

SECTION 5. BUILDING CODE

The following standards apply to all buildings and structures constructed, after the effective date of this Ordinance.

- A. Minimum Construction Standards. All building material used and practices followed in the construction of buildings shall conform to the generally accepted standards of good practice.
- B. Exterior Finish. The exterior walls shall be finished with a covering of clapboards, wood siding, wood or asphalt or asbestos shingles, masonry, brick, stone, vinyl, aluminum or other approved material. Such covering shall be completed within twelve (12) months after the outside studding is in place. Tarred paper or tarred felt or similar substances shall not be used unless completely hidden from view by the finished exterior wall covering within the twelve (12) month time limit as above.
- C. Roof Covering. The roof shall be covered with materials which are non-combustible or fire-resistant, and which will remain so during their useful life. Fire-resistant materials must have at least a Class C fire-resistance rating as determined in accordance with ASTM test standard E108-75, NFPA test standard 256, or other equivalent standard.
- D. Chimneys. Chimneys shall be constructed of solid masonry units or reinforced concrete with walls not less than four inches thick, or other approved materials.
 - 1. Chimney Liners. Chimneys shall be lined with approved fire clay or tile flue liners, or other approved material.
 - 2. Chimney Supports. Chimneys shall be supported on foundations of masonry or reinforced concrete which, if on the exterior of the building, shall extend to one (1) foot below the normal frost line.
 - 3. Chimney Height. Chimneys shall extend at least three (3) feet above the highest point of roof penetration, and at least two (2) feet above the highest point of the roof within ten (10) feet horizontally of the chimney.
 - 4. Chimney Cleanout Doors. Every chimney shall be provided with a cleanout opening at or near the base equipped with a metal door and frame arranged to remain tightly closed when not in use.
- E. Stoves and Stovepipe. Stoves and stovepipe shall be installed safely, in a manner consistent with the manufacturer's recommendations and the applicable standards prepared by the State Fire Marshall's Office.
- F. Fireplaces. The back and sides of a fireplace shall be of solid masonry or reinforced concrete not less than eight inches of thickness and lined with firebrick at least two (2) inches thick. A fireplace shall have a hearth of non-combustible material that is

supported by a fire-proof slab or brick trimmer-arch and shall extend at least twenty (20) inches beyond the sides of the fireplace opening. The minimum combined thickness of the hearth and its supporting constructions shall be not less than six (6) inches, unless otherwise approved by the State Fire Marshall. This section shall not prohibit the use of "heatilator"-type fireplaces.

- G. Electrical Installations. Any building having electricity shall have a safe and adequate electrical service, all work to be done throughout in accordance with the State of Maine Electrical Code, as revised. No electrical wiring shall be covered or concealed until it has been inspected and permission to conceal it have been given by the CEO.
- H. Plumbing. All plumbing and sewage disposal shall be in strict conformance with the State Plumbing Code, as revised.
- I. Means of Exit. Buildings built or used for human occupancy shall have at least two (2) suitable means of exit.
- J. Certificate of Occupancy. The CEO shall issue said certificate after proper examination shows that all work performed is in compliance with the provisions of this code.
 - 1. All Buildings. No building shall be occupied after its construction or relocation until a certificate of occupancy has been issued by the CEO.
 - 2. Rentals. No building shall be rented to any tenant without obtaining a certificate of occupancy certifying that such building meets all applicable safety and sanitary standards as far as can be ascertained.
- K. Size of Dwelling. Each dwelling, and any seasonal camp occupied more than three (3) months per year, constructed or located within Dresden, shall have a minimum ground floor area of 500 square feet (calculated from the exterior dimensions of the dwelling's structure).
- L. Use of Camping Trailers. The use of camping trailers and campers, so called, shall be permitted without a permit only in properly authorized and licensed camping grounds, or on private land if the landowner has granted written permission for the occupancy and:
 - 1. The occupancy is for less than thirty (30) days within a calendar year, or;
 - 2. If the occupancy is for more than thirty (30) days, there is adequate provision for proper disposal of sewage and other wastes associated with the parked vehicle.
- M. Foundations. All buildings shall be connected to the ground in a manner which will avoid damage and injury due to frost action and which will safely support and/or resist all anticipated vertical and lateral loads. In applying this standard, the CEO shall take

into account the use to which the building will be put.

Any design which will meet this standard may be used, including a reinforced concrete slab at least six (6) inches thick, or walls, posts, piers, or other supports extending one (1) foot below frost line and made of materials designed to provide a safe and permanent foundation.

Masonry walls and concrete slabs shall rest upon solid ground or leveled rock, or on piles or ranging timbers when solid rock or earth is not found.

N. Manufactured Homes.

1. The minimum horizontal dimension of the manufactured home as installed on the site shall be eleven feet, six inches (11'6").
2. All manufactured housing units must comply with the safety standards in the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70, as amended.
3. The exterior wall surface shall be covered with materials similar to conventional residential siding.
4. Each manufactured home shall have a foundation that meets the requirements of Subsection M above.
5. Each manufactured home shall have either a permanent, continuous connection with its foundation (around its perimeter), or shall have continuous skirting or some other type of enclosure which completely encloses the area between the manufactured home and the ground.

O. Swimming Pools. All swimming pools shall be in strict conformance with State law.