

**Town of Raymond**  
**Town Meeting Warrant – June \_\_, 2012**

Article \_\_: Shall Article 5 of the Town of Raymond Land Use Ordinance be amended by adding the underscored language and deleting the language in strikeover type, as shown below?

*[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]*

Be it hereby ordained by the Inhabitants of the Town of Raymond, Maine, in Town Meeting assembled, that the Town of Raymond Land Use Ordinance is amended as follows:

**The Land Use Ordinance for the Town of Raymond, is amended by deleting the language in strikeover type and adding the underscored language to Article 5, Administration, Officials, as shown below:**

**Officials**

The provisions of this Ordinance shall be administered and enforced by the Code Enforcement Officer and the Building Inspector, who shall both be appointed by the Board of Selectmen and be given free access at reasonable hours to all parts of structures and land regulated by this Ordinance. The Code Enforcement Officer of the Town of Raymond shall serve as the building official as defined in 25 M.R.S.A. § 2351 and shall be responsible for issuing building permits and certificates of occupancy. The Code Enforcement Officer shall be responsible for inspecting all permitted construction for compliance with all components of M.U.B.E.C., as such components may be revised from time to time by the Technical Building Codes and Standards Board.

**The Land Use Ordinance for the Town of Raymond, is amended by deleting the language in strikeover type and adding the underscored language to Article 5, Administration, Building Permit Required, as shown below:**

**Building Permit Required**

It shall be unlawful to start any work for the purpose of construction, alteration, or removal of any building unless a building permit has been issued in conformity with this Ordinance. The provisions of this Ordinance shall apply to new construction, alterations, additions, relocation, replacement of any building or part thereof, and to any work designed to convert a seasonal dwelling to a permanent, year-round dwelling as provided in Article 8, Section E. ~~The Town adopts and incorporates by reference the 1996 B.O.C.A. Building Code with the following changes, additions and deletions, as its building code. Note: all changes, additions and deletions are attached to the original Town Meeting Warrant and made available for review and inspection at the Town Clerks Office.~~ The Town of Raymond applies and enforces the Maine Uniform Building and Energy Code ("M.U.B.E.C."), as required by 10 M.R.S.A. § 9724. Administration and enforcement of M.U.B.E.C., including fees, permits, certificates of occupancy, violations, penalties and appeals, shall be in accordance with this Ordinance and pursuant to 30-A MRSA § 4452. -

**The Land Use Ordinance for the Town of Raymond, is amended by deleting Appendix C to Article 5, Administration, Building Permit Required, in its entirety.**

**The Land Use Ordinance for the Town of Raymond, is amended by deleting the language in strikeover type and adding the underscored language to Article 5, Administration, Permits Issued by Building Inspector, as shown below:**

**Permits Issued by Building Inspector**

The Building Inspector shall approve or deny those applications on which the Building Inspector is empowered to act as stated in this Ordinance. Approval shall be granted only if the proposed use be in conformance with the provisions of this Ordinance.

1. No building permit shall be issued until the Road Commissioner or the Maine Department of Transportation has issued a driveway permit. *[Adopted 5/20/89]*
2. A building permit issued under the provisions of the Ordinance shall become void if work has not commenced within 12 months of the date of approval and shall expire 2 years from the date of issue. A building permit may be renewed once for a one (1) year period upon submission of an application and payment of the prescribed fee. All codes, ordinances and statutes in effect at the time of the renewal application must be complied with before said permit is issued.
3. A fee for each plan examination, building permit and inspection shall be paid in accordance with the Schedule of Fees as approved by the Board of Selectmen. Each building permit application shall indicate what fee was charged. All fees shall be collected by the Town Clerk of the Town of Raymond.
4. In the case of a revocation of a permit or abandonment or discontinuance of a building project any permit fees already paid shall be non-refundable.
5. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as prescribed by this Ordinance and pursuant to 30-A MRSA § 4452.

**The Land Use Ordinance for the Town of Raymond, is amended by deleting the language in strikeover type and adding the underscored language to Article 5, Administration, Certificate of Occupancy Required, as shown below:**

**Certificate of Occupancy Required**

In each instance (1) in which different use of a building, structure or land is proposed, or (2) following erection, alteration, repair, enlargement or relocation of a building or structure, a Certificate of Occupancy shall be required prior to occupancy and use pursuant to the requirements in the Maine Uniform Building and Energy Code.

Neither the owner, nor the person to whom a building permit has been issued, shall

permit any building, structure, or land for which a Certificate of Occupancy is hereby required to be used or occupied until the Building Inspector has issued a Certificate of Occupancy therefore. A Certificate of Occupancy shall not be issued until the Building Inspector determines that the building, structure, or land use has been completed in accordance with this Ordinance and any conditions imposed under this Ordinance. The Building Inspector may issue a temporary use permit, valid for periods not exceeding six (6) months, during erection, alteration, repair, or enlargement of a building or structure. [A fee for each plan examination, certificate of occupancy and inspection shall be paid in accordance with the Schedule of Fees as approved by the Board of Selectmen.](#)