

TOWN OF FARMINGTON
153 Farmington Falls Road, Farmington, ME 04938
207-778-5874

PROJECT REGISTRATION and CONTACT CHECKLIST

| | | | | | |
|-----------------------------------|--------------------------|--------------------------|-----------------------------|--------------------------|-------------------------|
| <input type="checkbox"/> | BUSINESS PROJECT# | <input type="checkbox"/> | RESIDENTIAL PROJECT# | <input type="checkbox"/> | HOME OCCUPATION# |
| | BP | | RP | | HO |
| <input type="checkbox"/> | New Business | <input type="checkbox"/> | New Construction | <input type="checkbox"/> | New Business |
| <input type="checkbox"/> | Expansion | <input type="checkbox"/> | Expansion | <input type="checkbox"/> | Expansion |
| <input type="checkbox"/> | Relocation | <input type="checkbox"/> | Relocation | <input type="checkbox"/> | Relocation |
| MAP _____ LOT _____ | | ZONING _____ | | TRIO _____ | |

Applicant: _____ Address: _____ Phone: _____

Email: _____ Project Location: _____

Project Description: _____

| | | | | | |
|---------------------------|--|--------------------------|---|--------------------------|--|
| CONTACTS REQUIRED: | | | | | |
| <input type="checkbox"/> | Code Enforcement – Zoning, setbacks, signage, ADA, etc. J. Stevens Kaiser 778-5874 | <input type="checkbox"/> | Maine Uniform Building & Energy Code (MUBEC) – Third-Party Inspector (See attached MUBEC Notice) | <input type="checkbox"/> | Assessor – New construction or razing, etc. 778-6530 |
| <input type="checkbox"/> | Licensed Plumbing Inspector – Plumbing and septic permits. Andrew Marble 779-4858 | <input type="checkbox"/> | Waste Water/Sewer Steve Millett 778-4712 Sewer hook-up fees Mavis Gensel 778-6538 | <input type="checkbox"/> | Public Works – New driveway, site distance, and road opening. Philip Hutchins 778-2191 |
| <input type="checkbox"/> | Farmington Village Corp. – Wellhead Protection, public water connection fees. 778-4777 | <input type="checkbox"/> | Fire Rescue – Chief T. D. Hardy 778-3235 | <input type="checkbox"/> | E-911 Addressing – Terry Bell 778-3235 (A COPY OF THIS FORM MUST BE SUBMITTED TO FIRE RESCUE) |
| Other Contacts: | | | | | |
| <input type="checkbox"/> | DIG SAFE 1-888-344-7233 | <input type="checkbox"/> | Town Clerk 778-6538 | | |
| <input type="checkbox"/> | State Electrical Inspector 592-7903 | <input type="checkbox"/> | Executive Assistant 778-6538 | | |
| <input type="checkbox"/> | State Fire Marshal 626-3870 / 592-3508 | <input type="checkbox"/> | Police Chief Kenneth Charles 778-6311 | | |
| <input type="checkbox"/> | CMP (General Information) 1-800-750-4000 | <input type="checkbox"/> | DEP 1-800-452-1942 | | |
| <input type="checkbox"/> | Franklin County Soil and Water Conservation District 778-4767 | <input type="checkbox"/> | Dept. of Health and Human Services 287-3707; (INSP) 287-5671 | | |
| <input type="checkbox"/> | Other: _____ | | | | |

By signing, I acknowledge that I have read and understand the above requirements.

Applicant's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

Maine Uniform Building and Energy Code (MUBEC)

On July 1, 2012, the Maine Legislature imposed the Maine Uniform Building and Energy Code (MUBEC) on all Towns over 4,000 in population, including Farmington. As of this date, all residential and commercial building construction done within Town limits must meet this Code. As of September 19, 2019, the Legislature expanded MUBEC to be applicable throughout all towns in Maine.

To certify compliance with MUBEC, the owners of all residential and commercial building construction projects, and/or their designated contractors, agents, vendors, or consultants, must retain the services of a State-certified Third-Party Inspector (TPI). The Town of Farmington will only issue Certificates of Occupancy under 25 M.R.S. §2357-A for completed MUBEC-applicable residential or commercial projects that have furnished documentation of TPI confirmation of MUBEC compliance to the Code Office.

The Town maintains a reference list of TPIs, at the Code Office in the Municipal Building at 153 Farmington Falls Road, Farmington, Maine (207-778-5874). The Town's Code Enforcement Officer can assist in determining whether MUBEC applies to a project or not. The TPI list may also be found at: https://www.maine.gov/decd/sites/maine.gov/decd/files/inline-files/TPI_list_0.pdf There are certain exemptions from MUBEC, such as mass timber (log homes), earth berm construction, and experimental buildings (straw bale, etc.).

Building supply businesses, contractors, architects, and engineers are generally knowledgeable in MUBEC, and property owners undertaking building construction, or their designated contractors, agents, vendors, or consultants, must require MUBEC-compliant materials and designs when specifying projects. Many contractors, architects, and engineers are also certified as MUBEC TPIs.

MUBEC consists of the following codes:

- the 2015 International Residential Code (IRC);
- the 2015 International Building Code (IBC);
- the 2015 International Existing Building Code (IEBC);
- the 2009 International Energy Conservation Code (IECC);
- the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Code at 62.1 - 2013 (Ventilation for Acceptable Indoor Air Quality);
- the ASHRAE Code at 62.2 - 2013 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings);
- the ASHRAE Code at 90.1 - 2013 (Energy Standard for Buildings except Low-Rise Residential Buildings); and
- the American Society for Testing & Materials (ASTM) Code at E-1465-08, (Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings).

The owners of all residential and commercial building construction projects, and/or their designated contractors, agents, vendors, or consultants, must also comply with (including, but limited to) the State Plumbing Code, the National Electrical Code (NEC – NFPA 70), the International Mechanical Code, NFPA 101 (Life Safety), NFPA 54, 55, 56, 58 (Propane), 25 M.R.S. §§2452 & 2465 (chimneys, vents, fireplaces, solid-fuel burning appliances), and 32 M.R.S. §18101 et. seq. (Maine Fuel Board Laws & Rules), and all other laws, rules, regulations, and standards applicable in the State of Maine.

E. Dimensional Requirements:

Lots in all Zoning Districts outside the Shoreland Zoning District shall meet or exceed the following requirements:

| | General | Residential | Village | Village | Village | Village | Residential | Farm & |
|---|---|---|----------|----------|--------------|---|---|---|
| | Purpose | Light | Comm. | Business | Business | Residential | District | Forest |
| | District | Comm. | District | District | Historic | District | | District |
| | | | | | District (A) | | | |
| Minimum lot area SF (B) | | | | | | | | |
| With public sewer | 40,000 | 40,000 | 40,000 | 40,000 | 450 | 15,000 | 40,000 | 40,000 |
| Without public sewer | 60,000 | 60,000 | 50,000 | 50,000 | N/A | 25,000 | 50,000 | 50,000 |
| Maximum residential density in OSRD (C) | 4 units per acre after subtracting 50% open space | 4 units per acre after subtracting 50% open space | N/A | N/A | N/A | 4 units per acre after subtracting 50% open space | 4 units per acre after subtracting 50% open space | 4 units per acre after subtracting 50% open space |
| Minimum frontage (feet) | 150 (D) | 100 (D) | 100 | 100 | 20 | 75 | 100 (D) | 150 (D) |
| Minimum frontage on internal road serving OSRD (E) | 75 | 75 | N/A | N/A | N/A | 75 | 75 | 75 |
| Minimum setback (feet) | | | | | | | | |
| Front | 50 | 50 | 35 | 35 | (F) | 20 | 35 | 35 |
| Side | 25 | 15 | 15 | 15 | 0 | 10 | 15 | 15 |
| Rear | 25 | 15 | 15 | 15 | 15 | 15 | 20 | 20 |
| Minimum front setback from edge of pavement for internal roads serving OSRD | 20 | 20 | N/A | N/A | N/A | 20 | 20 | 20 |
| Maximum lot coverage | 75% | 60% | 70% | 70% | 99% | 50% | 40% | 50% |
| Building height limits | 56' | 56' | 56' | 56' | (G) | 56' | 56' | 56' |

Height limits do not apply to towers, antennas, or agricultural silos. Side and rear setbacks shall be measured from property boundary lines. Front setbacks established above shall be measured from the Setback Starting Point as described below in the section entitled Setback Starting Point, except with regard to the front setback from internal roads serving an OSRD. Setbacks apply to all structures except signs, landscaping, fences, and parking lots. The minimum setback from property lines for driveways in all Districts shall be ten feet (10). Where abutters elect to share a single driveway on or near their common boundary line there shall be no setback required.

The performance standards, dimensional requirements, and definition specific to Open Space Residential Development (OSRD) are only applicable to those individuals or entities voluntarily choosing to submit an OSRD project application and plan to the Town of Farmington Planning Board per 11-8.11.I.4 (a) in the Town of Farmington Zoning Ordinance for OSRD approval and permit and, as such, said OSRD standards and requirements are entirely elective and self-imposed by said individuals or entities. The OSRD performance standards, dimensional requirements, and definition apply to no other types of land-use development or projects in Farmington, whether before the Planning Board or not.

- (A) The Village Business Historic District is a sub-classification within the Village Business District. Dimensional requirements in this category apply to properties with frontage in these areas: Main Street from Anson Street to Academy Street; Broadway from High Street to the 100-year floodplain boundary of the Sandy River; and Front Street from Park Street to Depot Street.
- (B) Minimum lot area does not apply in an Open Space Residential Development. See maximum residential density in OSRD.
- (C) A density bonus may be applied as provided in the Performance Standards, Section 11-8.11.1 (8).
- (D) Backlots with frontages between fifty feet (50) and these minimums may be built on if structures are set back a minimum of two hundred fifty feet (250).
- (E) Minimum frontage in OSRD applies only where individual lots are created.
- (F) No closer to the street than side-abutting buildings, except when a sidewalk exists, the setback shall be no closer than the building edge of said sidewalk (the edge of the sidewalk which lies farthest from the traveled way).
- (G) No taller than the highest existing building in this district as of enactment of these requirements.

*Please return this required form to the
Town of Farmington's Assessing Office*

Building Notification Form

MAP _____ LOT _____
TRIO # _____
DATE _____

PROPERTY OWNER _____ PHONE# _____

MAILING ADDRESS _____

TOWN _____ ZIP CODE _____

PROJECT LOCATION _____

CONTRACTOR _____ PHONE# _____

Is any part of this property or project located in any of the following?

Shoreland Zone _____ **Floodway** _____ **Floodplain** _____

PROJECT DESCRIPTION _____

****Public Sewer: YES or NO (please circle)**

Number of plumbing fixtures: Presently _____ Proposed _____

Number of bedrooms: Presently _____ Proposed _____

Estimated Start Date: _____ Estimated Completion Date: _____

Please draw a sketch of the project showing dimensions and placement of building(s).

**The Town now has building setback requirements that could affect your project.
Please check with the Code Enforcement Officer concerning the standard.**

The above information provides accurate information concerning the project described.

SIGNATURE _____ **DATE OF NOTIFICATION** _____

TOWN OF FARMINGTON

Building Notification Ordinance

Section 1: Scope and Purpose:

It is the purpose of this Ordinance to require that the Town Assessor's Office be notified of all building projects in order to allow the Town to maintain accurate records of such projects and to allow for a fair distribution of the Town's tax burden.

Section 2: Definition:

"Building Project" is defined as **any** of the following activities:

1. New construction of a structure or building.
2. Addition or structural modification of any existing structure or building in excess of fourteen hundred dollars, (\$1,400.00) in material costs.
3. Demolition of a structure or building.
4. Installation of a mobile home.

Section 3: Exemptions:

Normal upkeep and maintenance of existing structures and buildings, such as painting, roof shingling, repair of broken windows and doors, etc. shall not require notification.

Section 4: Procedure:

Before any building project may commence, the person, business, or corporation responsible for same shall notify the Assessor's Office by completing and submitting the Notification Form provided by the office.

Section 5: Penalty:

This Ordinance shall be administered and enforced by the Assessor's Office. Any person, business or corporation failing to submit the proper notification prior to commencement of the building project shall be subject to a civil penalty of one hundred dollars (\$100.00).

Effective: March 14, 1989

This is a true copy of the "Building Notification Ordinance" submitted by the Town Manager's/Selectmen's Office.

Leanne E. Dickey – Town Clerk
April 3, 2000