

Town of Corinth
BUILDING CODE OF THE TOWN OF CORINTH
March 22, 1965

An Ordinance to provide for safety, health and public welfare through the regulation of construction, relocation and replacement of dwellings and providing for permits.

Section 1 – Scope – The provisions of this Chapter shall apply to new construction, relocation and replacement of any building or part thereof. Does not apply to exterior painting, interior decoration or repairs to existing structures (shingles, residing, etc.) It is not the intent of this Chapter to regulate strictly summer or seasonal homes, that is, dwelling designed for occupancy for less than three months.

Section 2 – Building Inspector – This Chapter will be appointed by the Selectmen. A. Inspection: The Building Inspector shall visit all buildings being constructed, or relocated, for the purpose of enforcing the provisions of this ordinance and all other local and State laws governing the construction of buildings.

Section 3 – Permit – Before the construction or relocation of any building or part thereof shall be commenced, the owner or lessor, or the architect, contractor or builder employed by such owner or lessee shall obtain from the building inspector a permit covering such proposed work. A minimum of \$20.00 plus \$.02 per square foot of floor area will be charged for permits on all structures including mobile homes greater than 200 square feet. A \$5.00 flat fee will be charged on inground and above ground swimming pools, decks and all structures of 200 square feet or less.

Section 3A – Exception – Personal property items and structures of 200 square feet or less in size which meet the following restrictions or are otherwise exempted from taxation by Maine law or regulation are not subject to a permit fee:

1. Property must not be for commercial purposes, and
2. Must not be used for residential purposes, and,
3. Must not be used to house or garage vehicles designed to be licensed for over-the-road use.

Section 4 – Size of Lot – No Building shall be constructed upon or moved to a lot with an area of less than one acre and with a frontage width facing any street, road or town way of less than 150 feet. If an existing building burns or is destroyed it may be replaced even though the lot may measure less than one acre.

Town of Corinth
BUILDING CODE OF THE TOWN OF CORINTH
March 22, 1965

Section 4A – Side Yard Width – No dwelling house shall be constructed that will enclose an are of less than 500 square feet of living space on the ground floor “Living Space: shall mean actual enclosed space suitable space for year-round occupancy and shall bot include porches patios and similar areas whether or not enclosed.

Section 4B – Back Lots – **See attached diagram** - Back lots that do not front on a town way or town road or public easement and are accessed from a private way are exempt from the front lot line requirement listed in section 4. This section applies to permanent residential dwellings and commercial buildings. It is not intended to apply to seasonal recreational dwellings. Occupancy permits for compliance are required.

Back lots are required to be one (1) acre and have a 150-foot lot line either along one side of a private way or at the end of the private way. The area of the right of way is in addition to the lot size. See the attached drawing for clarification.

The private way must provide legal access to the back lot. The existing lot from which the right of way is taken cannot have less than the minimum frontage required when the right of way is subtracted. The private way may be owned fee simple or have a permanent easement. This must be recorded with the property deed and proof provided to the Town of Corinth.

2.1 Basic Safety Standards. The Right of Way width must be a minimum of 27 feet for a single residential dwelling. All other uses will need planning board approval and be dependent on the use of the back lot. The width of a driveway is the distance across the driveway, excluding radii, measured parallel to the highway.

Intersection Angle / Radius of Edges. To the maximum extent practical, the driveway will be constructed perpendicular to the Town Rd. at the access point. The minimum radius on the edge of a driveway must be 10 feet. The Town of Corinth may require that the edges of the driveway have a larger radius if larger vehicles are expected to use the driveway on a regular basis.

Drainage Standards.

- (1) **Culvert Size.** The Town of Corinth will determine the diameter of culverts within the highway right of way depending upon local conditions.
- (2) **Construction and Maintenance Standards.** Driveways, on-site ditches, swales, pipes and other structures that direct runoff toward Corinth ditches or drainage systems must be constructed,

Town of Corinth
BUILDING CODE OF THE TOWN OF CORINTH
March 22, 1965

crowned, stabilized and maintained with stable materials and appropriate erosion control measures such as permanent vegetation or stone.

- (3) Mitigation. If the proposed development poses a significant drainage risk, then the applicant must mitigate the impacts of increases in peak flow from storms into Corinth's drainage systems through measures specified by the Town of Corinth. Mitigation measures may include on-site controls, off-site improvements when the town determines, using accepted engineering and hydrologic principles, that: (i) the proposed driveway has a grade of 10% or greater for a length of 150 feet or more draining toward the highway; (ii) the proposed development has more than 10,000 square feet of impervious surface draining toward the highway, or (iii) the proposed development will substantially contribute to the failure of a downstream drainage facility. "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies. "Peak flow" is the greatest rate of flow in a drainage way, measured as volume per unit of time, resulting from storms up to a 50-year event.

The applicant for a back lot must provide an HHE-200 for a complete on-site sewage disposal system for a year-round dwelling. Privies, partial gray water systems or primitive systems are not allowed except for seasonal dwellings.

All utilities to the back lot must have space allowed in the right of way for construction. This must be documented in the deed. Private ways that connect with State Roads will need a M.D.O.T entrance permit. Private ways that connect with Town Roads will need to meet sight distance requirements, corner clearance, intersection angle and radius of edges criteria provided for driveway location.

The building setback from the center of the right of way is 50 feet and 10 feet from all other property lines. Wells and Subsurface waste disposal systems are allowed in the setback area as allowed by the well drillers rules and the subsurface waste water rules.

The maintenance of the right of way, travel surface or any other access to a back lot shall be the responsibility of the owners of the right of way or the holders of the easement that allows access to such back lots.

All private ways accessing back lots under this section shall connect with the Public road system in Corinth. The Town of Corinth does not guarantee any emergency services to any dwelling located on a back lot.

Town of Corinth
BUILDING CODE OF THE TOWN OF CORINTH
March 22, 1965

The code enforcement officer shall issue permits for a back lot only if all the above criteria is met. Any other requests shall be referred to the Planning Board or Board of Appeals as needed

Section 4C – Front Set-Back – No dwelling or building shall be less than fifty feet (50') from the center line of any adjacent public highway, public road, public easements and driveway right-of-ways

Section 5 – Minimum Floor Area – No dwelling house shall be constructed that will enclose an area of less than 500 square feet of living space on the ground floor. "Living Space" shall mean actual enclosed space suitable for year-round occupancy and shall not include porches, patios and similar areas whether or not enclosed.

Section 5A – Mobile Home – A vehicular, portable structure built on a chassis of which Wheels are in intrinsic part and are designed to remain so, and said structure being designed to be used without a permanent foundation as a dwelling for one or more persons, and provided with a toilet and a bathtub or shower. A mobile home shall contain not less than 720 square feet of floor area.

Section 6 – Minimum Construction Standards – All building materials used and practices followed in the construction of buildings shall conform to the generally accepted standards of good practices.

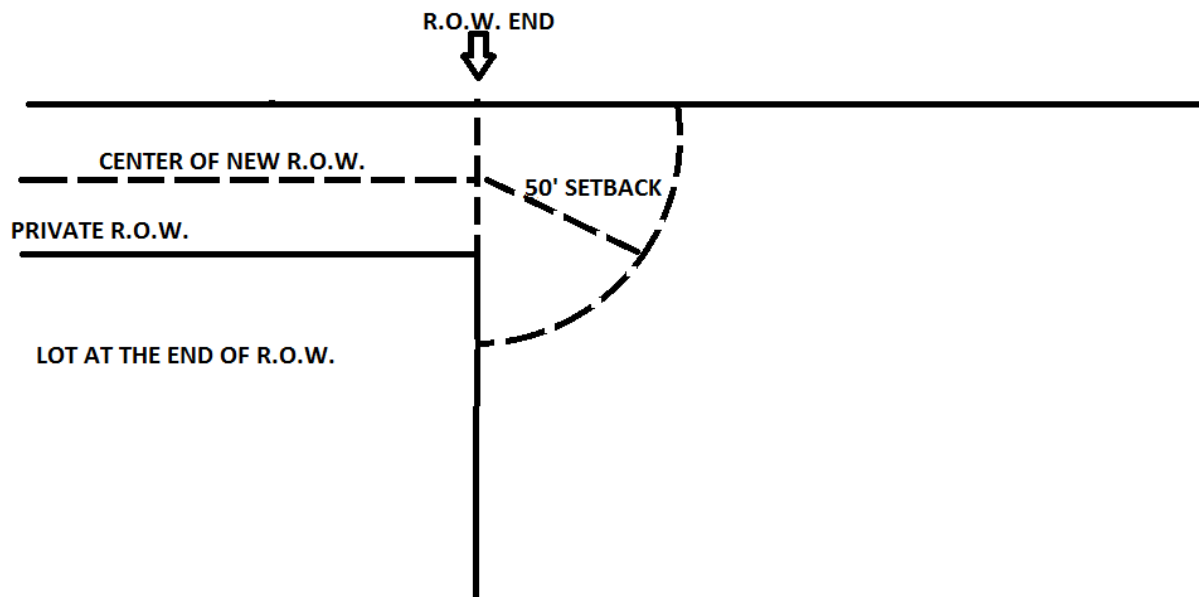
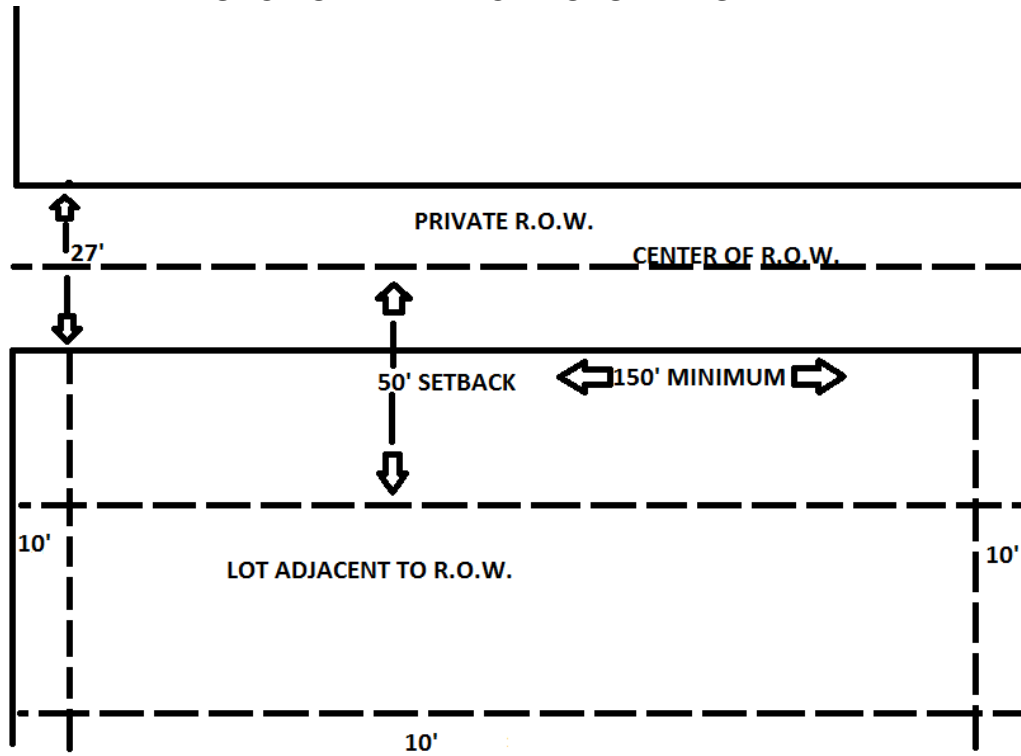
Section 7 – Exterior Finish – The exterior walls shall be finished with a covering of clapboards, wood siding, wood or asphalt or asbestos, masonry or brick or stone or other approved material. Such covering shall be completed with 3 years after the outside studding is in place. Tared paper or tared felt or similar substances shall not be used unless completely hidden from view by the finished exterior wall covering.

Section 8 – Chimneys – Every dwelling shall have a chimney constructed of solid masonry units or of reinforced concrete and shall have walls not less than four inches thick. Prefabricated chimneys are also permissible.

Section 9 – Violations – Any person found guilty of violating any provisions of this ordinance shall be subject to a fine of not more than \$25.00 for each offense. Each day in which a violation is proved to exist shall constitute a separate offense under this section. This section will be in effect when a Building Permit is not obtained prior to placement or construction. A double permit fee will be assessed to the land owner of record if a permit is not obtained prior to the commencement of a project or the placement of a mobile home.

Town of Corinth
BUILDING CODE OF THE TOWN OF CORINTH
March 22, 1965

SECTION 4B – BACK LOTS - DIAGRAM



Town of Corinth
BUILDING CODE OF THE TOWN OF CORINTH
March 22, 1965

CHANGE CONTROL

03/22/1965	The Building Code was adopted
03/30/1970	Section 9 was adopted
03/15/1976	Section 4 was amended
03/16/1999	Section 3 and Section 9 were amended
06/17/1976	Mobile Home Ordinance was adopted
03/12/1985	Section 5A was amended
03/12/1985	Section 6C was repealed
03/18/2008	Section 3 was amended; Section 3A was adopted & Section 4 was amended per Article 66
03/18/2009	Ordinance amended to encompass the Corinth Fee Schedule per Article 66
07/21/2009	Section 4B amended at Special Town Meeting per Article 6 – REPEALED 03/18/2014 per Article 55
03/18/2014	Section 4B Amended & replaced along with diagram per Article 55
03/20/2018	Section 4C – Front Set-Back – Amended per Article 57