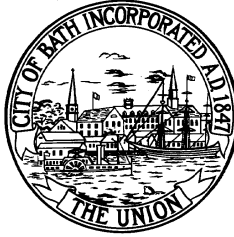


## CITY OF BATH, MAINE

City Hall 55 Front Street

Bath, Me 04530

[www.cityofbath.com](http://www.cityofbath.com)



## CODES ENFORCEMENT OFFICE

Phone (207) 443-8334

FAX (207) 443-8337

TDD (207) 443-8368

# STANDARD CONDITIONS OF PERMIT

1. The permit to which this is attached is the **building permit**. The permit is subject to appeal within 30 days of issuance, as detailed in section 4.13 of the Land Use Code, available on the Codes page of our website. Separate permits are required for plumbing, heating, and electrical work. Building permits are subject to appeal for a period of 30 days from issuance. A building permit expires if the project is not commenced within or lapses for a period of 6 months or if the project is not substantially completed within 18 months. All work must meet applicable codes and ordinances.
2. We ascertain the code compliance of your project to the best of our ability with the data available to us, but there can be legal issues with properties that can affect the feasibility of a project that are not readily apparent. If there are issues/questions about things such as boundary locations, subdivision, merger, etc., we recommend you consult a surveyor or attorney.
3. **Inspections** - For new houses, a preconstruction inspection is required before the house is started to review the location of the house and property lines and ascertain zoning compliance. You will need to have the house location staked and the property lines located for this inspection. We will need to inspect the foundation before it is backfilled if the building has a basement; framing, rough wiring and plumbing before insulating/sheetrocking; and the finished building before it is occupied, as well as any other special inspections that may be required. The inspection deposit you paid with the permit will be refunded when the project is complete, per the text below. All permitted projects require a Certificate of Occupancy before using the structure. Call for inspections at least 24 hours in advance.
4. **Setbacks** - You are responsible for knowing where your applicable property lines are and for meeting the zoning requirements as to setbacks and similar criteria. We will assist you as best we can in meeting the various criteria, but the burden of compliance is on you. Setbacks are measured from the property line to the nearest point on the structure (which is often not the wall). The edge of the road or sidewalk is usually not the front property line. The City usually owns beyond these features. If you're not sure where your property lines are we recommend that you have the land surveyed by a qualified surveyor.
5. **Utilities** - Prior to issuing this permit, we will check our records to locate any City sewer lines that may be buried on your site. New construction must be at least 10' from City sewer lines unless approved by the Director of Public Works. There may be other features that affect your project such as private sewer lines, water lines, power lines (underground and overhead), phone lines, etc. that can affect the code compliance of your project. The burden of ascertaining the existence of and making us aware of these is yours. The Codes Officer can help you with the code aspects of these. Call Dig Safe at 1-800-DIG-SAFE (1-888-344-7233) prior to excavating. They will assist you in locating public utility owned buried features on your site. They do not check for private lines (water, power, sewer, gas, communications). Dig carefully.
6. **Engineering**- If you use trusses, engineered lumber, steel, or a construction method or material not included in the prescriptive requirements of the Building Code, we will need written certification from a licensed architect or engineer that the product is suitable for the intended use. The suppliers of manufactured materials can usually supply these certifications for their products.
7. **Special Inspections**- For some projects, third party inspections, specified and overseen by the engineer on the project, are required for certain construction features as specified in Chapter 17 of

the Building Code. The burden of providing these inspections and associated documentation is the permit applicant's and/or his/her agents.

8. **Carbon Monoxide Detectors-** If the permit to which this sheet is attached is for work at a single or two family house, or townhouses, and the building has fuel fired equipment, or an attached garage, a carbon monoxide detector or detectors must be installed in the building isn't so equipped, powered by the building's electrical system, with battery backup.
9. **Inspection Deposits-** With the exception of blasting permits, an inspection deposit of \$100 or 50% of the permit fee, whichever is greater, but not to exceed \$5000, shall be paid at the time of the permit application. The inspection deposit will be returned to the applicant when the project has been inspected and approved by the Codes Officer. In the case of occupancy or use of partially completed projects (such as occupancy of a house before it's totally completed), the inspection deposit will be returned on a prorated basis, based on what the permit fee and inspection deposit would be for the uncompleted work if a new permit were being secured for that work at that time. If a permitted project or piece of equipment is placed into service and use by the property owner or occupant more than ten days prior to it being inspected, the inspection fee is forfeited to the City.
10. **Certificate of Occupancy** - To qualify for a Certificate of Occupancy for a project, code required sewer, water, egress, smoke, gas, & carbon monoxide detection, light, and heat as applicable) facilities must be in place. For new houses, passing blower door and radon test results must be provided. (A temporary Certificate can be issued for 30 days to allow time to the radon test.) If a building is incomplete, unused/incomplete electrical connections must be secured so that someone cannot touch live parts. Doors without completed steps, stoops, decks, etc. must be secured so that the door cannot be opened by the normal means of opening it. If a project came through site plan review, and the owner wants a certificate of occupancy before the project is finished, such as if the landscaping is incomplete, the owner must bond the cost of the remaining work, with Planning Board approval, per section 12.14 of the Land Use Code, available on the Codes page of our website before the Certificate can be issued.

If you have questions or need further information, let us know.

4-13-24