



*****NOTICE*****

*****NEW REQUIREMENTS AS OF JULY 1, 2012*****

The Town of Harpswell will begin to inspect all new structures permitted after July 1, 2012 for compliance with the Maine Uniform Building and Energy Code (MUBEC).

The MUBEC is comprised of the following codes and standards:

- IBC 2009 International Building Code
- IEBC 2009 International Existing Building Code
- IRC 2009 International Residential Code
- IECC 2009 International Energy Conservation Code
- The ASHRAE Standards 62.1, 62.2 and 90.1
- The Maine model radon standard

Inspections:

Please contact the Code Enforcement Office and allow ample time for inspections, as all applicable standards must be met prior to a Certificate of Occupancy being issued.

Typical building inspections include, but are not limited to:

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy or use of the structure. A Certificate of Occupancy is not required for all projects. Your inspector can advise you if your project requires a Certificate of Occupancy. **All projects require a final inspection and Certificate of Compliance (with Town land-use requirements), whether or not a Certificate of Occupancy is required.**
- Additional inspections are required in connection with septic system installation. Please contact the Code Enforcement Office with any questions.

Certificate of Occupancy Required:

For all structures permitted on or after July 1, 2012, the Building Official shall issue a Certificate of Occupancy per MRSA 25 § 2357-A and in accordance with the MUBEC prior to a building or structure being used or occupied and prior to a change in the existing occupancy classification.

Enhanced 9-1-1 Address Required:

Prior to the issuance of a Certificate of Occupancy, an Enhanced 9-1-1 number must be assigned by the Addressing Officer and displayed in accordance with Harpswell's 911 Enhanced Implementation Ordinance.