

## The Division of Code Administration and Building Regulation

Prepared by Al Farris, July 2009

When we do our job, we catch dead electricians doing electrical work, even after we have verified “their” license on the state website. Honest, we did.

Of the list of services we provide, the consumer protection aspect is perhaps the least recognized.

- We provide guidance, investigation and prosecution of violations on: Building Codes, National Electrical Code, Fire, Energy, Heating Appliance, Fuel Gas, Chimney & Fireplace and Internal Plumbing Codes; as well as, Subsurface Wastewater Disposal Rules and Sanitation of food establishments; as well as the Town’s Zoning and Site Plan Review Ordinances, and State of Maine Land Use Regulations, Mandatory Shoreland Zoning Act, (this includes lakes, ponds, streams, rivers, and wetlands) The Clean Water Act, and Erosion Control Rules. We also are responsible for the Americans with Disabilities Act, The Maine Human Rights Act and the FEMA Regulations on Floodplain Management. There are 31 specific State Laws enforced by the Code Enforcement Officer. (SPO/CEO handbook, Jan. 2007)
- We also provide staff support to the Board of Zoning Appeals, including the initial contact with an applicant and may require a follow-up appointment and often a site visit to verify existing conditions.

The Division is staffed by:

- Code Assistant, Patrice Perreault, this position does not require certification.
- CEO, Building Official, (Field Inspector) Justin Brown: Justin is certified in Building Standards, and Legal Issues & Enforcement Techniques.
- CEO, Chief Building Official, LPI, & Health Officer Albert Farris: Al is certified in Building Standards, Legal Issues & Enforcement Techniques, Shoreland Zoning, Land Use Regulations, Subsurface Wastewater Disposal, Internal Plumbing and Maine Rules of Civil Procedure, Rule 80K.

In addition to administration of codes and ordinances we have an obligation to maintain our certifications. The State Planning Office has suspended training for the coming year at least. To keep up with our training, new products and techniques, the Maine Building Officials & Inspectors Association is currently planning for an annual in state four day Code College. This school would replace two similar out of state schools and keep the business in state. We are planning a school that would include CEU’s for architects and engineers.

**Code Assistant:** The assistant accepts all calls, and answers frequently asked questions. Patrice takes detailed messages and schedules inspections and appointments. She also answers about 16% of the incoming calls for the town hall, greets all walk-ins, fields their questions and directs them accordingly.

**Field Inspector:** The inspector inspects all construction additions & renovations, and all electrical installations, plumbing and subsurface wastewater disposal systems, for new commercial buildings and single family dwellings. He also reviews all building plans and issues permits. A great deal of time in the field is spent getting around town.

**CEO:** As the senior code officer I spend most of my time in meetings with citizens, contractors, design professionals or lawyers. Site visits are routinely held with folks on issues as varied as setbacks, Shoreland Zoning, or the demolition and rebuild of an existing structure, and may be related to a ZBA application. I also supervise the two custodians assigned to Town Hall, Public Works, Central Fire Station and the new Police Station.

Respectfully submitted,

*Al Farris*