

Chapter 102. Zoning

ARTICLE II. Administration

DIVISION 3. Permits

Sec. 102-81 **Work requiring permit.**
[Ord. No. 28-1997, § 301.1, 3-4-1997]

In addition to the requirements of the Maine Uniform Building and Energy Code (MUBEC), the State electrical code, the State plumbing code, the site plan regulations (chapter 90), permits required by the state fire marshal's office, and the provisions of this chapter, a building permit shall be required for:

- (1) Any work listed under sections 105 in the current State adopted version of the Maine Uniform Building and Energy Code (MUBEC) and the Current Property Maintenance Code of the City of Belfast as amended, including aAny building construction, addition, alteration and retrofit, for all structures.
- (2) Any modification in the footprint or volume of any structure.
- (3) The construction of a shed, provided that the shed exceeds 64 square feet in floor area or exceeds six feet in height at the eaves or eight feet in height at the peak.
- (4) Retaining walls over 4' in height or supporting a surcharge.
- (5) Curb cuts. Curb cuts are subject to approval of the City highway superintendent and/or state department of transportation and/or City council.
- (6) Fences or stone walls which are more than four feet in height with all construction and/or excavation being entirely within the boundaries of the subject parcel.
- (7) Adding of gravel or fill per district regulations in this chapter.

Sec. 102-82. Work for which permit is not required.

[Ord. No. 28-1997, § 301.2, 3-4-1997]

A building permit shall not be required for:

- ~~(1) Replacement of exterior steps and walkways for single family structures.~~
- ~~(2) Fences or stone walls which are not more than four feet in height.~~
- ~~(3) Alterations of single family structures within any three hundred sixty five day period which do not change the building footprint or volume and the cost of which would reasonably be expected to have a fair market value of less than \$5,000.~~
- ~~(4) Re-siding, re-shingling, changing windows or changing doors on a single family building, providing the cost of the improvement would have a fair market value of less than \$5,000 in a period of one year.~~
- ~~(5) The construction of a shed, provided that the shed does not exceed 64 square feet in floor area, does not exceed six feet in height at the eave or eight feet in height at the peak, and is not used to house motor vehicles and/or animals and is intended for private storage for a single family dwelling structure. The shed may be permitted to be set back at a distance of not less than four feet from the back or side lot line and 30 feet from the road right-of-way.~~

(1) Any work listed under sections 105 in the current State adopted version of the Maine Uniform Building and Energy Code (MUBEC) and the Current Property Maintenance Code of the City of Belfast as amended.

(2) Exclusions from permitting are:

1. One-story detached *accessory structures*, provided that the floor area does not exceed 200 square feet.
2. Fences not over 4 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
10. The construction of a shed, provided that the shed does not exceed 64 square feet in floor area, does not exceed six feet in height at the eave or eight feet in height at the peak, and is not used to house motor vehicles and/or animals and is intended for private storage for a single-family dwelling structure. The shed may be permitted to be set back at a distance of not less than four feet from the back or side lot line and 30 feet from the road right-of-way.

Sec. 102-84 After-the-fact permits.
[Ord. No. 28-1997, § 301.4, 3-4-1997]

~~All after-the-fact building permits shall have a fee of \$150 for all single-family property permits and \$300 for all others. This fee is in addition to the appropriate permit fee. Issuance of an after-the-fact permit shall not be construed as relieving the applicant from any liability for construction activity undertaken in violation of this chapter prior to the issuance of a building permit.~~

All after-the-fact building, electrical and plumbing permits shall have a fee of two times the regular permit cost. Issuance of an after-the-fact permit shall not be construed as relieving the applicant from any liability for construction activity undertaken in violation of this chapter prior to the issuance of a permit. Continued repeat offenders will be issued a full notice of violation and will be subject to fines of \$150.00 to \$2,500.00 per day per violation pursuant to M.R.S.A Title 30-A Section 4452.