

**NOTIFICATION OF INTENT TO BUILD OR REMODEL  
TOWN OF WEST PARIS, MAINE**

**Section 1. Purpose**

To provide a means of notifying the Town of construction, alteration, placement, remodeling, expansion, demolition, or replacement of structures, decks and patios for assessment and tax purposes and to assure the proposed activity complies with the provisions of the Town of West Paris land use ordinances.

**Section 2. Authority and Administration**

**A. Authority**

1. This Ordinance is adopted pursuant to Title 30-A, M.R.S.A., Section 3001.
2. This Ordinance shall be known as the "Notification of Intent to Build or Remodel, Town of West Paris, Maine" adopted and effective by vote of the Town Meeting on 3/3/2001 and amended on 9/28/2017.

**B. Administration**

1. The Code Enforcement Officer shall administer and enforce the provisions of this ordinance.

**Section 3. Notification**

**A. Notification**

Before the construction, relocation, placement, expansion, remodeling, alteration, or demolition of any building is commenced, the owner or the owner's agent shall obtain and complete a "Notification of Intent to Build or Remodel Form" which will be returned to the Office and reviewed by the C.E.O. Within five (5) working days of the date of receipt, the will approve or disapprove the application. Town  
C.E.O.

**B. Life of Notification**

The approval of a "Notification of Intent to Build or Remodel Form" shall become void unless construction or foundation thereunder is commenced within one (1) year from the date of approval. After one (1) year a new Notification of Intent to Build or Remodel will have to be submitted.

**C. Plumbing**

All plumbing and sewage disposal shall be in strict conformance with the State of Maine Laws and the State Plumbing Code. Before approving any notification the owner or the owner's authorized agent shall show proof to the Code Enforcement Officer that valid permits have been obtained for all interior plumbing and subsurface sewage disposal systems.

D. Mobile Homes

Mobile Homes must be placed on a six inch (6") concrete pad with tie downs. Mobile homes must have a roof pitch of three inches (3") minimum rise to every twelve inches (12") of width. Mobile Homes in place prior to approval of this amendment will be grandfathered.

**Section 4. Amendment to Ordinance**

This Ordinance may be amended by a majority vote of the legislative body.

**Section 5. Enforcement**

This Ordinance shall be enforced pursuant to Title 30-A, M.R.S.A. Section 4452 and all penalties and remedies contained within that statute, as amended, shall apply to any violation of this Ordinance.

**Section 6. Conflicting Provisions**

Whenever the provisions of this Ordinance conflict or differ from those described by any Federal or State Statute, Ordinance, or other regulation, that provision which imposes the greater restriction for the higher standard shall govern.

**Section 7. Validity**

If any section clause, provision, portion or phrase of this Ordinance shall be held invalid or unconstitutional by any court of competent authority, such holding shall not affect, impair or invalidate any other section, clause, provision, portion or phrase of this Ordinance.

**Section 8. Appeals**

The Board of Appeals, may, upon written application of an aggrieved party and after public notice, hear appeals from the determinations of the Code Enforcement Officer in the administration of this Ordinance. Such appeal shall be taken within thirty (30) days from the date of the decision. Such hearings shall be held in accordance with State laws. Following the hearing, the Board of Appeals may reverse the decision of the Code Enforcement Officer upon finding that the decision is clearly contrary to specific provisions of this Ordinance.

**Section 9 Definitions**

**Alteration:** Structural changes, rearrangement, change of location, addition, including decks and patios.

**Building:** Any structure having a roof or partial roof supported by columns or walls used for shelter or enclosure of persons, animals, goods, or property of any kind. The term shall also include vinyl type garages/storage sheds, mobile homes and foundations.

**Foundation:** The supporting substructure of a building including but not limited to basements, slabs, sills, posts, or frost walls.

**Relocation:** The moving of a building from one location to another.

**Remodel:** The improvement to the exterior or interior of a building exclusive of normal maintenance.

**Expansion:** Addition of floor area to a building.

**Deck:** A structure attached or detached from the principal structure that may have railings or access to the ground.

**Patio:** A level, landscaped, and/or surface area directly adjacent to the principal structure and not covered by a permanent roof.

