

**ORDINANCE FOR THE ADOPTION OF THE INTERNATIONAL
BUILDING CODE**

An Ordinance of the Town of Bridgton adopting the 2003 edition of the *International Building Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the Town of Bridgton providing for issuance of permits and collection of fees.

The Municipal Officers of the Town of Bridgton does ordain as follows:

SECTION 1. That a certain document which is on file in the office of the Building Official of the Town of Bridgton being marked and designated as the *International Building Code*, 2003 edition, including Appendix Chapters in its entirety with exceptions as prescribed in Section 2 of this Ordinance, being adopted as published by the International Code Council, be and is hereby adopted as the Building Code of the Town of Bridgton in the State of Maine for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Building Official are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this Ordinance.

SECTION 2. The following sections are hereby revised:

Section 101.1 Title - insert "Town of Bridgton"

Section 101.4.1 Electrical - delete "ICC Electrical Code" and insert "Electrical Code as adopted by the State of Maine"

Section 101.4.4 Plumbing - delete "International Plumbing Code" and insert "State of Maine Plumbing Code, Chapter 238"

Section 105.1 Required - delete "gas, mechanical"

Section 105.1.1 Annual Permit - delete entire section

SECTION 2. (continued)

Section 105.1.2 Annual Permit Records - delete entire section

Section 105.2 Work exempt from permit - delete entire section

Section 105.5 Expiration - delete entire section

Section 107.3 Temporary Power - delete "ICC Electrical Code and insert "Electrical Code as adopted by the State of Maine"

Section 112.1 General - insert after the first sentence. "The local Zoning Board of Appeals shall serve as the Board of Appeals"

Section 1025.2 Minimum size - delete "Exception" paragraph.

Section 1612.4 Design and Construction - delete the period at the end of the sentence and add "and local floodplain ordinance"

Section 2111 Masonry Fireplaces - delete entire section and insert "Masonry fireplaces shall be constructed to the standards found in NFPA 211 as adopted by the State of Maine"

Section 2112 Masonry Heaters - delete entire section and insert "Masonry heaters shall be constructed to the standards found in NFPA 211 as adopted by the State of Maine"

Section 2113 Masonry Chimneys - delete entire section and insert "Masonry chimneys shall be constructed to the standards found in NFPA 211 as adopted by the State of Maine"

Section 2701.1 Scope - delete the "ICC Electrical Code and insert Electrical code as adopted by the State of Maine"

Section 2702.1 Installation - delete the "ICC Electrical Code and insert Electrical code as adopted by the State of Maine"

Section 2801.1 Scope - delete "International Fuel Gas Code" and insert "NFPA National Fuel Gas Code"

Section 2901.1 Scope - delete "International Plumbing Code" in two locations and insert "State of Maine Internal Plumbing Code, Chapter 238". Delete - "International Private Sewage Disposal Code" and insert "Maine Subsurface Wastewater Disposal Rules, Chapter 241"

Section 2902.1.1 Unisex toilet and bath fixtures - delete "Section 404 of the "International Plumbing Code" and insert "State of Maine Internal Plumbing Code, Chapter 238"

Chapter 30 Elevators and Conveying Systems - delete the entire chapter and insert "All elevator and conveying systems installed shall comply with the Maine State Elevator Regulations found in Title 32, Chapter 133 of the Maine Revised Statutes Annotated"

Section 3202.2.3 Awnings - delete "7 feet" and insert "8 feet"

SECTION 2. (continued)

Section 3305.1 Facilities required - delete "the International Plumbing Code" and insert "Federal and State of Maine OSHA requirements"

Section 3309.2 Fire hazards - delete "International Fire Code" and insert NFPA Codes

Section 3410.2 Applicability - Insert "June 10, 2008"

Section 3. That if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Citizens of the Town of Bridgton hereby declare that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or Ordinance hereby repealed as cited in Section 2 of this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 5. The Town Clerk of the Town of Bridgton is hereby ordered and directed to cause this Ordinance to be made available for public inspection.

Section 6. That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect June 10, 2008 from and after the date of its final passage and adoption.

Enacted: June 10, 2008