

CHAPTER THREE

BUILDING PERMIT ORDINANCE

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TOWN OF BRADLEY
BUILDING PERMIT ORDINANCE

The Town of Bradley hereby ordains that the following Building Permit Ordinance be adopted, effective April 1, 1991:

PREAMBLE: The purpose of this Building Permit Ordinance is to provide for public safety, health, and welfare by establishing regulations for the construction, major alteration, relocation, or replacement of dwelling units and other structures in the town of Bradley, Maine. This Building Permit Ordinance provides for the issuance of permits, and prescribes penalties for violation of the provisions of this Ordinance.

SECTION 1 ADMINISTRATION

This Ordinance shall be administered by the Code Enforcement Officer of the Town of Bradley, or his/her authorized agent.

SECTION 2 BUILDING PERMIT REQUIRED

A building permit shall be obtained by the owner for the following:

A. For any type of structure larger than 100 square feet, including but not limited to:

1. New construction
2. Manufactured structures
3. Pre-built structures
4. In-ground structures, i.e. swimming pools

B. If a structure is being converted from one use to another, i.e. single family to multifamily usage.

SECTION 3 BUILDING PERMIT NOT REQUIRED

A building permit is not required for the following:

- A. Replacement of roofing, siding, flooring, windows, doors, plumbing fixtures, cabinets, heating units, chimneys, and/or items which require periodic replacement.
- B. Addition of open structures 100 square feet or under.
- C. Addition of enclosed structures 100 square feet or under.

SECTION 4 FEES

The fee for all building permits shall be \$10.00, plus \$.50 per one thousand dollars of value, with a maximum fee of \$35.00.

SECTION 5 APPLICATION

The application for a building permit shall be in writing and shall be made in such form as specified by the Bradley Planning Board. Said application shall contain a description and/or sketch of the proposed new, altered, or relocated building, or the addition proposed. The application shall be filed in the Bradley Town Office.

SECTION 6 PERMIT APPROVAL

The Code Enforcement Officer, or his/her authorized agent, after proper examination of the application for a building permit, shall either issue the permit as requested, or transmit notice of refusal to the applicant within ten (10) business days of the date of application. Notice of refusal shall be in writing and shall state the reason(s) therefor.

SECTION 7 BOARD OF APPEALS REVIEW IF PERMIT REFUSED

The Board of Appeals of the Town of Bradley shall have the authority to review any permit application denied by the Code Enforcement Officer. The applicant shall make a written request for review by the Board of Appeals within thirty (30) days of the receipt of notice of the decision made by the Code Enforcement Officer regarding the building permit application. The Board of Appeals shall review the building permit application within thirty (30) days of the receipt of a request for review. Upon review of the application, the Board of Appeals shall have the authority to grant variances of the provisions of this Ordinance for specific unforeseen individual circumstances. The Board of Appeals shall render a decision to the applicant as to the approval or denial of a building permit in writing.

SECTION 8 PERMIT LIFE

All building permits shall be valid for one year from date of issuance.

SECTION 9 DISPLAY OF PERMIT

Every building permit issued shall be clearly visible for inspection purposes, and shall not be removed until all work covered by the permit has been completed. The applicant will be responsible for keeping the building permit legible at all times.

SECTION 10 GENERAL REQUIREMENTS FOR A BUILDING PERMIT TO BE ISSUED

Any and/or all other permits and requirements shall have been met prior to the issuance of a building permit. These include, but are not limited to:

- a. Plumbing permit
- b. Shoreland Zoning permit
- c. Floodplain Management rules and regulations
- d. Subdivision rules and regulations

- e. Any and/or all other State and Federal requirements that may apply

SECTION 11 VIOLATIONS

Complaints or charges against violators of the provisions of this Building Permit Ordinance may be commenced by the Code Enforcement Officer, his/her authorized agent, or by the Municipal Officers. The applicant retains the right to have any complaint or charge of violation of the Building Permit Ordinance brought before the Board of Appeals.

Individuals found in violation of the provisions of this Ordinance shall be punished by a fine of one hundred dollars (\$100.00) per violation. All violations of this Ordinance shall be corrected within ninety (90) days of a decision from the Code Enforcement Officer that a violation has occurred. If said violation is not corrected within ninety (90) days, another one hundred dollars (\$100.00) shall be fined the violator, and one hundred dollars (\$100.00) shall be fined each consecutive ninety (90) days thereafter until the violation is corrected.

SECTION 13 SEVERABILITY CLAUSE

If any section, subsection, paragraph, sentence, clause, or phrase of the Ordinance should be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION 14 EFFECTIVE DATE

This Building Permit Ordinance shall be in full force and effect according to the provisions set forth by the Bradley Town Charter (Section 9).

SECTION 15 AUTHORITY

This Ordinance is enacted pursuant to the authority given the town in 30 MRSA, 1917.

AN ORDINANCE AMENDING
THE BUILDING PERMIT ORDINANCE OF
THE TOWN OF BRADLEY

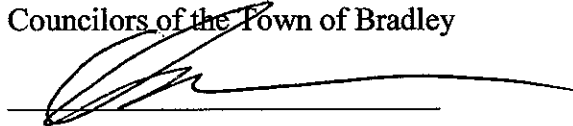
1. Amend the Building Permit adopted April 1, 1991 as follows:

SECTION 4 FEES

The fee for all building permits shall be ~~<\$10.00 plus \$.50 per one thousand dollars of value, with a maximum fee of \$35.00>~~ \$10.00 for the first one thousand dollars of value, and \$1.00 for each additional one thousand dollars of value, with no maximum.

Enacted and Ordained into an ordinance the 19th day of April 2005, Councilors of the Town of Bradley of Penobscot County in lawful session duly assembled.

Councilors of the Town of Bradley

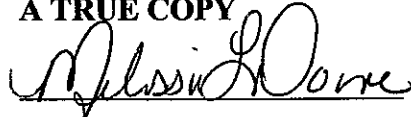


Lillian Coulter

Sally Short

Andrew Wilcox

A TRUE COPY



Attest: Town Clerk

Melissa L. Doane

PUBLIC HEARING PROPOSED 2005/2006 MUNICIPAL BUDGET
May 6, 2005

Members Present: Chairman Oscar Emerson (Arrived Late), Audrey Wilcox, Sally Strout, and Lillian Coulter. Bonnie Cote was excused.

Staff Present: Interim Manager Melissa Doane and Note Taker Cindy Liepold.

Open Public Hearing Councilor Strout opened the meeting at 4:35pm with a Roll Call of members and Staff present. There was no public present, public hearing closed.

Open Town Council Meeting: Councilor Strout opened Town Council Meeting. Manager Doane noted that a motion is needed to reconsider the Budget amendment. Motion made by Councilor Wilcox to amend the 2005/2006 fiscal year budget as presented at public hearing motioned seconded by Councilor Coulter. There is no discussion and Council Strout open to vote on the Amended Budget for 2005/2006, Councilors Wilcox, Coulter and Strout all yea on the Amended Budget. Motion carries.

New order of business is brought by Councilor Strout to put forth a motion on the Bob Miller recommended rewording of the Building Permit Ordinance Amendment Adopted 4/19/05. Motion made by Councilor Wilcox to reworded building permit ordinance amendment adopted 4/19/05:

From: "The fee for all building permits shall be \$10.00 for the first one thousand dollars of value, plus \$1.00 per one thousand dollars of value, with no maximum."

To: "The fee for all building permits shall be \$10.00 for the first one thousand dollars of value, and \$1.00 for each additional one thousand dollars of value, with no maximum."

Councilor Emerson seconded Councilors, Strout, Wilcox, Emerson and Coulter voted yea. Motion carries.

Adjourn: Councilor Strout asked for motion to adjourn at 4:45pm. Councilor Wilcox made the motion and Chairman Emerson seconded the motion. Councilors, Strout, Wilcox, Emerson and Coulter voted yea. Motion carries.

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Councilors of the Town of Bradley

Bonnie M. Goss
Judith Wilcox
Sally Stout
Lillian Coulter
[Signature]

A TRUE COPY

Melissa L. Doane

Attest: Town Clerk

Melissa L. Doane