

**NOTE TO BELFAST PLANNING BOARD**  
**MARCH 10, 2022**  
**PROPOSED CODE AND PERMITTING ORDINANCE AMENDMENTS**  
**FROM BUB FOURNIER, DIRECTOR OF PLANNING AND CODES DEPARTMENT**

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PROPOSED CODE UPDATES – Chapter 74

The City of Belfast has been required to implement and enforce the adopted state-wide building code, the Maine Uniform Building and Energy Code (MUBEC), since December 2010. When the state-wide code was adopted, it replaced local building codes in Belfast and all other Maine municipalities. At present, MUBEC is applicable in all municipalities across the State and must be enforced by those with a population over 4,000.

As part of MUBEC, the State adopts more recent versions of the national codes when required. At present, MUBEC consists of the following parts:

- 2015 International Residential Code (IRC) for one-two family residential
- 2015 International Building Code (IBC) for all other construction
- 2015 International Existing Building Code (IEBC) for construction on existing buildings
- 2015 International Energy Conservation Code (IECC) for all buildings
- 2015 International Mechanical Code (IMC) for all buildings
- 2016 American Society of Heating, Refrigerating and Air-Conditioning Engineers, Standards (ASHRAE) 62.1-2016 62.2- 2016 and 90.1-2016 (Energy Standard for Buildings except Low-Rise Residential Buildings)
- 2008 American Society for Testing and Materials (ASTM), E-1465-08, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings
- Various additional laws and standards are applicable as referenced throughout the above codes

In October/November 2012, the City of Belfast adopted MUBEC as amended at the time. The attached proposed draft ordinance language for review by the Planning Board at this time would bring the City's adoption up to date with the currently adopted MUBEC codes and standards.

Additionally, the City's Plumbing and Electrical codes are proposed to be updated pursuant to the currently adopted State codes including the International Association of Plumbing and Mechanical Officials 2021 Uniform Plumbing Code (UPC) and the 2020 edition of the National Electrical Code (NEC), National Fire Protection Association (NFPA) standard #70.

Finally, the City's currently adopted 1996 BOCA Property Maintenance Code is proposed to be replaced with the 2021 International Property Maintenance Code. It has become increasingly hard to locate a complete copy of this outdated code. Staff is proposing adopting the most current and widely adopted version of the Property Maintenance Code. This code is not a part of MUBEC, and its adoption is not mandated by the State. Belfast adopted the current Property Maintenance Code in 1996 and it has been amended as recently as 2004. The Property Maintenance Code enables the Code Enforcement Officer (CEO) to enforce standards for existing properties that are not necessarily under construction. The Property Maintenance Code's scope covers existing premises, structures, lighting, equipment, ventilation,

space heating, sanitation, protection from elements, and life safety. The Belfast CEO uses this code when made aware of potential property maintenance issues to determine if a property is in compliance.

#### PROPOSED ORDINANCE AMENDMENTS REGARDING PERMITTING – Chapter 102

Chapter 102, Division 3 Permits, Sections 102-81 through 84 of the City Code of Ordinances describes specific permitting requirements in the City of Belfast. In September 2021, Planning and Codes staff approached the City Council to discuss the need to address unpermitted work, “after-the-fact” permitting fees, and adopting the new code versions outlined above. Staff recommended at that time that the City pursue code updates and modifying applicable “after-the-fact” fees to incorporate double permit fees for work occurring before being benefitted by a permit. City Council directed staff to work on drafting language for these amendments. The attached proposed Ordinance amendments to Chapter 102 reflect these changes and are consistent with MUBEC, the applicable State Plumbing and Electrical Codes and our local requirements. These changes will enable the Code Enforcement Officer to enforce the adopted codes in a fair and consistent manner to ensure buildings and properties in Belfast are maintained and constructed with minimum standards.

All existing unchanged text in the proposed Ordinance amendment is in **BLACK**.

All deleted text from the in the proposed Ordinance amendments is in ~~BLUE STRIKETHROUGH~~.

All new text in the proposed Ordinance amendment is in **RED**.