

CHAPTER 3. RESERVED**CHAPTER 3A. BUILDING CODE**3A.1 Purpose3A.3 Fees3A.5 Appeals3A.2 Permits3A.4 Violations and Penalties3A.6 Effective Date**Article 3A.1 Purpose**

The Town of Rangeley adopts and enforces the Maine Uniform Building and Energy Code (“M.U.B.E.C.”), as authorized by 10 M.R.S.A. Section 9724 (1-A) and as may be amended from time to time. The Code Enforcement Officer of the Town of Rangeley shall serve as the building official as defined in 25 M.R.S.A. Section 2371 and shall be responsible for issuing building permits and certificates of occupancy. The Code Enforcement Officer shall be responsible for inspecting all permitted construction for compliance with all components of M.U.B.E.C., as such components may be revised from time to time by the Technical Building Codes and Standards Board. Administration and enforcement of M.U.B.E.C., including permits, fees, violations, penalties and appeals, shall be in accordance with this Chapter.

Article 3A.2 Permits**Section 3A.2.1 Required**

Permits shall be required for all construction, structural alteration, addition, removal, demolition, relocation, and occupancy of all buildings and structures.

Section 3A.2.2 Expiration

Every permit issued by the building official under the provisions of this Chapter shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 12 months from the issue date of the permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of six months.

A permittee holding an unexpired permit may apply for a one-time extension to up to six months, provided he can show good and satisfactory reasons, and beyond his control the work cannot be commenced within the 12-month period from the issue date.

If the building or work is commenced within the time limits set forth in this section, then the applicant shall be allowed a total of three years from the issue date of the permit to complete the work suitable for occupancy.

In order to review the work on a permit after it has expired, the permittee shall pay a new full permit fee.

Article 3A.3 Fees

Section 3A.3.1 Payment of Fees

A permit shall not be valid until the prescribed fees have been paid. Nor shall an amendment to a permit be released until the additional fee, in any, has been paid.

Section 3A.3.2 Schedule of Permit Fees

For each project, a fee for plan examination, building permit, and inspections shall be paid in accordance with a fee schedule set annually by the Board of Selectmen.

Section 3A.3.3 Work Commencing Before Permit Issuance

Any person who commences work requiring a permit on a building or structure before obtaining the necessary permits shall be subject to a fee established by the Board of Selectmen that shall be in addition to the required permit fees.

Article 3A.4 Violations and Penalties

Any person who violates a provision of this Chapter or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Chapter, shall be subject to penalties in accordance with 30-A M.R.S.A. Section 4452. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Article 3A.5 Appeals

Any person aggrieved by a decision of the Code Enforcement Officer may apply to the appropriate court of jurisdiction within 45 days of the Code Enforcement Officer's decision.

Article 3A.6 Effective Date

This Chapter and the rules, regulations, provisions, requirements, orders and matters established and adopted shall hereby be effective July 1, 2012.