town as set out in Section 107 of the Appendix A of the Code of Ordinances of the City of Old Town.

Sec.1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with the Maine Human Rights Act as amended.

International Residential Code.

Sec. R112.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be heard by the Zoning Board of Appeals. The board shall be the same board that hears appeals to the zoning ordinance of the City of Old Town as set out in Section 107 of the Appendix A of the Code of Ordinances of the City of Old Town.

Sec. 6-5. Insertions

International Building Code

Chapter 1 – Section 101.1 Title Insert “City of Old Town” in “Name of Jurisdiction”.

Chapter 1 – Section 113.4 Penalties. Insert “as prescribed in Section 1-8 of the Old Town Code of Ordinances” for “as prescribed by law.”

Chapter 1 - Section 114.3 Unlawful continuance. Insert “as prescribed in Section 1-8 of the Old Town Code of Ordinances” for “as prescribed by law.”

Chapter 27 – Section 2701.1. Scope Insert “National Electrical Code” for “ICC Electrical Code.”

Chapter 29 – Section 2901.1 Scope. Insert “Chapter 239, Maine Internal Plumbing Rules” for “International Plumbing Code” and insert “Maine Subsurface Waste Water Disposal Rules” for International Private Sewage Disposal Code.”

Chapter 34

Section 3410.2 Insert “date of adoption of this ordinance”

International Residential Code

Chapter 1 – Section R101.1 Title Insert “City of Old Town” in “Name of Jurisdiction”.

Chapter 1 – Section R113.4 Penalties. Insert “as prescribed in Section 1-8 of the Old Town Code of Ordinances” for “as prescribed by law.”

Chapter 1 - Section R114.2 Unlawful continuance. Insert “as prescribed in Section 1-8 of the Old Town Code of Ordinances” for “as prescribed by law.”

Chapter 1 – Section R105.3(8) When the site is not served by a public sewer, the application for subsurface waste water disposal (HHE-200) shall be filed along with the building permit application. The HHE-200 Form shall have been completed in accordance with the State of Maine Subsurface Waste Water Disposal Rules

Chapter 3 – Table R301.2(1) - Climatic and Geographic Design Criteria

Ground Snow Load = 70

Roof snow load = 55

Wind Speed = 90

Seismic Design = A C

Weathering = Severe

Frost line depth = 5

Termite = None

Decay = None

Winter Design Temp. = -5

Ice Barrier Underlayment Required = Yes

Air Freezing Index = 2000

Mean Annual Temperature = 20 degrees F