

Adopted March 6, 2007

International Property Maintenance Code of the International Code Council  
(2003 edition)

The following sections of the *International Property Maintenance Code of the International Code Council (2003 edition)* (“Code”) are hereby deleted, modified, or amended by the Town of Sanford as follows:

1. The Town Clerk shall keep on file in the Town Clerk’s office one (1) copy of the said Codes, which copy shall be kept available for public use, inspection and examination.
2. In the event there shall be any federal, state or local provision of law more restrictive than any provision in the said Code, such federal, state or local provision of law shall prevail.
3. The penalty for violating the provisions of said Code, in addition to injunctive relief, shall be a fine shall as provided for by 30-M.R.S.A. § 4452, as may be amended from time to time. Each day during which a violation of the said Code continues shall constitute a separate violation.
4. Section 101.1:           Insert “the Town of Sanford” for “[NAME OF JURISDICTION]”
5. Section 101.3:           Delete the last sentence and replace it with “Repairs, alterations, additions to and changes of occupancy in existing building shall comply with the *International Existing Building Code* if and when it is adopted.”
6. Section 102.3:           Delete “*International Existing Building Code.*” and replace with “*International Existing Building Code* if and when it is adopted, *International Building Code, Maine State Plumbing Code, International Fire Code, International Mechanical Code*, and applicable regulations set forth in the *National Electrical Code, National Electrical Safety Code* or electrical provisions of other safety codes that have been approved by the American Standards Association in accordance with 30-A M.R.S.A. § 4161, as may be amended from time to time.”  
Delete the last sentence.-
7. Section 103.5:           Delete entire Section and replace with the following: “The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be in such amount as the municipal officers may from time to time establish by municipal officers’ order.”

Adopted March 6, 2007

8. Section 111.1: Delete “20 days” from the first sentence and replace it with “30 days”  
Add the following sentence to the end of the Section: “The board of appeals shall have no authority to waive requirements of this code.”
9. Section 111.2: Delete entire section and replace with the following:  
**“111.2 Membership of board.** The Zoning Board of Appeals shall act as the building code board of appeals in order to hear appeals of orders, decision or determinations made by the building official relative to the application and interpretation of this code. Appeals to the Zoning Board of Appeals shall be submitted as otherwise set forth in the Town’s Zoning Ordinance regarding administrative appeals, subject to the payment of any fees as may be determined by the municipal officers from time to time.”
10. Section 111.3: Delete entire text and replace it with “Following the filing of an appeal, the Zoning Board of Appeals shall hold a public hearing on the appeal within 30 days.”
11. Section 111.4: Delete last sentence
12. Section 111.4.1: Delete entire text
13. Section 111.5: Delete entire text
14. Section 111.6: Delete entire text and replace with “The board shall modify or reverse the decision of the code official only by a concurring vote of a majority of those members present and voting.”
15. Section 111.7: Delete entire text and replace with “Any party may take an appeal, within 45 days of the date of the vote on the original decision, to Superior Court from any order, relief or denial in accordance with the Maine Rules of Civil Procedure, Rule 80B. This time period may be extended by the court upon motion for good cause shown. The hearing before the Superior Court must be without a jury.”
16. Section 111.8: Delete entire text
17. Section 302.4: Insert “10 inches (254 mm)” for [jurisdiction to insert height in inches]
18. Section 302.8: Delete “no inoperative or unlicensed motor vehicle” and

Adopted March 6, 2007

replace with “not more than one currently unregistered or uninspected motor vehicle”

Add “Exception: Operational farm tractors exempted from registration.”

- 19. Section 304.2: Delete entire text
- 20. Section 304.14: Insert “May 1 to October 1” for “[DATE] to [DATE]”
- 21. Section 304.18.1: Delete entire text
- 22. Section 602.3: Insert “October 1 to May 1” for “[DATE] to [DATE]”
- 23. Section 602.4: Insert “October 1 to May 1” for “[DATE] to [DATE]”
- 24. Chapter 8: Delete the following referenced standards:
  - ICC EC-03    ICC Electrical Code™
  - IEBC-03    International Existing Building Code™
  - IPC-03    International Plumbing Code®
  - IZC    International Zoning Code®