

## **SECTION 509 - INSPECTIONS DEPARTMENT**

### 509.1 Establishment and Appointment

There shall be a Department of Inspections, the head of which shall be the Codes Enforcement Officer who shall be appointed by the Town Manager subject to confirmation by the Town Council. The Codes Enforcement Officer may be assisted by a Building Inspector, Plumbing Inspector and Electrical Inspector, who shall be appointed by the Town Manager, or the Codes Enforcement Officer may serve as any or all such Inspectors. In addition, these Inspectors will coordinate their work with the Fire Chief to assure that all safety regulations are being complied with.

### 509.2 Duties of the Inspectors

1. It shall be the responsibility of the Inspectors to enforce the Ordinances, Codes, and Statutes that pertain to the development of property, building construction and maintenance.
2. It shall be unlawful for an Inspector to be engaged in any personal business activities that are directly related to his/her role as a Codes Enforcement Officer within the Town.
3. An Inspector in accordance with his/her duties, may place a stop order on activities that are in violation of any municipal code or statute that he/she is responsible for enforcing.
4. An Inspector shall issue a certificate of occupancy and/or approval when he/she determines that all the requirements of any municipal code or statute which he/she must enforce have been met.

### 509.3 Codes Enforcement Officer

1. The Codes Enforcement Officer shall be responsible for enforcing all codes pertaining to the development or improvement of any property within the Town.
2. The Codes Enforcement Officer shall serve as the building official as defined in Section 2371 of Title 25 of the Maine Revised Statutes and shall be responsible for issuing building permits and certificates of occupancy.
3. The Codes Enforcement Officer shall be responsible for inspecting all permitted construction for compliance with the following components of the Maine Uniform Building and Energy Code as such components may be revised from time to time by the Technical Building Codes and Standards Board:
  - a) the 2015 International Building Code;
  - b) the 2015 International Existing Building Code; and
  - c) the 2015 International Residential Code.
  - d) the 2015 International Mechanical Code.
  - e) the ~~2009~~15 International Energy Conservation Code.

- f) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Standards (ASHRAE) 62.1-2013~~6~~ (Ventilation for Acceptable Indoor Air Quality), 62.2-2013~~6~~ (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings) and 90.1-2013~~6~~ (Energy Standard for Buildings except Low-Rise Residential Buildings), editions without addenda; and
- g) The American Society for Testing and Materials (ASTM), E-1465-08, Standard practice for Radon Control Options for Design and Construction of New Low-Rise Residential Buildings.

4. The Codes Enforcement Officer shall have such other duties as may be imposed upon him/her by law or, from time to time, by the Town Council or Town Manager.

509.4 Duties of the Building Inspector

The Building Inspector, when authorized by the Codes Enforcement Officer, may issue building permits and certificates of occupancy.

509.5 Duties of the Plumbing Inspector

Shall be responsible for issuing plumbing permits and inspecting all permitted plumbing work in accordance to the State Plumbing Code and/or such Codes as may be adopted by the Town Council.

509.6 Duties of the Electrical Inspector

Shall be responsible for inspecting all electrical work in accordance with the National Electrical Code as adopted by the Town Council and/or such other Codes as may be adopted by the Town Council.

509.7 Other Duties of the Codes Enforcement Officer

The Codes Enforcement Officer shall be responsible for issuing other permits as necessary.