

APPLYING FOR A BUILDING PERMIT FOR A NEW HOME

Required Submission:

1. A completed Building Permit Application. It should be signed & dated & must include an approximate cost of project.
- PLEASE NOTE:** Estimated project cost has no effect on the tax bill.
2. Detailed plans showing elevations or exterior views of the project, a floor plan showing room layout along & use of room, a foundation plan detailing wall & pad locations & a cross section detailing the structure from the footing to the ridge with dimensions proposed materials.
3. A Plot Plan or Survey locating, all structures on the property, the septic system, the driveway, the well, any bodies of water such as streams, brooks, ponds, lakes, & if applicable, any right of ways or easements with dimensions to scale.
4. Documentation providing right, title or interest in the property. Either a recorded deed or executed purchase & sale agreement are acceptable.
5. Driveway opening permit as required for a new entrance on a town road, or MDOT permit for a state road.(Neither are required for driveways within an approved subdivision.)
6. DEP Permit if area of disturbed earth exceeds 43,560 SF (1 acre).
7. A soil & erosion control plan.
8. Three copies of a septic system design, including installer's information signed by the property owner. (If increasing total bedrooms on an existing system, one copy of design is acceptable.)

REQUIRED INSPECTIONS

1. **Foundation Inspection** – Location of foundation, dimensions of foundation, drainage around foundation, backfill material, plugged & sealed wall, frost protection if necessary, filter fabric or hay placed over drainage pipe. Anchors bolts & location.
2. **Septic Inspection**
1st Inspection: It is done to determine correct location elevation & scarification of material below leach field blending if necessary.
2nd Inspection: This involves the system installed prior to being covered with all connections & the d-box & tank.
3. **Rough In Inspection**
Framing of the structure verifying correct sizing of lumber (rafters, floor joist, headers etc.) location of egresses, correct fasteners in all locations, stairway framing to meet IRC standards (rise run landings).
Electrical wiring properly fastened located in a protected manner sized correctly & fixtures located in necessary locations.
Plumbing correct drainage fittings used all plumbing pipes protected, necessary pitch & size on drain & vent piping proper, & pipe support.
4. **Energy Inspection** – To ensure required R-values in walls & ceilings, adequate ventilation where necessary, & that an appropriate vapor barrier is installed on building envelope.
5. **Final Occupancy Inspection** – Ensures that home is in move-in condition with all electrical, plumbing & other life safety issues addressed properly. A few, but not all are: Arch Faults, GFIs, Running Water, Handrails in place, Smoke & CO Detectors, Safe Egress & Address on Structure

****All Permits Require Final Inspection****

Zones, Conforming Lot Dimensions & Setback Requirements

Zone	Min Lot Area	Min Street Frontage	Dwelling Min	Front Setback	Side Setback	Rear Setback	Max Lot Coverage
V*	2.07ac	300'	2.07ac	40'	25'	25'	20%
RA*	2.07ac	300'	2.07ac	40'	25'	25'	20%
RB*	2.07ac	300'	2.07ac	40'	25'	25'	20%

*Additional dwelling units require 1.38 additional acres per individual lot making the total ac for a singles lot 3.45 acres for two dwellings per lot.

Structure by the Numbers

- 7' Minimum ceiling height.
- 12"x8" Footing Size.
- 6" Above Grade – Foundation Wall Height.
- 6"/12' – Minimum Slope of Soil away from building.
- ½" – Air Space on 3 sides of pocketed beam.
- 6' – Minimum distance between Anchor Bolts.
- 2 – Anchor Bolts per length of sill
- 2" – Stone required under drain filter fabric over drain.
- 4" – Masonry curb between garage & living space.
- 1 sf. per 150 sf – ventilation required, under floor area. Unless vapor barrier on ground or mechanical ventilation.
- 18" – Minimum clearance between soil & untreated wood for structures on piers.
- Perimeter drains required around any habitable space below grade.
- Foundations below grade require foundation form ties be plugged & wall tarred.
- Slab on grade min. 3 ½ thick concrete 18" thick around outside edges with 12" wide footing.
- Siding closer than 6" to soil must be treated wood.
- Floor joist lap no less than 3" overlap on top of supporting beam.
- Min end bearing 3" concrete 1 ½" wood for any structural member.
- Collar ties required if joints not tied to rafter.
- Attic spaces taller than 30" in height & 30 sq. ft. require attic access of 22" x 30".
- All sleeping rooms have 2 means of egress, door or window opening above grade level need accomplish 5.7 sq. ft. of clear opening.
- Maximum egress window height off floor 44".
- Glass within 18" of the floor or tub surround surface must be safety glass.
- No operable windows within 24" of floor when higher than 6' above ground below without safety stop.
- Cricket required in projection through roof wider than 30".
- Chimney footings min 12" thick 6" beyond all sides.
- No combustibles within 6" of fireplace openings.
- Chimneys need 2" clearance from combustibles.
- Chimney must terminate at least 3' above roof & at least 2' above any portion of the building within 10'.
- Combustible insulation min 3" from any heat source.

Stairways, Guards & Handrails

- All platforms higher than 30" require railings.
- Landings required at top & bottom of stairway 36" min.
- Max 12' vertical rise between landings.
- Max rise 7 ¾" Min run 10".
- Stairway flight handrail 34" to 38".
- Guard rails 36" to 42".
- No spaces larger than 4" 90 guardrails.
- Max space between balusters on flight of stairs 4 3/8" & max 6" below sub rail.
- Handrail ends must end into newel post wall or volute.
- Min. 1 ½" between handrail & wall.
- Handrail can't protrude more than 4 ½".
- Min stairway width 36" above & below rail.
- 6' 8" minimum headroom.
- No more than 3/8" difference in height of riser or width of tread per flight of stairs.

Electrical Wiring

- Smoke detector & CO combination shall be installed in each sleeping room, outside each separate area, in immediate vicinity of bedrooms & on each additional story of the dwelling also must be hardwired interconnected.
- Service panel grounded to cold water pipe & any other utility entering or exiting structure.
- Arch fault breakers required through house unless otherwise protected by GFCI (wet location outlet with integrated reset button).
- All breakers labeled.
- Minimum two exterior outlets one front of structure one in back utilizing approved exterior boxes.
- Stairwell light switched top & bottom
- Receptacle are needed:
 - Counters 12" or more in length.
 - At the end of a peninsula if over 24".
 - For each counter space on island.
 - Every 48" along continuous run of counter.
 - Single for washer.
 - Single for sump pump.
 - Single within 3' of vanity (GFCI).
 - No more than 12' between wall outlets.
 - One in hall if more than 10'.
- Sump pump outlet can be Non- GFCI & Non- AFCI, as long as GFCI within 3' of sump outlet.

- Light controlled by switch in every room
- Outside light for each entrance.

Plumbing Requirements

- All fixtures vented.
- All water lines provided with shutoff.
- Cleanouts at all 90° turns max 135° between cleanouts.
- Temperature & pressure relief pipes 6" to 12" above floor.
- Required air or pressure test on all water piping.
- Minimum pitch on all waste lines ¼" per foot.
- Sump pumps individually vented.
- Dishwasher on separate trap & stand pipe providing air gap.
- Hammer arrester on dishwasher washing machine & ice maker.
- Minimum two sill cocks.
- No water lines above electrical panel.
- Nail plates on all piping if pipe closer than 1 ¼" to face of framing.
- Drum traps are not allowed.
- Cleanout required at building drain exit.
- Toilets no closer than 15" from center line of toilet & either side wall.
- Sanitary tee shall not be used for drainage fitting when going from vertical to horizontal.
- Shower heads shall not exceed 2.5 gallons per minute flow.
- Water closets shall have an average consumption of not more than 1.6 gallons.
- PEX piping shall not be used within first 18" of water heater connection.
- 2" drainage pipe or less 12" of clearance behind cleanout 2" or greater 18" of clearance.
- Vents must terminate no less than 24" above roof surface & no less than 12" from vertical surface.
- Each vent shall terminate no less than 10' or at least 3' above any open able window.
- No vent less than 2" in diameter in this climate.
- No wet vent shall exceed 6' in developed length.
- All wet vent fixtures being vented must be located on the same floor.
- Each fixture is required to have its own trap.
- Water test on vents & drains 5-10lbs for 15 min.
- Water pipe test at working pressure 15 min. or 50 PSI air.

- Oil tanks legs not to exceed 12" with bottom flange feet.
- Oil tank vent must match fill pipe size.
- Oil line needs to be secure.

Septic Key Points

1. Septic system proper or bed plus shoulders must be 100' from both owners & neighbors wells (can be reduced with extra casing & well seal) no closer than 60'.
2. 100' from normal high water mark of ponds & lakes, 75' from streams & brooks.
3. 10' from property lines.
4. 20' to full foundation.
5. 9" from bottom of bed to ground water or restrictive layer.
6. Risers brought to grade.
7. Min 1/4" per 12" pitch recommended, 1/8" may be alright. Check with Plumbing Inspector.

# Bedrooms	Tank Size (gals)
1	750
2	750
3	1000
4	1000
5	1250
Each additional	250 Each

8. Level d-box with frost protection.
9. If garbage disposal is used save you leach bed use a filter on outlet of tank.
10. Avoid pump station if at all possible.
11. Erosion control in place, (silt fence, hay bale), avoid any material runoff from sight.
12. Field must be level & in proper location.

Fire Separation & Protection

- Fire blocking required in walls balloon framed taller than 10'.
- Min ½" drywall on garage side wall common to house.
- Min 5/8" type X drywall on garage ceiling common to house if wall drywall does not continue to roof sheathing.
- Min ½" drywall on wall supporting ceiling common to house.
- Door to house from garage 20 min. or 1 3/8" solid core.
- Two family dwellings 1 hr separation at common walls ½ hr alright if sprinklers are present.
- Town houses 2 hr separation on all common walls.

Town of Pownal



Building Permit Requirements

IMPORTANT CODE INFORMATION

Adopted Codes (Current MUBEC Adopted)

1. International Residential Code
2. National Electrical Code
3. Uniform Plumbing Code (UPC)
4. International Energy & Conservation Code (IECC)
5. International Existing Building Code (Rehab code IEBC)
6. International Building Code (IBC)

General Design Requirements

Live roof load requires 60 lbs per sq. ft.
Dead load requires 10 lbs per sq. ft.
Frost protection requires 48" minimum depth for piers & frost walls below grade.
Design wind loading 80-90 mph basic wind speed.
Top of lowest floor level must be at least 1'-0" above 100 year flood level.

FOR MORE INFORMATION CALL US!

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