

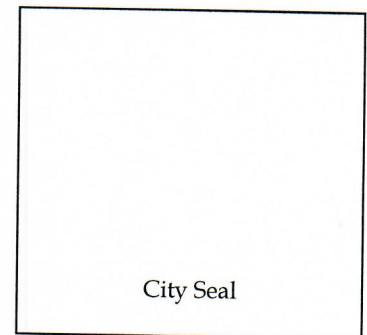
# CHAPTER 38C

## CITY OF PRESQUE ISLE

### *Property Maintenance Code Ordinance*



Adopted by the City Council: September 4, 1996  
Repassed by the City Council: February 7, 2000  
Updated by the City Council: September 18, 2000  
Repassed by the City Council: January 21, 2004  
Repassed by the City Council: January 7, 2008  
Amended by the City Council: March 3, 2008  
Repassed by the City Council: January 3, 2012  
Amended by the City Council: May 7, 2012  
Repassed by the City Council: January 4, 2016  
Repassed by the City Council: January 8, 2020  
Amended by the City Council: September 29, 2021



Attest: \_\_\_\_\_  
Kimberly A. Finnemore, City  
Clerk

## **PROPERTY MAINTENANCE CODE**

### **CHAPTER 38C**

An Ordinance establishing the minimum regulations governing the conditions and maintenance of all property, building and structures; by providing the standards for supplies 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 building and structures unfit for human occupancy and use and the demolition of such structures; known as the *International Property Maintenance Code 2012 Edition* of the City of Presque Isle, State of Maine.

**PREAMBLE:** This Ordinance is intended to replace and repeal all prior ordinance(s) dealing with any subject matter dealt with herein, and shall supersede the same, whether specifically repealed or referenced herein:

Be it ordained by the City Council of the City of Presque Isle as follows:

#### **SECTION 1. ADOPTION OF THE LIFE SAFETY CODE**

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Presque Isle being marked and designated as *The International Property Maintenance Code 2018 Edition*, as published by the International Code Council, Inc. be and is hereby adopted as the International Property Maintenance Code of the City of Presque in the State of Maine; for the control of buildings and structures as hereby provided; and each and all of the regulations, provisions, penalties, conditions and terms as said in the International Property Maintenance Code, are hereby referred to, adopted and made a part hereof as is fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this Ordinance.

#### **SECTION 2. INCONSISTENT ORDINANCE REPEALED**

That Chapter 38B of the City of Presque Isle entitled *International Property Maintenance Code 2012 Edition* and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

#### **SECTION 3. ADDITIONS, INSERTIONS, AND CHANGES**

That the following sections are hereby revised as follows:

Section 101.1                      (page 1, second line) Insert with the City of Presque Isle



Section 102.3	(page 1, forth line) Delete and replace with: the <i>International Building Code</i> , the International Energy Code, International Fire Code, International Residential Code, the <i>State of Maine Internal Plumbing Code</i> , the <i>State of Maine Subsurface Waste Water Disposal Rules</i> , the most current adopted State of Maine <i>National Electrical Code</i> , and the <i>NFPA 101 Life Safety Code</i> .
Section 102.3	(page 1, tenth line) Delete and replace with: The City of Presque Isle's Land Use and Development Code.
Section 103.5	(page 2) Delete
Section 111.0	(page 6) Right of Appeals. Delete and replace with Appeals of this Code shall be before the State of Maine Building Board of Appeals.
Section 112.4	(page 7, fifth line) Insert with Fifty Dollars (\$50.00) and One Hundred Fifty Dollars (\$150.00).
Section 302.4	(page 11, third line) Insert with ten (10) inches.
Section 304.14	(page 13, first line) Insert with June 1 <sup>st</sup> to October 1 <sup>st</sup> .
Section 602.3	(page 23, fifth line) Insert with year round.
Section 602.3	(page 23, Exception 1 seventh line) Delete and replace with the State of Maine Uniform Plumbing Code.
Section 602.4	(page 23, third line) Insert with year round.
Section 604.2	(page 24, fifth line) Delete and replace with <i>100 amperes</i> .
Section 606.0	(page 25) Delete this section

#### **SECTION 4. SAVING CLAUSE**

That nothing in this Ordinance or in *The International Property Maintenance Code* hereby adopted shall be constructed 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. DATE OF EFFECT**

That the City Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law and this Ordinance shall take full force and effect after this date or final passage and approval.

#### **SECTION 6. SUNSET PROVISION**

This Ordinance shall be in force for the term of four (4) years from its effective date noted. This Ordinance shall become null and void upon the expiration of four (4) years from said effective date: unless recommended and required by the City Council to remain effective prior to such expiration date.