

MAINE UNIFORM BUILDING AND ENERGY CODE

The State has adopted a Building and Energy Code (MUBEC) that requires all buildings in Jay to be constructed in compliance with the Code. As of July 1, 2012, the Town is required to enforce the Code. In 2012 the Town voted to not require building permits and Town inspections. Therefore, compliance inspections will NOT be conducted by the Town. **It is the property owner's responsibility to contract with a licensed Third Party Inspector to conduct all inspections required under the Code.**

Before a Certificate of Occupancy may be issued for any new building, addition, renovation, etc. an inspection report prepared by a State certified Third Party Inspector must be submitted to the Town verifying compliance with MUBEC. A Certificate of Occupancy will only be issued if such a report is submitted. Your bank/mortgage/insurance company/realtor may require proof of this.

A list of certified Third Party Inspectors is available through the State and can be viewed on the Bureau of Building Codes website. For further information, or if you have any MUBEC questions, you may contact: Department of Public Safety, Building Codes and Standards at 624-7007 or on the web at: www.maine.gov/dps/bbcs/index.htm.

Work exempt from inspections, but which still must be built to code, includes:

1. One-story detached accessory structures used as tool/storage sheds/playhouses/similar uses, provided the floor area does not exceed 200 square feet.
2. Fences not over 6 feet high.
3. Retaining walls not over 4 feet high 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 which do not project more than 54 inches from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve a required exit door.

ADDITIONAL REGULATIONS

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| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Deed Restrictions | <input type="checkbox"/> Shoreland Zoning |
| <input type="checkbox"/> Minimum Lot Size | <input type="checkbox"/> Plumbing Permits | <input type="checkbox"/> Floodplain Zoning |
| <input type="checkbox"/> Set Backs | <input type="checkbox"/> D.O.T. Driveway Permit | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Utility Installation | <input type="checkbox"/> E-911 Address | »Over for more detailed information. |

Subdivision Ordinance: The subdivision regulations are part of the Environmental Ordinance and are triggered by the creation of three (3) or more lots or dwelling units within a five (5) year period. If you are planning to divide a lot or building into three (3) or more lots or units, you should contact the Town for additional information. Also, if you own property that is located within a previously approved subdivision, you should be aware that any changes to lot lines within that subdivision require prior approval from the Jay Planning Board.

Minimum Lot Size: If a property is not located in a Subdivision, and is on:

- Town sewer, there is no minimum lot size.
- A private septic system, the minimum lot size is 20,000 sq. ft. (Per Plumbing Rules)

(If the property is located in a Subdivision, it must comply with the Subdivision Ordinance, which is currently 150 ft. road frontage per lot and 40,000 sq. ft. per lot; multi-unit housing requires 20,000 sq. ft. per dwelling unit.)

Setback Requirements: Setback requirements are found in Chapter IV of the Town Way Ordinance and provide, in part, that structures be setback 25 feet from the center line of a roadway, or beyond the established right of way. Objects, other than structures placed within 25 feet of the centerline or within the right of way, are not the responsibility of the Town. Additional setback requirements may be applicable to State highways. The Town does not have setbacks for side boundaries. Property deeds should be reviewed for applicable requirements.

Shoreland Zoning: The Town's Shoreland Zoning Map is located in the Town Office. The Map highlights regulated areas around the Androscoggin River, Seven Mile Stream, Parker Pond, and many other streams and wetland areas. The Shoreland Zone consists of four different districts, having similar and unique requirements. If your property is located near a waterbody, whether pond, river, brook or wetland, you should contact the Town prior to beginning any development.

Floodplain Ordinance: The Town's Floodplain Ordinance regulates the flood areas around the Androscoggin River, Seven Mile Stream, and Parker Pond. Any work in a floodplain area requires a permit from the Town; including filling and moving of earth, building, etc. Maps are available at the Town Office to determine if your property is located within the flood zone.

Plumbing Permits: Plumbing permits are required from the Town of Jay's Plumbing Inspector. For more information or to obtain a permit, please contact Kent Mitchell at 778-1445. For connections to the Town of Jay sewer system, please contact Mark Holt at 645-4246.

Utility Installation Form: Prior to installing services, State law requires utilities to obtain certification that all local permits under Subdivision and Shoreland Zoning requirements have been issued. All utilities should require you to submit a Municipal Certification Form.

This outline is not meant to provide comprehensive guidance to the Town's many regulations. We encourage you to call the Town's Code Officer at 897-6785 if you have any questions or if you need assistance determining if any of the Town's regulations apply to your project. Town Ordinances are available on the Town of Jay website at www.jay-maine.org. Please click on the Town Office heading and then the Ordinance heading to view individual ordinances.