

TOWN OF FARMINGDALE
BUILDING PERMIT APPLICATION

APPLICATION RECEIVED _____
 OWNERS NAME _____
 PROPERTY ADDRESS _____
 PHONE NUMBER _____
 APPLICANT EMAIL _____
 APPLICANT/AGENTS NAME _____
 ADDRESS _____
 PROJECT ADDRESS _____

PERMIT NUMBER _____
FEE _____
MAP _____ LOT _____
LAND USE ZONING DISTRICT _____
CULVERT PERMIT _____
SHORELAND ZONE _____
IF YES, LIST ZONE _____
100 YR FLOOD YES _____ NO _____
TAXES/SEWER PAID _____

TYPE OF IMPROVEMENT (check one)

<input type="checkbox"/>	New Building
<input type="checkbox"/>	Home
<input type="checkbox"/>	Mobile Home
<input type="checkbox"/>	Accessory Building
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Demolition

IF MOBILE HOME COMPLETE THE FOLLOWING:

Size of Mobile Home: _____ X _____
 Year: _____ Make: _____ Model#: _____ Color: _____
 Serial#: _____
 What will Mobile Homes be installed on? (Concrete pad, gravel pad, isolated pad, full foundation)

 Will Mobile home be installed with anchor ties? _____
 Does Mobile Home have factory built pitched roof? _____
 Is Mobile Home being placed in Mobile Home Park? _____

Size of Building/Structure: _____ X _____ Number of stories _____
 If a new address is needed, have you contacted the Town Addressing Officer yet? _____

DESCRIBE THE NATURE OF THE BUILDING/DEMOLITION PERMIT:

FOR RESIDENTIAL PERMIT:

<input type="checkbox"/>	Number of bedrooms being added
<input type="checkbox"/>	Number of bedrooms currently existing
<input type="checkbox"/>	Total bedrooms once construction complete

LIST ESTIMATED VALUE OF CONSTRUCTION UPON COMPLETION: \$ _____

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING:
 A SITE PLAN DIMENSIONED, FLOOR PLAN DIMENSIONED, WASTEWATER DESIGN

	Public	Private
Water Supply		
Sewer Service		

IF THE SEWER WILL BE PUBLIC, THE APPLICANT IS REQUIRED TO GET A SIGN-OFF FROM THE TOWN OFFICIAL WHO ISSUES SEWER PERMITS.

THE ABOVE-NAMED APPLICANT HAS CONTACTED ME REGARDING PUBLIC SEWER

 Sewer Inspector Date

	YES	NO
SEWER PERMIT ISSUED		

APPLICANT SIGNATURE: _____ DATE _____

APPLICANT NAME: _____

THE ABOVE-NAMED APPLICANT HAS SUBMITTED AN **HEE 200** FORM TO ME AND THE REQUIRED PERMIT HAS BEEN ISSUED.

 Licensed Plumbing Inspector Date

HOW WILL STORM AND OTHER NON-SEWERAGE/WASTEWATER BE DISPERSED?

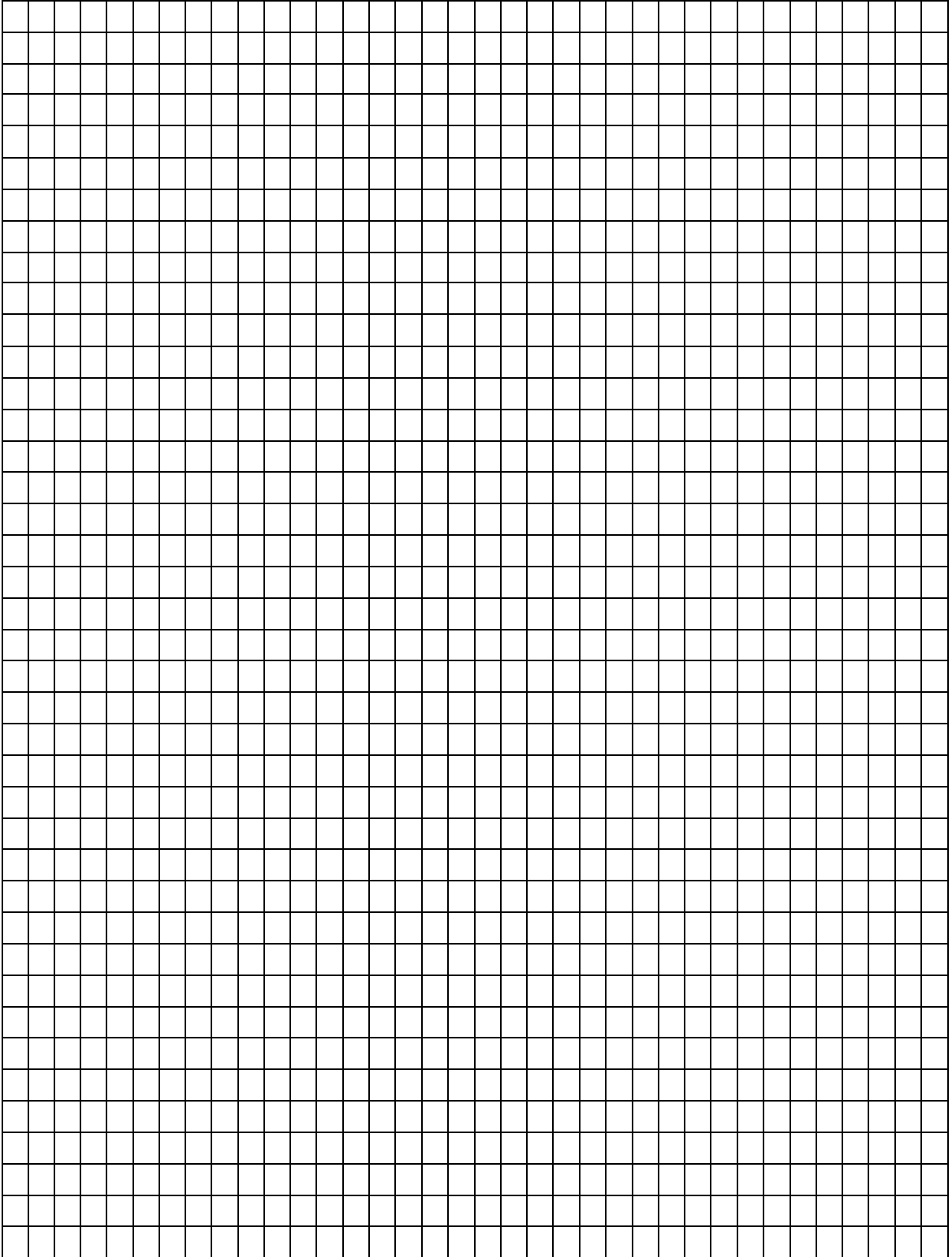
PLEASE INCLUDE A DRAWING SHOWING THE SITE PLAN (SEE BELOW)

ON THE NEXT PAGE INCLUDE A SKETCH SHOWING THE FOLLOWING:

Property and boundary lines
Location of proposed structure/addition
Distance to all property lines
Location of structure prior to demolition
Show all roads
Show all abutters
Show magnetic North
Show relationship to bodies of water, water supply and sewage disposal facilities

I/WE _____ **UNDERSTAND THAT ALL WORK/PROCEDURES WILL BE IN CONFORMANCE WITH ALL APPLICABLE STATE REGULATIONS AND CURRENT ORDINANCES THAT ARE IN EFFECT FOR THE TOWN OF FARMINGDALE. ANY VIOLATION THERE OF IMMEDIATELY VOIDS THIS PERMIT AND COULD RESULT IN LEGAL ACTION BEING CONDUCTED BY THE TOWN OF FARMINGDALE.**

Site Plan Drawing



FOR OFFICE USE ONLY

	Yes	No
Has all required signoffs been completed?		
Is the sketch plan complete?		
If a road entrance permit is required, has the CEO conferred with the Public Works Director regarding the requirements of the road entrance?		
If road entrance permit is required, has it been completed and has a permit been issued?		

If this permit requires conformance with the 101 Life Safety Codes, list conditions which must be met: _____

List any other land use requirements which must be met: _____

APPROVED BY: _____ DATE _____

HIGHLIGHTS OF MINIMUM CONSTRUCTION STANDARDS FOR ONE & TWO-FAMILY DWELLINGS & 101 LIFE SAFETY CODE

The recent adoption of the latest “NFPA 101 Life Safety Code requires the following when constructing or remodeling one and two-family dwellings.

1. Means of Escape – In any dwelling or dwelling unit of two rooms or more, every sleeping room and living area shall have at least one primary means of escape and one secondary means of escape.
 - a. The primary means of escape shall be by door, stairway or ramp providing a means of unobstructed travel to the outside of the dwelling at street or grade level.
 - b. The secondary means of escape can be by a second door, stairway, passage or hall or an outside door or window of at least 5.7 sq. ft. in clear area when open with a minimum width of 20” and a minimum height of 24” with bottom of opening not over 44” above grade or floor.

2. Doors – No door in the path of escape shall be less than 28” wide (except bathroom doors may no be less than 24” wide) minimum door height is 6’6”.
 - a. All closet door latches must be able to be opened from the inside.
 - b. All bathroom doors shall be designed to allow opening from the outside during an emergency when locked.
 - c. Doors shall be swinging or sliding.

- d. No door in any means of escape shall be locked against egress when the building is occupied.
3. Stairs, Landings, Ramps, Balconies, or Porches shall be a minimum of 36” wide.
 - a. Hallways shall also be a minimum of 36” wide with a minimum height of 7’0” with projections from ceiling providing not less than 6’8” nominal height.
 - b. Stair details – maximum riser height of 7 ¾” and minimum tread depth of 10”
 4. Guards and Handrails – Means of egress that are more than 30” above the floor or grade below shall be provided with guards to prevent falls over the openside.
 - a. Guards shall have intermediate rails placed to resist the passage of a 4” diameter sphere through any opening up to a height of 34 inches.
 - b. Handrails shall be provided on both sides of stairs and ramps and shall have intermediate rails placed to resist the passage of a 4-inch diameter sphere whenever the stair tread or ramp surface is more than 30” above the floor or grade below.
 - c. Whenever intermediate rails are required below the handrails on stairs or ramps, they shall be placed up to a height of 34 inches above the ramp or leading edge of the stair.
 1. Handrails on stairs shall be at least 34” and not more than 38” above the leading edge of the tread.
 2. Handrails that form part of a guard shall be permitted to be not more than 42” above the leading edge of the tread.

For complete construction, separation and egress requirements see Chapter 24 of the NFPA 101 Life Safety Code 2000 edition.

5. As permitted in section 4-1.12 the authority having jurisdiction determines what separation is needed, where two or more classes of occupancy occur in the same building or structure.

All one- and two-family buildings which contain an attached private garage used to store gasoline fueled equipment or vehicles shall have all living areas in common with the physical location of the garage – separated with walls, ceilings and doors that comply with the minimum 1-hour separation assembly.

This requirement by the Town of Farmingdale applies to the minimum 1-hour separation assembly when the separation between the private garage and the living area are horizontal or vertical.

Greg Lumbert
CEO for Farmingdale

24.3.4 Detection, Alarm and Communications Systems. Approved single-station smoke alarms shall be installed in accordance with 9.6.2.10 in the following locations:

(1) All sleeping rooms (exceptions: Smoke alarms shall not be required in sleeping rooms in existing one and two-family dwellings.)

(2) Outside of each separate sleeping area, in the immediate vicinity of the sleeping rooms

(3) On each level of the dwelling unit, including basements
(Exception No. 1: Dwelling units protected by an approved smoke detection system in accordance with Section 9.6 and equipped with an approved means of occupant notification.) (Exception No. 2: In existing one and two-family dwellings approved smoke alarms powered by batteries shall be permitted.

9.6.2.10 Smoke Alarms

- 9.6.2.10.1 Where required by another section of this Code, single-station smoke alarms shall be in accordance with the household fire-warning equipment requirements of the NFPA 72, National Fire Alarm Code, and are arranged to function in the same manner.
- 9.6.2.10.2 Smoke alarms, other than battery –operated devices as permitted by other sections of this Code, or battery-operated devices complying with 9.6.1.4 and the low-power wireless system requirements of NFPA 72, National Fire Alarm code, shall receive their operating power from the building electrical system.
- 9.6.2.10.3 * In new construction, unless otherwise permitted by another section of this Code, where two or more smoke alarms are required within a living unit, suite of rooms, or similar area, they shall be arranged so that operation of any smoke alarms shall cause the alarm in all smoke alarms within the living unit, suite of rooms, or similar area to sound.
(Exception: this requirement shall not apply to configurations that provide equivalent distribution of the alarm signal.)

TOWN OF FARMINGDALE
289 Maine Avenue
Farmingdale, ME 04344
(207) 582-2225

CODE ENFORCEMENT DEPARTMENT NOTICE REGARDING SETBACK LINES

It is your responsibility to ensure that the structures you build pursuant to this building permit comply with all dimensional requirements of the Farmingdale Land Use and Development Ordinance and, or the Shoreland Zoning Ordinance for the Municipality of Farmingdale, Maine. You are especially urged to pay particular attention to setback requirements, because they are easily susceptible to error. It is not the Town's responsibility to locate any setback line for your benefit, either before, during or after construction.

Frequently a type of survey (called a mortgage inspection plan) is done on the property on which your structure(s) sit. That survey could occur during construction or early after construction is completed. It could occur later, or even much later. Such a survey is done for the benefit of a lender which may be considering lending money to you or to a purchaser of your property. If that survey reveals a possible encroachment of the structures over a setback line, you may have to resolve the problem illustrated by the survey, plus incur delay or loss in connection with your loan or sale transaction. That survey may also result in enforcement proceedings from the Town for violation of the setback line, which can result in substantial fines and/ or orders requiring you or your successors to move or change the structure (s) to make them comply with the setback line.

It is, therefore, clearly in your best interest to make absolutely certain when you build, that your construction complies with all setback line requirements.