

Chapter 73
BUILDING CONSTRUCTION

§ 73-1. Title. [Amended 1-18-2000]

This chapter shall be known and may be cited as the "Building Code."

§ 73-2. Adoption of International Residential Code by reference; amendments to standards.

A. Adoption of the International Residential Code. A certain document, three copies of which are on file in the office of the City Clerk of the City of Saco, being marked and designated as the "International Residential Code," as published by the International Code Council, be and is hereby adopted as the code of the City of Saco for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of building, mechanical, plumbing and electrical systems in the City of Saco and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2003 Edition, published by the International Code Council, on file in the office of the City Clerk are hereby referred to, adopted and made part hereof as if fully set out in this chapter.

B. The following sections are hereby revised or adopted:

- (1) Section R101.1 (page 1): insert "City of Saco."
- (2) Section [EB] R102.7 (page 1) insert "NFPA 1" in place of "International Fire Code."
- (3) Section R107.4 (page 5) delete "ICC Electrical Code" and insert "Electric Code as adopted by Chapter 87 of the Code of the City of Saco."
- (4) Section R112.1 (page 7), Board of Appeals, General: Insert "The Saco Zoning Board of Appeals shall serve as the Board of Appeals." after the first sentence.
- (5) Table R301.2(1) (page 24): insert the following:
 - (a) Under "Ground Snow Load (pounds per square foot)" insert "60"
 - (b) Under "Wind Pressure (miles per hour)" insert "90."
 - (c) Under "Seismic Condition by Zone" insert "C."
 - (d) Under "Weathering" insert "severe."
 - (e) Under "Frost Line Depth" insert "48 inches."
 - (f) Under "Termite" insert "none to slight".
 - (g) Under "Decay" insert "none to slight."
 - (h) Under "Winter Design Temperature for Heating Facilities" insert "to -5° F."

- (i) Under "Ice Shield Underlayment Required" insert "Yes."
- (j) Under "Flood Hazards" Insert "January 6, 1997, date of adoption of the Floodplain Management Ordinance of the City of Saco." Date of FIRM January 5, 1984 with revisions dated March 16, 1998."
- (k) Under "Air Freezing Index" insert "1500."
- (l) Under "Mean Annual Temperature" insert "45° Fahrenheit."

(6) Section R309.3 (page 49): add the following to end of the section: "The sills of all door openings between garages and adjacent interior spaces shall be raised not less than four inches above the garage floor."

(7) Section R310.1.1 (page 50): delete the exception.

(8) Section R311.6.1 (page 52): change "eight units horizontal" to " twelve units horizontal."

(9) Section R323 (page 58) Delete entire section and insert "For Flood Resistant Construction, refer to Chapter 106 of the Code of the City of Saco, Maine"

(10) Section M1301.1.1 (page 291) Delete "Section 323.1.5" and replace with "Chapter 106 of the Code of the City of Saco, Maine."

(11) Section M1401.5 (page 297) Delete "Section R323.1.5" and replace with "Chapter 106 of the Code of the City of Saco, Maine."

(12) Section M2001.4 (page 321) Delete "Section R323.1.5" and replace with "Chapter 106 of the Code of the City of Saco, Maine."

(13) Chapter 24 Fuel Gas (pages 331 to 386) Delete Chapter and refer to applicable NFPA Standards as adopted by the State of Maine.

(14) Chapters 26 through 32 (pages 389 through 434) Delete Chapters and replace with "All Plumbing shall be installed in accordance with the State of Maine Internal Plumbing Code, Chapter 238."

(15) Appendix A is deleted.

(16) Appendix I (page 573) Delete "International Private Sewage Disposal Code" and insert the words "Maine Subsurface Wastewater Disposal Rules, Chapter 241."

§ 73-3 A. Adoption of International Building Code by reference; amendments to standards.

A. Adoption of Building Code. A certain document, three copies of which are on file in the office of the City Clerk of Saco being marked and designated as the "International Building Code, 2003 Edition," as published by the International Code Council, Inc., be and is hereby adopted as the Building Code of the City of Saco in the State of Maine, for control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code, as hereby referred to, are adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B of this section.

B. Additions, insertions and changes. The following sections are hereby revised as follows:

- (1) Section 101.1, Title (page 1): insert "City of Saco."
- (2) Section 101.4.1, Electrical (page 1) delete "ICC Electrical Code" and insert "Electric Code as adopted by Chapter 87 of the Code of the City of Saco."
- (3) Section 101.4.4, Plumbing (page 1) delete "International Plumbing Code" and insert "State of Maine Internal Plumbing Code, Chapter 238."
- (4) Section 105.1 Required (page 3) delete the words "gas, mechanical" without replacement.
- (5) Section 105.1.1 Annual permit (page 3) delete entire section without replacement.
- (6) Section 105.1.2 Annual permit records (page 3) delete entire section without replacement.
- (7) Section 105.2 Work exempt from permit (page 3) delete the following items under the heading "**Building**" without replacement and renumber the remaining: 1, 3, 5, and 12. Delete all items under the heading "**Gas**" and insert "No local permit required for Gas Installations." Delete all items under the heading "**Mechanical**" and insert "No local permit required for Mechanical Installations."
- (8) Section 105.5, Expiration (page 4): delete entire section and replace as follows: "Time limitation of permits: A building permit issued under the provisions of this code shall become void if work has not commenced within six months of the date of approval and shall expire two years from the date of issue. A building permit may be renewed once for a one-year period upon submission of an application and payment of the prescribed fee. All codes, ordinances and statutes in effect at the time of the renewal application must be complied with before said permit is issued."
- (9) Section 107.3 Temporary power (page 6) delete "ICC Electrical Code" and insert "Electric Code as adopted by Chapter 87 of the Code of the City of Saco."

- (10) Section 108.6, Refunds (page 5): delete section and replace as follows: In the case of a revocation of a permit or abandonment or discontinuance of a building project, any permit fees already paid shall be nonrefundable. In any other case, a refund may be made after deduction of administrative fees associated with the processing of the building permit based on the City of Saco's Cost Recovery Ordinance.
- (11) Section 112.1, (page 8), Board of Appeals, General insert: "The Saco Zoning Board of Appeals shall serve as the Board of Appeals." after the first sentence.
- (12) Section 903.2 Automatic Sprinkler Systems, Where required (Page 166): remove period and add to the end of the first sentence "and in Any occupancy or structure as required by Chapter 102 § 102-4 of the Code of the City of Saco, whichever is more stringent."
- (13) Section 1025.2 Minimum size (page 223) delete exception without replacement.
- (14) Section 1612.3 Establishment of flood hazard areas (page 300) insert "City of Saco" and "January 5, 1984 and March 16, 1998."
- (15) Section 1612.4 Design and construction (page 301) delete the period at the end of the section and insert "and Chapter 106 of the Code of the City of Saco."
- (16) Section 2111 Masonry Fireplaces (page 427) delete entire section and insert "Masonry Fireplaces shall be constructed to the standards found in NFPA 211, Standard for Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances, 2002 Edition."
- (17) Section 2112 Masonry Heaters (page 431) delete entire section and insert "Masonry Heaters shall be constructed to the standards found in NFPA 211, Standard for Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances, 2002 Edition."
- (18) Section 2113 Masonry Chimneys (page 431) delete entire section and insert "Masonry chimneys shall be constructed to the standards found in NFPA 211, Standard for Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances, 2002 Edition."
- (19) Section 2701.1 Scope (page 543) delete "ICC Electrical Code" and insert "Electric Code as adopted by Chapter 87 of the Code of the City of Saco."
- (20) Section 2702.1 Installation (page 543) delete " the ICC Electric Code" without replacement.
- (21) Sections 2702.2.8 Membrane structures, 2702.10 Highly toxic and toxic materials, 2702.11 Organic peroxides, 2702.12 Pyrophoric materials (page 543) delete International Fire Code" and insert "NFPA 1."

- (22) Section 2702.3 Maintenance (page 543) delete “ the International Fire Code” and insert “NFPA 110, Standard for Emergency and Standby Power.”
- (23) Section 2801.1 Scope (page 545) delete “International Fuel Gas Code” and insert “NFPA 54 National Fuel Gas Code.”
- (24) Section 2901.1 Scope (page 547), delete “International Plumbing Code” in two locations and insert “State of Maine Internal Plumbing Code, 144A CMR Chapter 238.” Delete International Private Sewage Disposal Code” and replace with “State of Maine Subsurface Wastewater Disposal Rules, 144ACMR Chapter 241.”
- (25) Section 2902.1.1 Unisex toilet and bath fixtures (page 549) delete “section 404 of the International Plumbing Code” and insert “the State of Maine Internal Plumbing Code, Chapter 238.”
- (26) Chapter 30 Elevator and Conveying Systems (pages 551 through 553) delete the entire chapter and insert “All Elevator and Conveying Systems installed shall comply with the Maine State Elevator Regulations found in Title 32, Chapter 133 of the Maine Revised Statutes, Annotated.”
- (27) Chapter 32 Encroachments Into the Public Way (page 561) delete the entire section without replacement.
- (28) Section 3305.1 Facilities required (page 563) delete “the International Plumbing Code” and insert “Federal and State OSHA requirements.”
- (29) Section 3309.2 Fire hazards (page 565) delete “International Fire Code” and insert “NFPA 1”
- (30) Section 3401.3 Compliance with other codes (page 567) delete “in the International Fire Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code, International Mechanical Code, International Residential Code and ICC Electric Code” and replace with “as regulated by other codes promulgated by the City of Saco.”
- (31) Section 3410.2 Applicability (page 570) insert “the effective date of adoption of the International Building Code, 2003 Edition”

73-3 B. Adoption of the International Existing Building Code by reference; amendments to standards.

A. Adoption of Existing Building Code. A certain document, three copies of which are on file in the office of the City Clerk of Saco being marked and designated as the "International Existing Building Code, 2003 Edition," as published by the International Code Council. be and is hereby adopted as the Building Code of the City of Saco in the State of Maine, for regulating and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings and structures, including historic buildings as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Existing Building Code, as hereby referred to, are adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B of this section.

B. Additions, insertions and changes. The following sections are hereby revised as follows:

- (1) Section 101.1 Title (page 1) insert "City of Saco"
- (2) Section 104.2.1 Preliminary meeting (page 2) delete "shall" and insert "may"
- (3) Section 105.1.1 Annual permits (page 3) delete entire subsection without replacement
- (4) Section 105.1.2 Annual permit records (page 3) delete entire subsection without replacement
- (5) Section 109.3 Required inspections (page 7) delete "shall" and insert "may"
- (6) Section 112.1, Board of Appeals, General (page 8): Insert "The Saco Zoning Board of Appeals shall serve as the Board of Appeals." after the first sentence.
- (7) Section 202 Definitions Substantial Damage (page 12) delete the words "market" and replace with "assessed"
- (8) Section 410 Plumbing (page 17) delete entire section and replace with "All plumbing shall be installed in accordance with the State of Maine Internal Plumbing Rules, Chapter 238.
- (9) Section 605.3.1.1 (8) seventh line, change "5 square feet (0,46 m²)" to "5.7 square feet (0.54 m²)"
- (10) Section 608 Electrical (page 31) delete entire section and replace with "All electrical work shall be done in accordance with the Electric Code as adopted by Chapter 87 of the Code of the City of Saco."
- (11) Section 808 Electrical (page 38) delete entire section and replace with "All electrical work shall be done in accordance with the Electric Code as adopted by Chapter 87 of the Code of the City of Saco."
- (12) Section 810 Plumbing (page 39) delete entire section and replace with "All

plumbing shall be installed in accordance with the State of Maine Internal Plumbing Rules, Chapter 238.

- (13) Section 1201.2 Applicability (page 53) insert “the date of adoption of this ordinance”