

Town of Scarborough, Maine

Planning and Code Enforcement

New Home Construction Package

This package is provided in an effort to assist customers and applicants to understand what is typically required to be submitted prior to the review and issuance of a building permit for a new home as well as the associated fees. There can be variations on these requirements depending on particular projects, zones or areas of town, but this package highlights what's generally needed. If you have questions, please contact our staff.

You will need to submit the following for a building permit to construct a new house.

Completed Growth Permit Application

- Proof of ownership
- Proof of sewer connection (from Sanitary District)
or 3 signed copies of Septic Design (HHE-200 Form, no more than 2 years old)

Completed Building Permit Application

- Site plan
- (2) Scaled drawings of house plans (see plan submittal checklist)
- Electronic plans (cd, thumb drive or email) to: SUBMITTALS@SCARBOROUGHMAINE.ORG
- REScheck: This is for energy code compliance. Form can be downloaded at:
<http://www.energycodes.gov/rescheck>
- Building permit fee will be based on square footage, \$.25 square foot for unfinished space, \$.50 square foot for finished space. This is payable when building permit has been approved.

Additional fees associated with building permit for a new home:

- School Impact fee (call for current fee schedule)
- Recreation fee (up to \$500.00 dependent on specific subdivision approval requirements)
- Per unit fee \$50.00
- Other fees may apply, such as traffic impact fees, etc.

Attached are permit applications associated with construction of a new home.

Note: Scarborough Sanitary District application has been included for you convenience if applicable. This application needs to be submitted to Scarborough Sanitary District for approval prior to submission of Building Permit Application.

| | |
|-----------------|-------|
| OFFICE USE ONLY | |
| Date: | Time: |
| Received by: | |
| Application # | |

Town of Scarborough, Maine

Growth Permit Application

For an application to be complete, the following must be attached:

- a. Building permit application**
- b. A copy of owner's deed; and**
- c. Evidence of wastewater capacity [HHE-200 form < 2 years old or proof of sewer connection]**

1. Name of owner of lot: _____
2. Owner address: _____
City: _____ State: _____ Zip: _____
3. Lot Address: _____
Subdivision Name: _____ Tax Map: _____ Lot Number: _____
4. Dwelling Type:
Single Family _____ 2 Family _____
Multi Family _____ #Units _____
#Studios _____ #1 Bedrooms _____ #2 Bedrooms _____ #3 Bedrooms _____
5. Applicant certification, signature and date:
Signature: _____ Date: _____
Print Name: _____ Contact Number: _____
Email Address: _____

Code Enforcement Officer Section:

6. Date approved as complete by Code Enforcement Officer
Date _____ Time _____ Code Enforcement Officer _____
7. Date of issuance of growth permit (Ordinance Section 7.E.1):
Growth Permit No. _____ Building Permit No. _____
Date _____ Time _____

Code Enforcement Officer _____

Town of Scarborough, Maine

NEW HOME BUILDING PERMIT

Property address: _____

Property owner: _____ Contractor: _____

Mailing address: _____ Address: _____
(if different)

Town/City: _____ Town/City: _____

State/Zip Code: _____ State/Zip Code: _____

Phone: _____ Cell Phone: _____ Phone: _____ Cell Phone: _____

Email address: _____ Email address: _____

Estimated Cost of Construction: \$ _____

_____ New Single Family Residence _____ New Duplex Garage: _____ attached _____ unattached

Septic _____ Sewer _____ Finished space above garage: _____ Yes _____ No

Basement: _____ finished _____ unfinished # Stories _____ # Bedrooms _____ # Baths _____

Zoning Board Approval Required? _____ No _____ Yes (if yes, approval document must be provided with application)

Shoreland Zone _____ *Floodplain _____ Road type: _____ Public _____ Private _____ Subdivision

*(If yes, Floodplain permit required)

ATTENTION

Periodic Inspections are required. See the Inspection Schedule Form. Failure to schedule inspections and/or receive final approval by the Inspector will constitute Occupancy without a Certificate. Fines will be imposed at a rate not less than One Hundred Dollars (\$100.00) per day, nor more than Twenty-Five Hundred Dollars (\$2500.00) per day.

X _____ DATE: _____

Print Name: _____ Applicant: _____ Owner _____ Contractor

NOTE: THIS PERMIT IS NOT CONSIDERED ISSUED UNTIL IT IS PAID FOR AND RECEIVED BY OWNER OR CONTRACTOR

ADMINISTRATIVE SECTION CODE USE ONLY

Permit Conditions:

Code Enforcement Officer: _____ Date: _____

IRC 2015 IECC 2009 IEBC 2015

Permit Number: _____ Application Number: _____

Map/Lot: _____ Zone: _____ Overlay Zone: _____ Permit Fee: \$ _____

Square Footage: Finished: _____ School Impact Fee: \$ _____

Unfinished: _____ Recreation Fee: \$ _____

BUILDING PERMIT APPLICATION CHECKLIST

New Buildings, Additions, Decks and Demolition:

- Required information on Plan Submittal Checklist
- Scarborough Sanitary District permit if applicable. Contact Scarborough Sanitary District 207-883-4663
- Completed building permit application
- **Fee is determined by the building inspector and is due when permit is issued**

New Homes:

- See New Home Construction Package

Renovations:

- Floor plans showing existing structures and proposed changes
- Framing cross sections (including sizes of structural members); Structural steel, ridges, beams involving LVL's, or Paralam's, (stamped by engineer)
- Completed building permit application
- Scarborough Sanitary District permit if applicable. Contact Scarborough Sanitary District 207-883-4663
- **Fee is determined by the building inspector and is due when permit is issued**

Commercial Projects:

- Scarborough Sanitary District permit if applicable. Contact Scarborough Sanitary District 207-883-4663
- Completed building permit application
- Required information on Plan Submittal Checklist
- **Fee is determined by the building inspector and is due when permit is issued**

Note: Water: For all projects served with public water from Portland Water District (PWD), an Ability to Serve or Change of Use determination letter is required for all projects which increase the amount of water fixtures within the facility. This requirement applies to new homes, renovations and addition. Coordinate with PWD MEANS Department by phone at 207-774-5961 x3199, or by email at MEANS@pwd.org.

Note: The State of Maine has adopted the following codes and standards and has mandated that Scarborough enforce these codes as well as all existing fire and life safety codes as of August 26, 2021

| | |
|--|--|
| 2015 International Building Code (IBC) | 2016 ASHRAE 62.1, Commercial Ventilation Std. |
| 2015 International Residential Code (IRC) | 2016 ASHRAE 62.2, Residential Ventilation Std. |
| 2015 International Existing Building Code (IEBC) | 2016 ASHRAE 90.1, Commercial Energy Standard |
| 2015 International Energy Conservation Code (IECC) | 2008 ASTM E 1465, Radon Code |
| 2015 Uniform Plumbing Code (UPC) | 2020 National Electric Code (NFPA 70) |
| 2015 International Mechanical Code (IMC) | |

(FOR MORE INFO SEE <https://www.maine.gov/dps/fmo/building-codes>)

<https://codes.iccsafe.org/public/document/toc/553/> for the 2015 International Residential Code

<https://codes.iccsafe.org/public/document/toc/542/> for the 2015 International Building Code

<https://codes.iccsafe.org/public/document/toc/544/> for the 2015 International Existing Building Code

<https://codes.iccsafe.org/content/IECC2015> for the 2015 International Energy Code

Note: For all projects in the shoreland zone involving filling, grading or other soil disturbance, you must provide a soil erosion control plan describing the measures to be taken to stabilize areas before, during, and after construction.

Additional permits may be required if your project is in:

- a Special Flood Hazard Area as depicted on the Town of Scarborough's Flood Insurance Rate Maps found at <https://sites.google.com/a/scarboroughmaine.org/town/departments/public-works/webgis>
- a frontal or back dune area as shown on the Scarborough Coastal Sand Dune Geology Maps found online at <http://www.maine.gov/dacf/mgs/pubs/online/dunes/dunes.htm>
- an area that includes wetlands or wildlife habitat

PLAN SUBMITTAL CHECKLIST

Complete plan sets drawn on the following paper size are required

- **Residential (Substantial remodel/addition)** -Two sets drawn to the scale required below and one set of electronic plans
- **Residential (minor projects)** – One set drawn to the scale required below and one set of electronic plans
- **Commercial** – Two sets drawn to the scale required below and one set of electronic plans
- **Acceptable forms for Electronic plan submittal include CD, flash drive or email to: SUBMITTALS@SCARBOROUGHMAINE.ORG**

Complete plan sets will contain the following information. Incomplete sets will not be accepted

- Site plan drawn to 1:20 scale or larger and containing the following
 - North arrow
 - Distance of all building setbacks measured perpendicular to property lines
 - Distance between buildings
 - Exact position of all new construction and existing structures (including accessory structures).
 - Location of septic tank, leach field and well if applicable, with measured distances
 - Any wetlands or water bodies and setback distances from shoreline if applicable
 - Utility Connections
 - Driveway location
 - Street names
 - Easements, rights of ways, water courses and areas restricted by covenant
 - Area of lot; area to be cleared for construction if applicable
 - Erosion and sediment control measures per “Typical BMP’s for House lots” handout
- Foundation, Floor and Roof plans drawn to 3/16 scale or larger and containing the following
 - Overall building dimensions
 - Room use (name) and size
 - Windows and doors including swings and sizes
 - Stairs showing direction of travel and dimensions
 - Plumbing fixtures, appliances and fireplace(s)
 - Direction and sizes of floor, ceiling, roof, beams and header structural members
 - A Maine licensed engineer approval is required for all structural steel, LVL’s, trusses, manufactured framing material etc...used in the Commercial building construction
 - Radon vent location; a 3” minimum gas tight pipe originating below the basement slab and extending a minimum of 12” through the roof
- Building Cross Section drawn to ¼ scale or larger containing the following
 - Section through building showing foundation, floors, ceilings, wall and roof assemblies
 - Show and label all construction materials
 - Indicate floor to ceiling heights of rooms including basement and attic
 - Section through stairs showing headroom, treads and risers including dimensions
- Building elevation plan drawn to 3/16 scale or larger and containing the following
 - Show each side of building
 - Exterior finish
 - Dimension to the maximum height of the building from the average finished grade within 20’ of the building
- Energy Efficiency (New buildings and Additions only)
 - Demonstrate compliance with IECC 2015
 - REScheck (Residential) - <https://www.energycodes.gov/rescheck/>
 - COMcheck (Commercial) - <https://www.energycodes.gov/comcheck>

Scarborough Building Inspection Schedule & Permit Requirements

PLEASE NOTE:

1. A permit is not considered issued until it is paid for and received by owner or contractor. A permit expires if work is not started within 6 months of issue, and if work is not completed within 12 months. A 6 month extension may be granted by written request.
2. Failure to schedule inspections and/or receive final approval by the Inspector will constitute a violation of Occupancy without a Certificate. Fines may be imposed at a rate of not less than One Hundred Dollars (\$100.00) per day, nor more than Twenty-Five Hundred Dollars (\$2500.00) per day.
3. Additional permits may be required:
 - Electrical – fee based on square footage, plus \$30.00 Administration Fee (\$60.00 minimum)
 - Plumbing - fee is \$10.00 per fixture, plus \$20 Administration Fee (\$60.00 minimum)
 - Heating - \$35.00 fee per unit
 - Electricians and plumbers must show current license and have the map/lot and property address.
 - Sign - \$35.00 per sign.
4. Allow 2 business days (48 hours) advance notice. Call 207-730-4040 to schedule inspection. Have map/lot and address ready.

REQUIRED INSPECTIONS

- **Footing Inspection:** Performed after forms are in, before footings are poured; setbacks to property lines must be verifiable.
- **Foundation Inspection:** Performed after forms are in; bond outs and rebar installed.
- **Backfill Inspection:** Performed after forms are removed, damp proofing applied, perimeter drains, stone and filter fabric in place & before placement of backfill.
- **On-site Subsurface Wastewater Disposal System:** Minimum of 2 inspections – first at scarification of bed bottom; second when disposal bed, tank and distribution box, or pump station is installed but not buried.
- **Internal Plumbing Inspections:** sub-slab piping installations prior to concrete pour; above grade rough-in; required test (air or water) must be on.
- **Complete Rough-In Inspection:** Includes the combined individual inspections for framing, plumbing and electrical rough-in prior to insulating and close-in.
- **Framing Inspection:** Performed after any electrical and plumbing is roughed in, and after all framing, fire-stopping, draft stopping and bracing are in place.
- **Electrical Inspection:** Performed prior to insulation and/or close-in.
- **Electrical Temporary Service** (one ground rod minimum)
- **Electrical Permanent Service** (two ground rods in place and panel is bonded)
- **Insulation Inspection** (prior to covering/close-in): Insulation and air barrier; U-Value of windows; air sealing of all infiltration sources/penetrations in thermal envelope;
- **Fire Separation** in garage (required only if materials can not be verified at final)
- **Final Inspection:** This inspection must receive final approval for the issuance of a Certificate of Occupancy (when required) before the space can be occupied or used. This is the official end of the building permit process.

Section IV.G.1(a) of the Scarborough Zoning Ordinance states, *It shall be unlawful to use or occupy or permit the use or occupancy of any land, building, structure or part thereof which is created, erected, changed, converted, altered or enlarged, or to change, alter or enlarge the use of any land, building, or structure until a certificate of occupancy is issued therefore by the Building Inspector and endorsed to the effect that the proposed use of the land, building or structure conforms with the requirements of this Ordinance.*

Certificate of Occupancy is required for any permit that results in the creation of new or additional living space in a dwelling or accessory building. This would include:

- New dwellings
- Dwelling additions or expansions
- Finishing of existing basements, attics, or detached accessory structures into living spaces
- New Commercial Space
- Change in owner/occupant of a commercial space

Final Approval (passing final inspection) is required for:

- Decks
- Pools
- Garages without living space above
- Minor alterations of existing structure
- Renovations of existing living areas such as kitchens and baths when the space is not expanded or relocated.

**APPLICATION FOR BUILDING CONNECTION PERMIT
SCARBOROUGH SANITARY DISTRICT
Tel: 207-883-4663; FAX: 207-883-7083**

Property

Address: _____

Tax Map/Lot No: _____

Owner

Owner's Name: _____

Owner Address: _____

Owner's Phone No: _____

Contractor

Name: _____

Phone No: _____

Use of property where connection is requested:

- | | | |
|--|---|--|
| <input type="checkbox"/> Single Family Residential | <input type="checkbox"/> Attached Accessory Unit | <input type="checkbox"/> Detached Accessory Unit |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Number of Dwelling Units _____ | |
| <input type="checkbox"/> Commercial, Type: _____ | Gross Floor Area (Sq. Ft) _____ | |
| <input type="checkbox"/> Industrial, Type: _____ | Gross Floor Area (Sq. Ft) _____ | |

Connection

- | | | |
|--|--|-------------------------------------|
| <input type="checkbox"/> New | <input type="checkbox"/> Replacement/Repair | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Gravity Sewer | <input type="checkbox"/> Pressure Sewer System | <input type="checkbox"/> Other |

Wastewater Characteristics: (Commercial/Industrial applications only)

- | | |
|--|---------------------------------|
| <input type="checkbox"/> Domestic Sewage: | Average Daily Flow (gpd): _____ |
| <input type="checkbox"/> Process Waste: | Average Daily Flow (gpd): _____ |
| <input type="checkbox"/> Industrial Waste: | Average Daily Flow (gpd): _____ |

Sewer service by means of a "Pressure Sewer System" (PSS) include systems that utilize individual pumping system owned, operated and maintained by the owner. Owners and occupants of premises serviced by PSS shall expressly release and indemnify the Scarborough Sanitary District from and against any and all liabilities associated with the use, operation and/or malfunction of the PSS.

By (owner): _____

_____ Date

By (printed): _____

FOR OFFICE USE ONLY

| | |
|-------------------------|----------------------|
| Permit Fee: _____ | Permit Number: _____ |
| Capacity Reserve: _____ | Received By: _____ |
| Approval: _____ | Date: _____ |