
TOWN OF KNOX
BUILDING ORDINANCE

Attested by Carol E. Wentworth
Town Clerk

Updated March 21, 2015

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BUILDING ORDINANCES

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Building Ordinances

An ordinance designed to protect the values of the Town and promote the health, safety, and welfare of the inhabitants of the Town by regulating the location and minimum construction standards for new construction, additions, relocations, and replacement of buildings. (Amended Mar. 2, 1994)

Section I DEFINITIONS

- A. **Dwelling.** A building or mobile home used for family occupancy, a home.
- B. **Lot.** A parcel of land containing two acres or more.
- C. **Backlot.** Any lot that does not meet the 200' road frontage requirement. Such lots must meet all other criteria. Adopted March 17, 2001.
- D. **Right of way.** All rights of way shall be deeded and be 50' or more wide. Adopted March 17, 2001.
- E. **Accessory Buildings.** Any constructed building that is 200 square feet or less and no more than 15' high. No accessory building will be permitted to have a sewage system. The criteria as stated will be reflected in Section V,B1.(e) and Section V,3,(f) as the criteria will be the same. Adopted March 21, 2015.

Section II LOCATION

- A. **Size of lot.** Revised March 20, 1976 from 20,000 square feet to 2 acres.
 - 1. **Limit.** One dwelling or mobile home per lot.
 - 2. **Exception.** Existing dwellings that burn, if construction is started within one year by original owner.
- B. **Frontage.** The minimum frontage along one road for any lot shall be 200 feet.
- C. **Setback.** All buildings shall be set back at least 60 feet from the nearest traffic lane and 25 feet from side lot line.
- D. **Backlot.** Any lot that does not meet the 200' road frontage requirement. Such lots must meet all other criteria. Revision effective March 17, 2001.

Section III **MINIMUM CONSTRUCTION STANDARDS**

- A. **Roof Construction.** The roofs of all buildings shall be covered with a non-combustible or fire resistant roofing material.
- B. **Chimney Construction.** Chimney construction will meet NFPA 211 standards- Maine State Code.
- C. **Sewage Disposal.** All dwellings shall be connected to a sewage disposal system in accordance with the requirements of the laws of the State of Maine.
- D. **Electric Wiring.** All electric wiring shall be done in accordance with the laws of the State of Maine.
- E. **Heating Systems.** All heating systems shall comply with the laws of the State of Maine.

Section IV **MOBILE HOMES**

- A. All mobile homes shall be set upon 4 inches of reinforced concrete or cement (pilings 12 inches below grade), or frost wall below frost line.
- B. No mobile home shall be occupied until sewage system is complete. (Amended Mar. 2, 1994)
- C. A building permit shall be obtained for all replacement or re-sited mobile homes.
- D. All mobile homes, regardless of date of manufacture, will meet reasonable safety and design standards.

Section V **ADMINISTRATION**

- A. **Building Inspection.** A Code Enforcement Officer shall be appointed annually by the Selectmen.
- B. **Duties and Rights of Code Enforcement Officer.**
 - 1. **Building Permits.** The application for a permit shall be in writing and shall be in such form as the Planning Board and Code Enforcement Officer shall prescribe and shall contain a description of the proposed new construction, exterior enlargement, location, or relocation contemplated. The application must also state the use to which the building will be put and the source of water and method of sewage disposal if required for building usage. If plumbing and/or sewage disposal is

required, the application for a building permit must be accompanied by a plumbing permit. If an application is approved for a building which does not require plumbing or sewage disposal and the use subsequently changes to one which does require plumbing or sewage disposal, a new application for a must be submitted by the owner or occupant and the necessary plumbing permits must be attached. All applications will be reviewed by Knox Planning Board before issuance. Knox Planning Board or Code Enforcement Officer will accept any applications for building permits up to 3 days prior to regular meeting to be reviewed at the Planning Board's earliest convenience.

(a) The building permit fees shall be as follows:

\$15.00	\$0 to \$5000.00
\$30.00	Over \$5000.00 to 50000.00
\$60.00	Over \$50000.00 to \$100000.00
.12%	Shall be figured of the total cost for \$100,000.01 and over.

Revision effective March 17, 2001.

1. Revision effective March 11, 1995:

To authorize Building Inspector to approve any building requests under \$10,000, which meet all state and town requirements.

Fees to be paid to Town of Knox at time of issue of permit on estimated cost. Cost of permits to be adjusted based on assessed value and to be sent to owner with first tax bill.

- (b) Building permits shall be good for one year after date of issue. All building permits shall be void, unless work thereunder is commenced within one year from the date of issuance.
 - (c) Any work commencing prior to issuing of permit, your permit fee will double.
 - (d) A building permit is not necessary if enclosed floor space is not increased, i.e. If a deck is to be enclosed, then a permit is required, but if an attic is to have a dormer, no permit is necessary.
 - (e) New construction of separate or free standing accessory buildings of less than 200 square feet and less than 15 feet in height shall not require a permit. (Limit of 2 such buildings per lot) 3 or more require a permit. (This limit does not include doghouses.) Adopted March 21, 2015.
2. Inspection During Construction. The Building Inspector shall inspect all buildings during construction, as he deems necessary, to insure compliance with this ordinance.
3. Right of Entry. The Building Inspector shall be allowed to enter, at any reasonable hour, any building for the purpose of inspection.

- (f) New construction of separate or freestanding accessory buildings of less than 200 square feet and less than 15 feet in height shall not require a permit. (Limit of 2 such buildings per lot) 3 or more require a permit. (This limit does not include doghouses.) Revision effective March 21, 2015.

Section VI. **CERTIFICATION OF OCCUPANCY**

- A. It shall be unlawful to use or occupy, or permit the use or occupancy of converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued therefore by the Code Enforcement Officer and endorsed to the effect that the proposed use of the building or land conforms with the requirements of ordinances of the Town of Knox, minimum state standards and state plumbing codes as required in the State of Maine Plumbing Code. Revised March 18, 2006.
- B. **Occupancy Permit Fee:**
A fee of \$25.00 per occupancy will be assessed. Revised March 18, 2006.
If building is occupied without Permit, the fee will double.
- C. **Rental Property:**
It shall be unlawful to use or occupy or permit the use of occupancy of converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued therefore by the Code Enforcement Officer and endorsed to the effect that the proposed use of the building or land conforms with the requirements of the ordinances of the Town of Knox, minimum state standards and state plumbing codes as required in the State of Maine Plumbing Code every other year or the closest new occupancy to 1-½ years on residential rental property. Revised March 18, 2006.

Section VII. **APPEALS**

- A. The Selectmen shall appoint a Board of Appeals. The Board of Appeals shall have the authority to grant a variance from the terms of this ordinance where necessary to avoid undue hardship, provided there is no substantial departure from the intent of the ordinance.
- B. Any ruling of the Building Inspector may be appealed to the Board of Appeals and to the Superior Court as provided under the laws of the State of Maine.

Section VIII. ENFORCEMENT

- A. Whenever the Building Inspector is satisfied that the provisions of this ordinance are being violated, he shall notify the person responsible for the violation in writing. He shall also give a copy of his written notice to the Board of Appeals.
- B. Any person or corporation found guilty of violating any provision of this ordinance shall be subject to a fine of not more than \$50.00 for each offense. Each day in which a violation is proved to exist shall constitute a separate offense under this section.

Section IX. AMENDMENT

- A. Any change in this ordinance must be made by action of the Voters of the Town at an Annual or Special Town Meeting after due notice of the proposed change as required by the laws of the State of Maine.

Section X. GENERAL

- A. **Effective Date.** This ordinance shall take effect upon its passage.
- B. **Validity.** If any section, clause, provision, or phrase of this ordinance shall be held to be invalid or unconstitutional by any Court or competent authority, such holding shall not affect, portion, or phrase of this ordinance.

Section XI. ACCESSORY BUILDINGS (Used other than living quarters for humans)

No accessory building shall be built within 60 feet of the highway, street, right of way, or nearer than 200 yards of buildings used for living purposes owned by others provided such accessory buildings are to be used for the disposal of human waste, industrial, or commercial purposes, or in any way, can be considered a nuisance or cause the depreciation of neighboring property values. This provision may be waived by the Board of Appeals.

SPECIAL CASES: In cases of new construction located in Knox, the Board of Appeals may grant a variance from the terms of this ordinance where necessary to avoid undue hardship, provided there is no substantial departure from the intent of this ordinance. In case of buildings used for seasonal occupancy, the Board of Appeals will consider each case on its merits and location and waive any provision of the building regulations, which in its considered judgement appears desirable.

SECTION XII. ACCESS ORDINANCE.

1. Purpose. The purpose of this access ordinance standard is to protect the public safety, the public road network, to maintain the arterial function and to preserve Knox's rural character. Revision effective March 20, 2004.
2. Applicability. The access management standard applies to the following activities for which a permit must be obtained before the beginning of construction. This will include a \$15. fee to cover the cost of inspections. Revision effective March 20, 2004.
 - A. Installing a driveway or road that will access the town road network. Revision effective March 20, 2004.
 - B. Installing a driveway or road that will access the state road network Route 137, Route 139, Route 220 and the Webb Road. Revision effective March 20, 2004.
3. Administrative. The Selectmen or authorized designee is responsible for administrating driveway and road permits. The planning board will review driveways and roads associated with projects undergoing subdivisions, as well as managed access permits in cooperation with the Selectmen or their designee. Revision effective March 20, 2004.

SECTION XIII. TRASH AND WASTE

1. Yard and leaf waste will be prohibited from the weekly roadside garbage pickup. Enacted Mar. 1, 1995.