

TOWN OF BRUNSWICK, MAINE

85 Union Street
Brunswick, ME 04011
www.brunswickme.org



CODES ENFORCEMENT OFFICE

Phone: (207) 725-6660
Fax: (207) 725-6663

STANDARD CONDITIONS OF PERMIT

1. The permit to which this is attached is the **Building Permit**. Separate permits are required for plumbing and electrical work. Building permits are subject to appeal for a period of 30 days from issuance. A building permit expires if the project has not commenced or is suspended or abandoned for a period of 6 months. All work must meet applicable codes and ordinances.
2. We ascertain the code compliance of your project to the best of our ability with the data available to us, but there can be legal issues with properties that affect the feasibility of a project that are not readily apparent. If there are issues/questions about things such as boundary locations, subdivision, merger, etc., we recommend you consult a Maine licensed surveyor or attorney.
3. **Inspections:** For new residential construction, we will need to inspect the foundation after drainage and damp proofing are installed and before it is backfilled. Commercial construction also requires a rebar inspection. Framing, rough electrical and plumbing must be inspected before insulation or sheetrock. Air sealing and insulation per energy code requirements must be inspected before they are covered. If applicable, inspections for fire rated construction or special inspections noted on the permit are required. A final inspection should take place prior to occupancy. Please **PROVIDE 24 HOUR NOTICE** when requesting an inspection.
4. **Setbacks:** **You are responsible for knowing where your applicable property lines are and for meeting the zoning requirements as to setbacks and similar criteria.** We will assist you as best as we can in meeting the various criteria, but the burden of compliance is on you. Setbacks are measured from the property line to the nearest point on the structure. The edge of the road or sidewalk is usually not the front property line. The Town usually owns beyond these features. If you're not sure where your property lines are we recommend that you have your land surveyed by a Maine licensed surveyor.
5. **Deed and/or Other Restrictions:** There may be restrictions in your deed such as easements, covenants, prior approvals, etc. that could affect your project. You are responsible for making sure that your project meets any deed restrictions. There can be legal issues with properties that can affect the feasibility of a project that are not readily apparent. If there are issues/questions about things such as boundary locations, subdivision, merger, etc., we recommend you consult a Maine licensed surveyor or attorney.
6. **Utilities:** There may be features that affect your project such as public or private sewer lines, water lines, power lines, phone lines, etc. that can affect the code compliance of your project. The burden of ascertaining the existence of and making us aware of these is yours. The Codes Officer can help you with the code aspects of these. Call DIG SAFE at 1-800-DIG-SAFE (1-800-344-7233) prior to excavating, they will assist you in locating buried features on your site - and it's the law!
7. **Engineering:** If you use trusses, engineered lumber, steel, etc., we will need written certification from a licensed architect or engineer that the product is suitable for the intended use. Many of these products have been pre-engineered and the suppliers of these products can usually supply engineered installation standards upon request.
8. **Carbon Monoxide and Smoke Detectors:** If your project is work in a new or existing single family home, two family home or townhouse, carbon monoxide and smoke detectors must be installed per code requirements. Please ask if you have questions.