

Town of Wade Building Permit

Applicant: (Please fill out):

For Office Use Only

Date of Application _____

Date Application Received _____

Name _____

Date permit was issued _____

Address _____

Permit # _____

Location of Construction _____

Map# _____ Lot # _____

Telephone (H) _____

(W) _____

I, _____, do hereby apply for a permit to construct/extend or to renovate a building(s) as described below. I understand that the permission to build/extend or to renovate is subject to any and all ordinances and/or building codes that may apply at the time of construction. I also understand that false answers to these questions will VOID this permit and may subject me to the penalties provided by MAINE STATE LAW.

This APPLICATION is for: New Construction Additions or Expansions
 Mobile Home Other

NEW CONSTRUCTION: (Please answer the following questions:)

Type of building:

Residence: 1 Story 1-1/2 Story 2 Stories Other Single Family Multiple Family

Residential Garage: 1 Door 2 Doors Commercial Other

Other: Shed Carport Gazebo Other

Brief Description of Project _____

Dimension of new construction Length: _____ Width: _____ Height: _____

Comments: _____

RENOVATIONS OR EXTENSIONS: (Please answer the following questions:)

If EXTENSION, what part of the dwelling/structure will be extended? _____

If RENOVATION, what part of the dwelling/structure will be renovated? _____

Will plumbing be changed or installed? Yes No If yes, a plumbing permit MUST be obtained from the local plumbing inspector. The homeowner of master plumber is responsible to telephone the local plumbing inspector for an inspection.

Please read the following carefully before signing application

"I hereby apply for a building permit to cover the above described work and agree to comply with the existing building and zoning ordinance of the Town of Wade. I further agree, prior to starting any plumbing work, to secure permits from the plumbing inspector.

I understand that this permit application may be denied if not complete. A complete application may include construction documents as required by the Town of Wade. I understand that if the above information is not accurate this application will be invalid.

Signature of Applicant

Date

**Please submit this application to:
TOWN OF WADE
1287 MAIN STREET
WASHBURN, ME 04786
TELEPHONE: 207-455-8485
FAX: 207-455-4319**

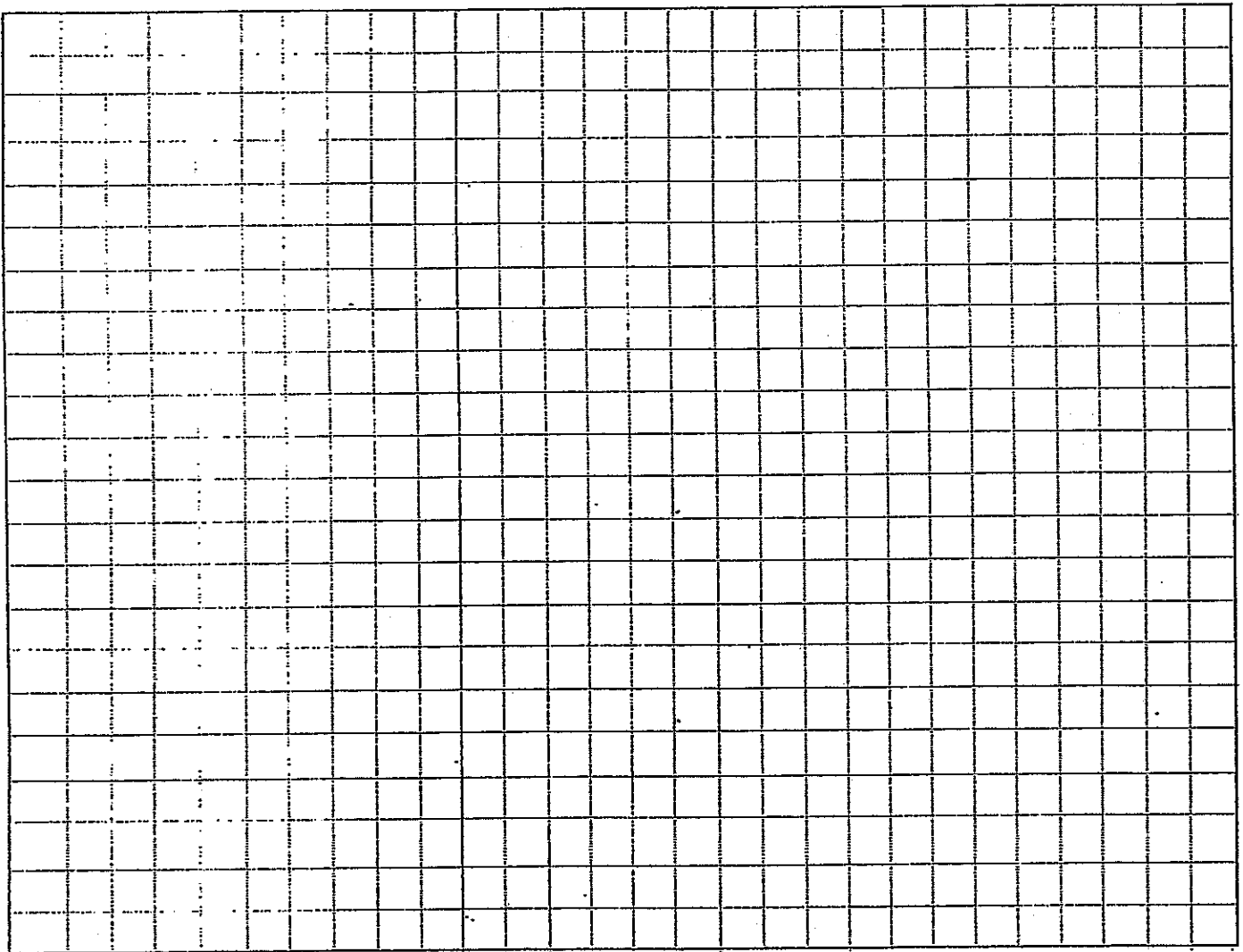
For New Construction and Extensions (only)
Plot Plan

This plot plan must be accurately and submitted with your Permit Application.

The Plot Plan must show the lot dimensions, lot frontage, lot depth, all existing and/or proposed structures and the distances to and from the proposed lines. Distances from existing and/or proposed structures to the property lines are measured from the over hangs (decks, eaves, etc.), which is the closest point of construction to the property lines. Locate and give any size of garage, if any, and if it is attached to the house, show location and size separate from house measurements. Also indicated the street(s) and road(s) by name.

If construction is within a Shoreland area, please indicate the distance from the construction to the normal high water mark and/or edge of wetland.

Comments _____



Town of Wade Building Permit Ordinance

Section 1 Legal Status Provisions.

A. Purpose

The purpose of this Article shall be to provide the Town of Wade with a means of monitoring new construction, additions, and alterations.

B. Administration and Enforcement.

The Code Enforcement Officer (CEO) and the Selectmen for the Town of Wade shall administer the permits and the CEO for the Town of Wade shall enforce them.

C. Validity.

Should any section or provision be declared by the courts to be unconstitutional or invalid, such decision shall not invalidate any other section or provision requiring said permit.

D. Conflict with Ordinances.

This permit shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other rule, regulation, by-law, permit, or provision of law. The higher standard(s) for rules, regulations, by-laws, permits, or provisions of law shall prevail.

E. Validity

- The provisions of this article shall govern construction and will require a building permit for all alterations, additions, and/or new buildings and/or structures larger than 4' x 4' in nature.
- Walks, driveways, earthwork, repairs, renovations, replacement, and/ or normal maintenance not requiring structural elements will not require a permit.
- Decorative changes in existing structures such as residing, re-painting, or the relocation of exits (including windows) will not require a permit.
- All structures shall conform to a setback requirement from a public way.

F. Availability.

A certified copy of this article shall be filed with the Town Clerk, the Town Tax Collector's position, and the Town Garage and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this permit, a list of activities requiring a permit, and required fees shall be posted.

G. Effective Date.

This article shall take effect and be in force from the date of its adoption.

H. Amendment.

Any changes in this permit process may be proposed by a majority vote of the Selectmen, an individual through a request to a selectman, or a written petition of ten (10) percent of the citizens of Wade who voted in the last gubernatorial election and shall be made by action of the voters of the Town of Wade at an Annual or Special Town Meeting after due legal notice of the proposed change as required by the Laws of the State of Maine.

Section 2 Application Process

A. Procedure.

Applications can be obtained from the Code Enforcement Officer (CEO) who will also provide assistance in completing the application to any citizen who so desires it. All building permits shall be filed with the CEO. The CEO will determine approval or disapproval of all applications. If an applicant disagrees with the determination of the CEO, the applicant shall have the right to appeal the decision of the CEO. All appeals must go to the Board of Selectmen. If the applicant disagrees with the Selectmen's decision, the applicant can seek redress via Superior Court.

- B. Substantial Construction:** Following the issuance of a permit, if completion of thirty (30) percent of a permitted structure, measured as a percentage of estimated total cost, has not been made within one (1) year of the date the permit is issued, the permit becomes invalid. The CEO/Selectmen, as appropriate, may renew the permit only once and a new application will be required before construction can continue.

Section 3 Fees.

There shall be no fee for the placement of buildings and/or structures during the first year of this article's inception. Thereafter, it shall be the responsibility of the Selectmen, in consultation with the CEO, to determine if any fees are required. This determination will be made during the first month following the Town of Wade's annual meeting. If no such determination is made, then no fees may be attached until the following year during the same time period. Failure to obtain the required permit prior to construction shall be subject to a fine in the amount of \$50 dollars per day for each day the violation exists.

Section 4 Minimum Construction Standards.

- A.** All new buildings, including additions and alterations, shall adhere to:
- the most current State Mandated Shore Land Zoning Act;
 - the Maine State Plumbing Rules;
 - Required Planning and Land Use laws
- B.** All new structures, regardless of type (stick built, modular, mobile home, etc.) should meet the generally accepted State of Maine standards governing similar types of structures.
- C.** All electrical wiring, apparatus, or appliances for furnishing light, heat, or power shall be in conformity with State of Maine Law and in commentary with approved methods, standards, and practices of construction for safety to life and property.

Section 5 Dimensional Requirements

- A. Lot Size:** No principal structure, including mobile homes (except for mobile homes within mobile home parks), shall be constructed, located, or relocated to a lot with an area of less than one acre (43,560 square feet). No new lots shall be created containing less than 1 acre or 43,560 sq. ft. Existing lots of record are can be built upon providing they meet the required setbacks and the Maine State Subsurface Waste Disposal Rules for lot size.
- B. Lot Size for Multi-Residential Uses:** No lot shall have more than one dwelling unit without approval of the CEO. In the event approval is granted, the CEO shall require at least one acre (43,560 square feet) for each dwelling unit. Dwelling units shall be separated by no less than thirty (30) feet.
- C. Frontage:** No principal structure is to be constructed, enlarged, located, or relocated on a lot having frontage of less than one-hundred (100) contiguous feet. Frontage shall be on a public or private road or way which does not intersect the property on which the structure is located. A lot having road frontage of less than one-hundred (100) contiguous feet, but with a minimum of fifty (50) feet, may be built upon providing the lot must be able to accommodate within its boundaries a rectangle measuring 200 feet by 200 feet. Any structure must be located where the lot's width is no less than one-hundred (100) feet. All other provisions of this Ordinance such as setbacks and lot size shall be met.
- D. Set Back:** No principal or accessory structure shall be permitted on a lot unless it is set back from the front lot line no less than thirty (30) feet or from the roadway centerline no less than sixty three (63) feet, whichever is greater. Side and rear yard setbacks shall be no less than fifteen (15) feet from the side and rear lot lines. All corner lots shall be free from visual obstructions higher than three (3) feet above ground level for a distance of twenty-five (25) feet from the right-of-way line.
- E. Building Height Requirements:** All structures shall be built with consideration being given to power lines and/or other potential hazards. No structure shall be built closer to any potential hazard than the height of the structure. This includes flagpoles, windmills, television or radio towers, etc.

Section 6

Inspection, Violations, and Enforcement

A. Inspection.

1. The applicant is required to notify the CEO in writing at least five (5) days prior to commencing construction. Modifications to the original plans due to unforeseen circumstances, such as property boundaries, relocation of right-of-ways, etc., can be approved by the CEO and/or the Selectmen. It shall be the applicant's responsibility to inform the CEO of the revised plans. The Town shall take any steps necessary to preserve the Town's rights.

B. Violations.

1. No person may commence construction, replacement, relocation, alteration, or addition, of a building and/or structure without first obtaining a building permit.
2. After receiving a building permit, any person who implements construction in a manner other than depicted on the approved application, amendments to the application, or in violation of any condition imposed, where applicable, shall be in violation of this Ordinance.
3. Any false statements on the application deem the application invalid.

C. Enforcement.

It shall be the responsibility of the Code Enforcement Officer to enforce the provisions of this article. The Selectmen or their authorized agent shall take any steps necessary to preserve the Town's rights.

Section 7

Definitions

In the interpretation and enforcement of this article, all words other than those specifically defined in this article, shall have the meaning implied by their context in the article or their ordinarily accepted meaning.

George Howe
George Howe

11-9-09
Date

Nelson Ketch
Nelson Ketch

11-9-09
Date

Freeman R. Corey
Freeman R. Corey

11-9-09
Date

Attest: A true copy of an article entitled "Town of Wade Building Permit Ordinance", as certified to me by the Municipal Officers of the Town of Wade on November 9, 2009

Jana Ketch
Jana Ketch

11/9/09
Date