

# CHAPTER 25A

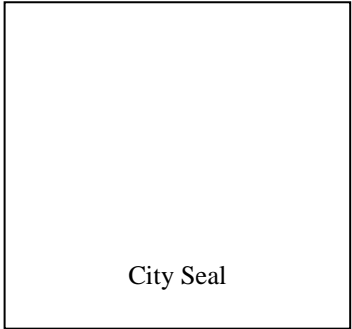
## CITY OF PRESQUE ISLE

*Residential Building Code Ordinance  
One and Two Family Dwellings in Maine*



Approved by the City Council: September 4, 1996  
Repassed by the City Council: February 7, 2000  
Amended by the City Council: September 18, 2000  
Amended by the City Council: January 6, 2003  
Repassed by the City Council: January 21, 2004  
Amended by the City Council: November 15, 2004  
Repassed by the City Council: January 7, 2008  
Amended by the City Council: December 6, 2010  
Repassed by the City Council: January 4, 2016  
Repassed by the City Council: January 8, 2020

Attest: \_\_\_\_\_  
Thomas C. King, City Clerk



**RESIDENTIAL BUILDING CODE  
ONE AND TWO FAMILY DWELLINGS IN MAINE  
CHAPTER 25A**

An Ordinance of the City of Presque Isle adopting the Residential Building code component of the Maine Uniform Building and Energy Code (“MUBEC”), regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment location, demolition and removal, maintenance and use of all detached one and two family buildings and structures and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress in the City of Presque Isle; providing for the issuance of permits, collections of fees, making of inspections; providing penalties for the violation thereof; known as the Residential Building code; repealing the existing 2003 edition of the *International Residential Code* 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ordinance(s) dealing with any subject matter dealt with herein, and shall supersede the same, whether specifically repealed or referenced herein: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 BUILDING 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 Residential Code, 2009 Edition*, including Chapters 1 – 10, Chapter 12 – 19, Chapter 23, Chapter 41, Chapter 42, and Chapter 44, as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Presque in the State of Maine; for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Code Enforcement Officer 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 3 of this ordinance.

**SECTION 2. INCONSISTENT ORDINANCE REPEALED**

That Chapter 25A of the City of Presque Isle entitled 2003 Edition of the *International Residential Code* 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:

1. Section R101.1

*Delete* City of Presque Isle  
*Insert* State of Maine

2. Section R113.4 Violation Penalties:

**Change to read:** any person who shall violate a provision of this Code shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit of certification issued under the provisions of this Code, shall be found guilty of a civil offense, punishable by a fine of not more than \$2,500. Each day that a violation continues shall be deemed a separate offense.

*Delete* Chapter 11 Energy Efficiency  
*Delete* Chapter 20 Boilers  
*Delete* Chapter 21 Hydronic Piping  
*Delete* Chapter 22 Special Piping and Storage Systems  
*Delete* Chapter 24 Fuel  
*Delete* Chapter 25 Plumbing Administration  
*Delete* Chapter 26 General Plumbing Requirements  
*Delete* Chapter 27 Plumbing Fixtures  
*Delete* Chapter 28 Water Heaters  
*Delete* Chapter 29 Water Supply and Distribution  
*Delete* Chapter 30 Sanitary Drainage  
*Delete* Chapter 31 Vents  
*Delete* Chapter 32 Traps  
*Delete* Chapter 33 Storm Drainage  
*Delete* Chapter 34 General Requirements  
*Delete* Chapter 35 Electrical Definitions  
*Delete* Chapter 36 Services  
*Delete* Chapter 37 Branch Circuit and Feeder Requirements  
*Delete* Chapter 38 Wiring Methods  
*Delete* Chapter 39 Power and Lighting Distribution  
*Delete* Chapter 40 Devices and Luminaries  
*Delete* Chapter 43 Class 2 Remote-Control, Signaling and Power Limited Circuits  
*Delete* Appendix A - Q

#### **SECTION 4. VALIDITY CLAUSE**

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 City Council hereby declares 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, subsection, sentences, clauses and phrase be declared unconstitutional.

#### **SECTION 5. SAVING CLAUSE**

That nothing in this Ordinance or in the *Residential Building 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 6. 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 7. 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.