

PLEASE CONTACT CODE/PLANNING OFFICE BEFORE FILLING OUT FORMS

TOWN OF FARMINGTON

153 Farmington Falls Road, Farmington, ME 04938

207-778-5874

PROJECT REGISTRATION and CONTACT CHECKLIST

<input type="checkbox"/>	BUSINESS PROJECT# ____ BP ____	<input type="checkbox"/>	RESIDENTIAL PROJECT# ____ RP ____	<input type="checkbox"/>	HOME OCCUPATION# ____ HO ____
<input type="checkbox"/>	New Business	<input type="checkbox"/>	New Construction	<input type="checkbox"/>	New Business
<input type="checkbox"/>	Expansion	<input type="checkbox"/>	Expansion	<input type="checkbox"/>	Expansion
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Relocation
MAP _____ LOT _____		ZONING _____		TRIO _____	

Applicant: _____ Address: _____ Phone: _____

Email: _____ Project Location: _____

Project Description: _____

CONTACTS REQUIRED:					
<input type="checkbox"/>	Code/Planning – Zoning, setbacks, signage, ADA, etc. J. Stevens Kaiser 778-5874	<input type="checkbox"/>	Maine Uniform Building & Energy Code (MUBEC) – Third-Party Inspector (See attached MUBEC Notice)	<input type="checkbox"/>	Assessor – New construction or razing, etc. Frank Xu 778-6530
<input type="checkbox"/>	Licensed Plumbing Inspector – Plumbing and septic permits. Andrew Marble 779-4858	<input type="checkbox"/>	Waste Water/Sewer Joe Hartigan 778-4712 Sewer hook-up fees Mavis Gensel 778-6538	<input type="checkbox"/>	Public Works – New driveway, site distance, and road opening. Philip Hutchins 778-2191
<input type="checkbox"/>	Farmington Village Corp. – Wellhead Protection, public water connection fees. 778-4777	<input type="checkbox"/>	Fire Rescue – Chief T. D. Hardy 778-3235	<input type="checkbox"/>	E-911 Addressing – Terry Bell 778-3235 (A COPY OF THIS FORM MUST BE SUBMITTED TO FIRE RESCUE)
Other Contacts:					
<input type="checkbox"/>	DIG SAFE 1-888-344-7233	<input type="checkbox"/>	Town Clerk 778-6538		
<input type="checkbox"/>	State Electrical Inspector 592-7903	<input type="checkbox"/>	Executive Assistant 778-6538		
<input type="checkbox"/>	State Fire Marshal 626-3870 / 592-3508	<input type="checkbox"/>	Police Chief Kenneth Charles 778-6311		
<input type="checkbox"/>	CMP (General Information) 1-800-750-4000	<input type="checkbox"/>	DEP 1-800-452-1942		
<input type="checkbox"/>	Franklin County Soil and Water Conservation District 778-4767	<input type="checkbox"/>	Dept. of Health and Human Services 287-3707; (INSP) 287-5671		
<input type="checkbox"/>	Other:				

By signing, I acknowledge that I have read and understand the above requirements.

Applicant's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

Maine Uniform Building and Energy Code (MUBEC)

On July 1, 2012, the Maine Legislature imposed the Maine Uniform Building and Energy Code (MUBEC) on all Towns over 4,000 in population, including Farmington. As of this date, all residential and commercial building construction done within Town limits must meet this Code. As of September 19, 2019, the Legislature expanded MUBEC to be applicable throughout all towns in Maine.

To certify compliance with MUBEC, the owners of all residential and commercial building construction projects, and/or their designated contractors, agents, vendors, or consultants, must retain the services of a State-certified Third-Party Inspector (TPI). The Town of Farmington will only issue Certificates of Occupancy under 25 M.R.S. §2357-A for completed MUBEC-applicable residential or commercial projects that have furnished documentation of TPI confirmation of MUBEC compliance to the Code Office.

The Town maintains a reference list of TPIs, at the Code Office in the Municipal Building at 153 Farmington Falls Road, Farmington, Maine (207-778-5874). The Town's Code Enforcement Officer can assist in determining whether MUBEC applies to a project or not. The TPI list may also be found at: https://www.maine.gov/decd/sites/maine.gov/decd/files/inline-files/TPI_list_0.pdf There are certain exemptions from MUBEC, such as mass timber (log homes), earth berm construction, and experimental buildings (straw bale, etc.).

Building supply businesses, contractors, architects, and engineers are generally knowledgeable in MUBEC, and property owners undertaking building construction, or their designated contractors, agents, vendors, or consultants, must require MUBEC-compliant materials and designs when specifying projects. Many contractors, architects, and engineers are also certified as MUBEC TPIs.

MUBEC consists of the following codes:

- the 2015 International Residential Code (IRC);
- the 2015 International Building Code (IBC);
- the 2015 International Existing Building Code (IEBC);
- the 2009 International Energy Conservation Code (IECC);
- the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Code at 62.1 - 2013 (Ventilation for Acceptable Indoor Air Quality);
- the ASHRAE Code at 62.2 - 2013 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings);
- the ASHRAE Code at 90.1 - 2013 (Energy Standard for Buildings except Low-Rise Residential Buildings); and
- the American Society for Testing & Materials (ASTM) Code at E-1465-08, (Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings).

The owners of all residential and commercial building construction projects, and/or their designated contractors, agents, vendors, or consultants, must also comply with (including, but limited to) the State Plumbing Code, the National Electrical Code (NEC – NFPA 70), the International Mechanical Code, NFPA 101 (Life Safety), NFPA 54, 55, 56, 58 (Propane), 25 M.R.S. §§2452 & 2465 (chimneys, vents, fireplaces, solid-fuel burning appliances), and 32 M.R.S. §18101 et. seq. (Maine Fuel Board Laws & Rules), and all other laws, rules, regulations, and standards applicable in the State of Maine.

E. Dimensional Requirements:

Lots in all Zoning Districts outside the Shoreland Zoning District shall meet or exceed the following requirements:

	General	Residential	Village	Village	Village	Village	Residential	Farm &
	Purpose	Light	Comm.	Business	Business	Residential	District	Forest
	District	Comm.	District	District	Historic	District		District
					District (A)			
Minimum lot area SF (B)								
With public sewer	40,000	40,000	40,000	40,000	450	15,000	40,000	40,000
Without public sewer	60,000	60,000	50,000	50,000	N/A	25,000	50,000	50,000
Maximum residential density in OSRD (C)	4 units per acre after subtracting 50% open space	4 units per acre after subtracting 50% open space	N/A	N/A	N/A	4 units per acre after subtracting 50% open space	4 units per acre after subtracting 50% open space	4 units per acre after subtracting 50% open space
Minimum frontage (feet)	150 (D)	100 (D)	100	100	20	75	100 (D)	150 (D)
Minimum frontage on internal road serving OSRD (E)	75	75	N/A	N/A	N/A	75	75	75
Minimum setback (feet)								
Front	50	50	35	35	(F)	20	35	35
Side	25	15	15	15	0	10	15	15
Rear	25	15	15	15	15	15	20	20
Minimum front setback from edge of pavement for internal roads serving OSRD	20	20	N/A	N/A	N/A	20	20	20
Maximum lot coverage	75%	60%	70%	70%	99%	50%	40%	50%
Building height limits	56'	56'	56'	56'	(G)	56'	56'	56'

Height limits do not apply to towers, antennas, or agricultural silos. Side and rear setbacks shall be measured from property boundary lines. Front setbacks established above shall be measured from the Setback Starting Point as described below in the section entitled Setback Starting Point, except with regard to the front setback from internal roads serving an OSRD. Setbacks apply to all structures except signs, landscaping, fences, and parking lots. The minimum setback from property lines for driveways in all Districts shall be ten feet (10). Where abutters elect to share a single driveway on or near their common boundary line there shall be no setback required.

The performance standards, dimensional requirements, and definition specific to Open Space Residential Development (OSRD) are only applicable to those individuals or entities voluntarily choosing to submit and OSRD project application and plan to the Town of Farmington Planning Board per 11-8.11.1.4 (a) in the Town of Farmington Zoning Ordinance for OSRD approval and permit and, as such, said OSRD standards and requirements are entirely elective and self-imposed by said individuals or entities. The OSRD performance standards, dimensional requirements, and definition apply to no other types of land-use development or projects in Farmington, whether before the Planning Board or not.

- (A) The Village Business Historic District is a sub-classification within the Village Business District. Dimensional requirements in this category apply to properties with frontage in these areas: Main Street from Anson Street to Academy Street; Broadway from High Street to the 100-year floodplain boundary of the Sandy River; and Front Street from Park Street to Depot Street.
- (B) Minimum lot area does not apply in an Open Space Residential Development. See maximum residential density in OSRD.
- (C) A density bonus may be applied as provided in the Performance Standards, Section 11-8.11.1 (8).
- (D) Backlots with frontages between fifty feet (50) and these minimums may be built on if structures are set back a minimum of two hundred fifty feet (250).
- (E) Minimum frontage in OSRD applies only where individual lots are created.
- (F) No closer to the street than side-abutting buildings, except when a sidewalk exists, the setback shall be no closer than the building edge of said sidewalk (the edge of the sidewalk which lies farthest from the traveled way).
- (G) No taller than the highest existing building in this district as of enactment of these requirements.