

# THE ENFORCER

**NEWSLETTER OF THE MAINE BUILDING OFFICIALS  
AND INSPECTORS ASSOCIATION.**

**BY CODES ENFORCEMENT PROFESSIONALS.  
FOR CODES ENFORCEMENT PROFESSIONALS**

**2021**



## **Paul Demers is the new State Building Official**

As most of you know, having hung up his tape measure and flashlight, Paul Demers has taken a position with the State Fire Marshal's Office, and is now the "State Building Official". Along with shepherding code development and other tasks, he's in charge of the certification and training program. Among his goals for the program are to:



- Make lots of top shelf training available, both online and in person, if/when we get back to gathering, posted in an easy to find, easy to use location and format on the Training Calendar on the SFMO website.
- Make people's certification status easy to access
- Manage people's training credits accurately and comprehensively.
- Provide a method to obtain certificates of participation for webinars that don't provide them
- Post MUBEC Board and Technical Advisory Group actions/rulings in an easy to access location
- Coordinate ICC memberships with ICC (so we stop getting emails telling us that our memberships have expired)

Paul is perfectly qualified for this new position. He's an experienced Codes Officer, and has many connections in the codes world, locally and nationally, from his time serving as our President and in other Association capacities. He plans on providing a lot of great service to the codes community, and encourages people to contact him with any questions or input they have. We wish him well, and want to support him any way we can. Kennebunk's loss is our gain. Paul can be reached at:

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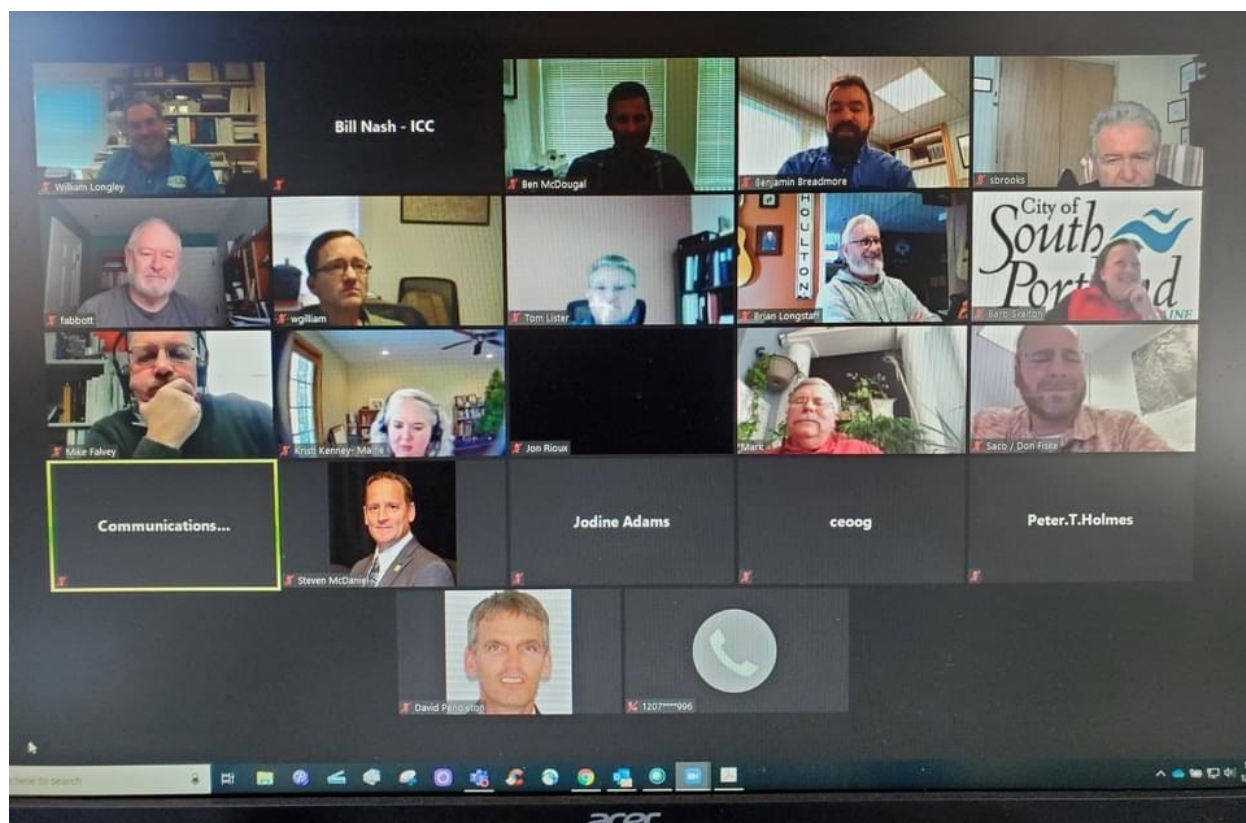
## ASSORTED ASSOCIATION ACTIVITIES



Even during the pandemic, our officers and directors have been busy conducting the Association's business, just with more Zooming and less traveling, including our first ever Zoom membership meeting on December 10th. We really appreciate all they do for us. Minutes of Association meetings are available on our website. Below are some confirmed upcoming Association activities for this year. (More are in the works.) Whether something is live or Zoomed will be determined as The Virus dictates.

Thursday, March 18th MBOIA March Membership Meeting & Training ZOOM Webinar MBOIA  
 April/May TBD MBOIA 11th Annual Maine Code Conference ZOOM Webinar MBOIA  
 Thursday, July 15th, MBOIA July Membership Meeting & Training Augusta -Maine Municipal Association  
 Thursday, September 23rd MBOIA September Membership Meeting & Training Portland - Fireside Inn  
 Tuesday, October 26th, MBOIA & Fire Marshal's Office Training Portland - Fireside Inn  
 Wednesday, October 27th. MBOIA & Fire Marshal's Office Training Brewer - Jeff's Catering  
 Thursday, October 28th, . MBOIA & Fire Marshal's Office Training Waterville - Elks Lodge  
 Friday, October 29th, MBOIA & Fire Marshal's Office Training Augusta -Maine Municipal Association  
 Thursday, December 9th, MBOIA Annual Membership Meeting & Training Lewiston - Green Ladle

Check the website for changes.



Screenshot of the Zoom Association meeting on December 10th. (Is that a stolen road sign behind Brian Longstaff?)

# “Monday Morning Coffee 10” Certification Credit Quizzes

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The “Monday Morning Coffee 10” is provided from the CEO training program to allow you to review questions in various specialties that we may serve in at the municipal level. These are all 100% voluntary, but should you choose to participate, and successfully complete the FUN Quiz, you may take credit for ½ Hour of recertification credit in whatever topic is listed in the title. The program should allow you to print a certificate to retain in your records to assist you when your certification is nearing expiration. We hope it will be fun as well as offering a benefit to all that enjoy a challenge!!



The initial series of questions will be within the MUBEC Family and as I am able to generate outside agency assistance we hope to expand this as a way for you to maintain your required credits and fill a few voids – i.e. if you have 11 Residential credits from qualified instate or outside events and require 12, you can take 2 residential MMC10's online and you will have completed your 12 credits. This is not intended to replace the need for classroom or other more robust training (That will be coming in 2021 and beyond) but to keep you sharp and help fill a gap.

Please enjoy and don't let the answers take more of your day than a cup of coffee. As you go through the quiz, there is no time limit and the program, should assist you in finding the appropriate code section to assist you in finding the answers.

Quizzes can be found on the Training Calendar page of the State Fire Marshal's webpage at: <https://www.maine.gov/dps/fmo/building-codes/code-enforcement/training-calendar>.

We hope to keep copies available in the Training link on the CEO program website to be used as a resource for future Coffee Break discussions. This is not being monitored by anyone to evaluate your ability but only to provide a break, some recertification credits, and some fun!

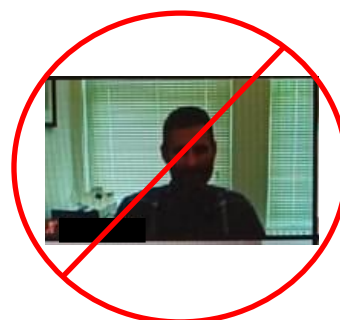
Paul Demers

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## Zoom is in the Room

Despite Zoombombs, and freezing screens, and audio dropouts (an unhappy applicant's lawyer's dream...), Zoom is a popular platform for meetings nowadays, both public and private. We've all seen people fumbling with the mute button, or looking like a mob informant talking on “60 Minutes”. Below are some tips to help you look and sound your very best while Zooming.

- Position your camera so that you're not looking down at it. (A box is a good tool for this.)
- Look at the camera when you're talking to it
- If there's a window or bright light source behind you, you will appear as a black silhouette, like you're in the witness protection program. Light yourself from the front.
- Remember to unmute yourself when you talk, and mute yourself when you're not, if there is background noise where you're Zooming from (kids, dogs, radio, TV, phones ringing, etc.)



- Mute your cellphone.
- If you think it will help, let the family know you'll be Zooming, and close the door.
- For extra productivity, participate by phone, or put some tape or a stickynote over the camera and tell people your camera is broken. You can issue permits, reply to emails, and get a lot of work done during the meeting.

## From The Helm

Greetings my fellow Code Officials and welcome to 2021, or as we are calling it the final level of Jumanji! Fingers crossed this year will be a far cry better than the one we just finished. Without a doubt the day to day of our profession has changed. Almost every department has had to alter procedures for things such as submittal of plans, inspections, and even training. I wanted to thank you for embracing these challenges and championing them for the communities we serve. This year will continue to be one of new trials, but through the partnerships we have with NERC, ICC, and the new State Building Official we will work to continue online training with fresh subjects and foundation topics for our newer members.



I for one look forward to the day we can all share a meal and trade war stories once again, but until that time comes, please stay healthy my friends.

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**Knowledge is knowing that a tomato  
 is a fruit. Wisdom is knowing not to  
 put it in a fruit salad.**

**Miles Kingston via Brent Lawson**





# Scott Davis is the 2020 Member Of The Year!

## Congratulations!

By Brian Longstaff

Like most everything that happened in 2020, the MBOIA Member of the Year selection process was unusual to say the least. However, the result was a good one as Scott Davis of the City of Bath was awarded the honor. Freeman Abbott nominated Scott. From his nomination memo:

*"Scott has been in the Code Enforcement field for many, many years, offering us a wealth of information. He spends hours publishing The Enforcer for this group. I can speak from personal experience, that if asked a question concerning code enforcement, he will give you not only a clear answer, but include a detailed, thoughtful response that is always helpful. This is also evident in his answers on "Moose Chatter". His guidance is appreciated and makes us all do our jobs better. In addition to his knowledge and guidance, Scott is also the leader of "The Codesdogs" rock band, that has entertained us at recent conferences!"*



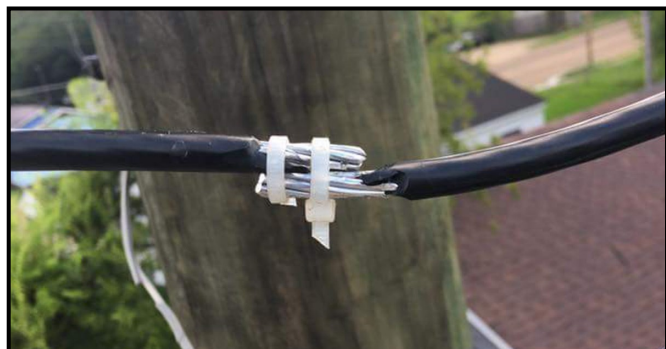
(Front Row l-r) Tom Lister, Scott Davis, Paul Demers and (back row) Brian Longstaff, Ben McDougal, Barbara Skelton, participate in presenting Scott the Member of the Year award at Bath City Hall

The nominating committee paid a surprise visit to Bath on December 7<sup>th</sup> to present Scott and the City of Bath with the award in a small and socially distanced ceremony, which included Scott's wife Sally, Bath City Manager, Peter Owen, Marketing and Communications Specialist Lindsey Goudreau, and Codes and Planning Administrative Assistant, Debbie Labrecque.

Scott was on the Board of Directors in the early 1990s, and served as Vice President from 1994-1996. He declined the nomination for President, saying, *"At the time, our kids were small, my plate was overflowing, on many fronts, I'm a one man shop, and I didn't have the time that being President would have taken."*

Scott began his career with the city of Bath in 1985, as the City Fire Inspector/Assistant Codes Officer and he's been there ever since. He currently serves as the Building Inspector, Plumbing Inspector, Electrical Inspector, Mechanical Inspector, Zoning Officer, Health Officer, and City ADA Coordinator. Scott has a degree in civil engineering and is a Professional Fire Protection Engineer. Prior to working in Bath, Scott was a Field Engineer for Industrial Risk Insurers - an insurance company that insured industrial and commercial properties. There he inspected properties, reviewed plans, tested fire protection systems, and investigated losses, in their Charlotte and Boston offices.

Congratulations Scott...well deserved!



They're called wire ties, aren't they?

# Moosechat Is BACK!

With thanks to MMA, Moosechat is up and running again. Lots of good Moosechatter bouncing around on the listserv, on a wide variety of topics. Some highlights are below, in case you missed 'em, with some names and places deleted to protect the innocent (and not so innocent). There may be some questions and/or answers that were outside of the forum, that people would benefit from seeing. Keep in mind that most of the answers are from CEOs, just like you, and their opinions mean nothing in your jurisdiction. They're just trying to help. If a response is from a State inspector, I credit them. Some of the responses are edited for space reasons, consolidated if the answer was in more than one email, and/or expounded on, such as by adding a code reference if it's useful. Some responses contain text that's just too funny and/or fantastic not to credit to the authors. **Please remember to include your name and email address in the body of your email, so people can reply to you privately if they choose to, and practice The Three Ps, keeping it Polite, Pleasant, and Professional**, even if you're disagreeing with someone or something. Thanks to those asking and answering the questions. This is a great, educational forum.

I'm still glad  
I'm not a Codes  
Enforcement  
Officer.



## The Question, regarding camping at Wal Mart:

Our local camping area asked me if the town had an ordinance that would keep campers from spending the night at Wal-Mart or rest area. We don't. Does anyone have an ordinance that regulates or prohibits campers spending the night at a local Wal-Mart or rest area? Thanks for any info.

## An answer:

Your definition of "accessory use" may be a tool for the job. While parking overnight at Wal Marts takes place all over the country, parking there when the store is closed may not meet your definition of accessory use, and therefore not be allowed, particularly if they are "camping" there – lawn chairs, gas grills, deploying the canopy, etc. That's more than parking. Maybe have your town attorney weigh in on it.



## The Question, regarding MUBEC applicability to a fish farm:

I have an engineer that is stating that the MSR Title 10 Chapter 1103 exempts their facility from the requirements of the building code because they are raising fish.

I interpret the law to mean chicken coops, hay barns, and barns for cows and horses. I do not feel that it applies to 100 million dollar facilities that are raising fish. I honestly thought he was joking when he brought it up, but he is dead serious. I have attached the portion of the law in question, condensed, below:

**6. Duties and powers.** In addition to other duties set forth in this chapter, the board shall ensure the following in adopting and amending the Maine Uniform Building and Energy Code:  
(4) That buildings used to house livestock or harvested crops are not subject to the Maine Uniform Building and Energy Code;

What do you all think?



Speaking of fish, who knew  
that you could buy work boxes  
at the supermarket?

**An answer:**

The statute specifies that the Technical Codes and Standards Board has to take action to exempt buildings used to house livestock or harvested crops. I don't know if the Board has done that or not. If not, the fish farm building is subject to the MUBEC. "Livestock" means "animals kept or raised for use or pleasure", and "fish" is "an aquatic animal". Fish being raised are hence livestock. If the Board has crafted that exemption, I agree with the engineer, unless the exemption is worded such that it doesn't apply to this kind of facility. I'd get the Town Attorney's opinion, since you're the person driving the bus, not those of us responding to the email. A court will judge the case by the written law.

Good luck.

**An update from the questioner:** The State Fire Marshal's Office has stated that my interpretation of the exemptions to MUBEC was correct. The exemption was intended to cover hay barns, pole barns, and the like. The SFMO was super helpful and I can't thank them enough. They jumped right on it and offered to handle any challenge to the decision if that should happen.

**The Question, regarding water heater venting:**

I know that PVC was being used for exhaust of tankless water heaters / wall hung. Is that still allowed? I was under the impression that CPVC was required for at least the first five feet of the exhaust. Can any of you point me in the right direction on this one?

**The answer:**

Currently NFPA 54 defers the actual material used to vent direct vent water heaters (and boilers) to the manufacturer's installation instructions, which are also part of the appliance listing. Most of these units do allow regular schedule 40 PVC while also allowing sched 40 CPVC and more are also allowing PP pipe which is designed specifically for the purpose. In short, to determine if a vent product is appropriate for the appliance, you need to go to the installation instructions for that make and model.

Peter T. Holmes

Peter T. Holmes  
Senior Inspector  
Maine Fuel Board  
446-2826

**The Question, regarding building anchoring:**

I received a call from a contractor this morning. He is preparing to build a garage and the folks that poured the slab did not put in anchor bolts from the sill plates to be tied down to. Is it permissible to use Tapcon anchor screws to tie the sill plates down?

**An answer:**

None of the Tapcon screws are approved for that application. Tapcon does have wedgebolts that their customer service folks have told me are approved for this application. I'd want a copy of the ICC Eval approval or an engineer's stamp to use those instead of the required bolting. I've heard of other alternative fastening methods involving epoxying bolts into the slab, but I haven't seen any of those come across my desk. Maybe other codes folks know of an approved alternative that they've researched and approved.

**Another answer:**

Simpson makes code compliant wedge bolts. They're shown to be just as effective as ones that were placed during the pour. They also could do epoxy ones. Simpson Titan bolts might also work though their ES report would need to be revised.

**The Question, regarding fire rating of cedar shingles:**

Can anyone help me find the language on whether cedar roof shakes/shingles must be fire treated? I've read through Chapter 9 where 902 speaks to classification of fire ratings, but I'm having a bit of trouble finding the language that says you "must" use fire treated cedar roof shakes/shingles. The rest of chapter 9 speaks to installation requirements for all of the classifications of roof shakes/shingles, whether fire treated or not treated, so it appears there is the option for installing either.

I'm all for them needing to be fire rated, but want to find Code language for the question asked of me.

Thanks for any help.

**An answer (combining several):**

The shingles/shakes don't have to be treated unless they're part of a roof assembly that has to be rated, by section R302.

**The Question, regarding disposing of junk vehicles:**

We are battling a non permittable junkyard, and its looking like the Town may end up cleaning it up. It is mostly automobiles. My question is about disposal of these automobiles and needing titles. Anybody already been thru this and have any advice.

Thanks in Advance.

**An answer:**

If you get an order from the court, simply have a tow company pull them and they will go through the process of getting titles from the state.

**The Question, regarding using an existing foundation:**

Hey everyone,

I have a guy who wants to build a 24 X 32 camp on sono tubes. There's a total of 9 tubes which are 8" in diameter and seem to have been in place for years. They seem solid but not sure how deep they are. Seems to me this would not meet code requirements for a dwelling foundation but couldn't really find anything in the Code that addressed these. Any insights?

**An answer:**

Appendix A of the IEBC allows for the use of existing foundations if they are in good shape. It also allows for you to require an inspection by a registered design professional.

**The Question, regarding expansion tanks for replacement water heaters:**

Good morning Brent:

We have a lot of buildings on city water, and those buildings have backflow preventers. When plumbers replace water heaters in these buildings, some install an expansion tank, and some don't. If someone were building a new building on city water, it looks like the building would have to have an expansion tank per section 608.3. Section 102.4 says that repairs don't cause the plumbing system to have to be brought into compliance with the code requirements for new work. Is replacing a water heater a repair to the plumbing system? It seems to me to be, if the old one is broken. It goes on to say that repairs cannot make the system unsafe. Replacing the water heater without an expansion tank doesn't make the system any less safe that it was when the old one was in place.



Do you feel that the Code requires an expansion tank to be provided when someone replaces a water heater in a building with a backflow preventer if the building doesn't have an expansion tank?



Thanks for your input.

**The answer:**

A permit is required for a water heater. The reason being is it has to be installed in a safe manner, T&P valve, vacuum breaker, etc.....the permit is needed so it can be inspected to make sure that it was installed properly and safely. I would assume the water district was responsible for the backflow preventers. The expansion tank I would think would be another safety device so the pressure relief valves won't go off. So I would say yes, if they are not installed they should be, as the expansion tank on a heating appliance(boiler) is required, so should this be which is also a heating appliance.

Brent Lawson, State Site Evaluator

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**Two Questions, with the same answer, regarding fire separation requirements for utility rooms in houses:**

Question 1: Does an on demand propane water heater installation within an attic area (conditioned area) need to be in a fire rated enclosure in a single family unit?

Question 2: I have struggled to find the requirements for a fire rating for residential utility rooms. For example, if someone creates a utility room in the basement of their dwelling to separate their boiler, oil tank, electrical panel, etc., when does the room have to be separated by a fire wall and an acceptable fire door? How about when someone places all their utilities in their unfinished basement? What is the requirement to separate the basement from the habitable areas?

**An answer, combining two:**

You struggled needlessly. There are no requirements for separating utility rooms or heating equipment. The only fire separation type requirement for a single family house is the wall or ceiling between living space and the garage in IRC R 302.6 (and that's not a rated assembly). Also be aware of the sheathing requirements for light floor assemblies in section IRC R 302.13.

**The Question, regarding foundation drain discharge:**

Hello all. I have run into a problem that has been ongoing for years, involving many Code Enforcement Officers before me. There is a perimeter drain for a house that runs through someone else's property and drains out onto the other persons property. The homeowner claims the prior Code Officers told him this was a Civil matter, however he claims that it is not a civil matter and that it is the CEO's job to take action. I cannot locate anywhere at this point where I would get involved, other than it being civil. Any help would be much appreciated. Thank you.



**An answer:**

R405.1, for a new installation, states that the perimeter drain shall discharge by gravity or mechanical means into an *approved* drainage system. However, if the drain predates the building code it's a civil matter.

**Another answer:**

If there was a building code when the house the drain serves was built, and the code said that the foundation drain had to discharge to an approved location, the town may have some blood on its hands, based on the CEO approving the thing discharging on someone else's property. ("Approved" typically means acceptable to the authority having jurisdiction.) I'd check the file (which you've likely already done) and see if there's any paperwork on the matter. Check the deed for the property the line crosses and discharges on, looking for an easement. It might have been a matter of the parties involved being ok with it back then, with no documentation, and the CEO approved it based on both owners telling him or her it was OK. If the CEO from back then is available, maybe ask him or her. If there was no requirement for the drain to be approved by the town when it was constructed, it's certainly a civil matter now. Your town attorney may be able to shed some light on this.

**The Question, regarding mobile home wiring:**

Hi All,

Do we have any type of recourse with new mobile homes with the HUD sticker? Looking at the electrical panel, there are no ARC fault breakers.

**The answer:**

Thank you for your inquiry about the electrical code requirements for mobile homes. The adopted standard for the Federal Manufactured Home Construction and Safety Standard is 24 CFR-3280.801 which spells out that the adopted code for the standard is the NFPA 70, 2005 edition. Also, the use of arc-faults breakers under articles 210.12(A)(B), 440.65, and 550.25(A) and (B) of the National Electrical Code NFPA 70/2005 is not required.

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**The Question, regarding closing auto junkyards:**

Hi All,

We are closing a few junkyards and I was wondering if any of you have required any type of testing after closure. If so what type of testing and also if you do not test would be helpful.  
Thank you in advance.

**An answer (from a former DEP guy turned CEO):**

If there is evidence of significant oil contamination at the site then you may want to coordinate with DEP's VRAP program. The last I knew it was headed up by Brian Beneski and Nick Hodgkins. As a word of caution, I would steer away from testing unless it was conducted by trained professionals. This would include a sampling plan, quality control and assurance plan, etc.

**The question, regarding manufactured housing codes:**

Good Morning All:

When conducting a walk through of a State-certified Manufactured/Modular Home and you find that a toilet does not meet the 24" clearance, in front of the toilet to a wall, what do you do? Do you require the Manufactured/Modular Company to sign off or make them come move the wall? I know clearances in front of a toilet are not exempt under Chapter 110 of the Manufactured Housing Board laws/rules.

Thank you.

**An answer, combining two:**

Manufactured homes are regulated by HUD and the State Manufactured Housing Board. The home as it comes from the factory is out of the scope of local authority. We local CEOs have authority over the site built parts of the project. If someone screwed up at the factory, that's their problem, not ours. Bob LeClair at the Manufactured Housing Board is the head guy for manufactured housing issues. The house owner and/or vendor may want to chase this with the manufacturer for correction, but you don't have a dog in the fight.

**The Question, regarding timber frame homes:**

What do other municipalities do to ensure safety in log / post and beam / timber frame homes with their construction? Do you apply NFPA 101? It appears that NONE of the MUBEC applies to these homes, which seems absurd. You would think that the structural components might be exempt, but not the rest of the code. (10 M.R.S.A. 9724 5-A)



**An answer:** They are totally exempt from the MUBEC. From MRS 10, section 9724:

A. The requirements of the Maine Uniform Building and Energy Code do not apply to:

- (1) Log homes or manufactured housing as defined in [chapter 951](#);
- (2) Post and beam or timber frame construction; or
- (3) Warehouses or silos used to store harvested crops.

They are subject to other State codes that are not part of the MUBEC (plumbing, electrical, mechanical, etc.). I review all projects for compliance with NFPA 101- 2018. It's in effect Statewide. You can see the Maine amendments on the State Fire Marshal's website (<https://www.maine.gov/dps/fmo/fire-service-laws/rules> -Chapter 20). I also direct applicants to them when their project may require a permit or permits from them.

### **The Question, regarding outdoor showers:**

Good morning. Are outdoor showers allowed by the Plumbing Code?

#### **The answer:**

Outdoor showers are legal as long as they:

- Follow the internal plumbing code
- Are permitted
- Are hooked to a legal means of disposal
- Have a anti scald shower valve

Be careful; I permitted just ONE of these and it only lasted 2-days. That 1st day I had 7 calls regarding indecent exposure.  
Dabney

Have a great week.

Brent

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### **The Question, regarding photovoltaic room systems:**

How many of my fellow code professionals are requiring a structural engineer to look at a building and give you a letter stating that the roof will carry the extra load or give you a fix?

#### **An answer:**

You should require an engineer's stamp on PV system. The PV sellers claim that the weight that the system adds to the roof is offset by the snow that doesn't stay on the roof that would if the panels weren't there. That's somewhat true, but the melting takes place when the sun is out. When it's snowing at night, the panels load up with snow. Also, the panels apply point loads to the roof, since they are supported by mounts, where snow is a uniformly distributed load, applied over the whole roof (aside from drifting and sliding snow loads, which the Building Code accounts for). Stick built roofs are sometimes overdesigned by convention, since the rafter needed for a given span is often bigger than the minimum needed, since they are made in 2" increments of depth (2X6, 2X8, 2X10, 2X12). Trusses are made of 2X4s, and are generally only designed to meet the Building Code roof loading requirements (dead load, snow, wind, seismic), and those do not include the additional weight of solar panels, applied as point loads, not uniformly distributed loads. Just as you can't alter a truss without an engineer's stamp on the alteration, you shouldn't apply loads to the truss that it's not designed for without an engineer's stamp. The smart thing to do is require an engineer's stamp on all PV systems, so all these factors are taken into account to determine if the roof can safely support the PV system.



**The Question, regarding subdivision:**

Hey Everyone. Looking for clarification on defining what constitutes a subdivision.

I totally understand the division of a parcel into 3 or more lots within any 5-year period. I totally understand the construction of 3 or more dwelling units on a parcel within any 5-year period. But does it also include any combination of the two? I have a parcel of land (#1) that was divided (1A and 1B) by a single owner who has owned it for less than 5 years. This first dividing constitutes the first two lots... Now, how many dwellings can he put on each (or either) of the two lots before "subdivision" kicks in? Both lots are retained by the single owner.

Thanks ahead for your input...

**An answer:**

Given that the lots are both owned by the same person, and the definition of "tract of parcel of land" in the law (below MRS 30-A 4401) ), and assuming that they both are vacant, I think he can put two dwelling units on the mother lot (Lot # 1) within 5 years of dividing it (one dwelling unit on each lot, or two dwelling units on one of the lots) without being a subdivision.

**6. Tract or parcel of land.** "Tract or parcel of land" means all contiguous land in the same ownership, except that lands located on opposite sides of a public or private road are considered each a separate tract or parcel of land unless the road was established by the owner of land on both sides of the road after September 22, 1971.

**4. Subdivision.** "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or placement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period.

A. In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of the tract or parcel is considered to create the first 2 lots and the next dividing of either of these first 2 lots, by whomever accomplished, is considered to create a 3rd lot, unless:

(1) Both dividings are accomplished by a subdivider who has retained one of the lots for the subdivider's own use as a single-family residence that has been the subdivider's principal residence for a period of at least 5 years immediately preceding the 2nd division; or

(2) The division of the tract or parcel is otherwise exempt under this subchapter. [PL 2001, c. 359, §1 (AMD).]

This begs the question of what if he transfers one of the lots to someone or something (a corporation?) else. Does doing that allow him to place two dwellings on each lot before becoming a subdivision? Ya got me.....

**The Question, regarding vapor retarders:**

I wanted to hear what everyone is doing with poly (clear plastic) stapled to the flat 2nd story ceiling. Is anyone requiring an air exchanger installed in the attic when all exterior walls and the flat ceiling is covered in plastic? Do you allow poly to be installed on a flat 2nd story ceiling? Slope ceiling? What alternative to poly do you allow? I appreciate any insight you can provide. Exact code references are always a bonus!!

**An answer:**

The poly acts as a vapor barrier, not the best way to go. Kraft paper or foil insulation works as well. The air exchanger is meant to remove moisture from the house before it gets to the attic and they look at it if they are going that way as the moisture will be trapped in the air causing condensation issues all over.

**Another answer:**

Poly is the best way to go, I have been building for 40 years and love the way unfaced insulation works with poly. As for an air exchanger, it's not needed until the new code says you have to make everything air tight, which is not good for the house, especially during the winter months where you don't open



doors and windows as much. I built a house a few years ago, when they first came out with this "everything has to be air tight", and during the spring/summer/fall/ everything was great, but as soon as winter came and the doors & windows were closed, because of the house being so "air tight, mold was everywhere and we needed an air exchanger. So, if a house was built before this stupid code came into effect, let it ride, the house is probably NOT air tight - just my opinion.

**A third answer (with code references!):**

The energy code requires air barriers, the building code requires vapor retarders - two different things but they can interchange.

In the IRC see R702.7 and R702.3.7 for wall requirements and the definition of vapor retarder in chapter 2 for class types (poly is a class 1, an option for a wall but not a requirement). There is no requirement for a ceiling vapor retarder unless venting is reduced (R802.6#4), or it's a hot roof (R806.5#4). Under concrete floors (R506.2.3) is a common one that gets missed or ignored by the concrete crews.

Hope this removes searching code books from your weekend plans!

**The Question, regarding heating plant emergency shutoff switch location:**

Where is the emergency shut-off (red switch) for a boiler supposed to be located in a single family dwelling? Can it be located in a locked "boiler room?" I always thought it had to be easily accessible. The only door to the boiler room is an exterior door, that will always be locked. It's a new single-family home. The only access to the boiler room is from the outdoors and the door to it is always locked. There is a shut-off switch just inside the door but I am making the owner add another one just inside the closest exterior house entrance door. Wouldn't that make the most sense?



**An answer:**

For oil: NFPA 31 2011 edition,

10.5.1\* Oil burners, other than oil stoves with integral tanks, shall be provided with some means for manually stopping the flow of oil to the burner.

10.5.1.2 For electrically powered appliances, the requirement of 10.5.1 shall be accomplished by an identified switch in the burner supply circuit, placed outside of and adjacent to the entrance to the room where the appliance is located.

11.11.3.1 If the entrance to the boiler room is only accessible from the outside, the emergency switch may be placed at the inside not more than one foot beyond the door opening. An emergency switch shall not be placed outside of any building.

For gas – Maine Fuel Board Rules 2019 edition:

13.8.2.1 For central heating equipment and water heating appliances where the interruption of an electrical circuit will arrest the combustion process, an identified emergency shutdown switch must be placed outside of and adjacent to the entrance of the room where the appliance is located.

13.8.2.2 An emergency switch shall not be placed outside of any building.

13.8.2.3 If the entrance to the boiler room is only accessible from the outside, the emergency switch may be placed at the inside not more than one foot beyond the door opening.

I'd be careful requiring things that are not required by Code. There's a school of thought that says that you don't have authority to do that.

**The Question, regarding trench sharing for a generator setup:**

Can a propane line be in the same trench as the electrical line between a generator and the house? If so, are there any separation distance requirements? Any protection requirements? Is the copper tubing with the yellow plastic coating on it suitable for burying? Does it have to be sleeved so it can be replaced without digging it up? An experienced fuel contractor told me yesterday that they've shared the trench for years, but lately some towns are not letting them do that.

Thanks for your help.



The new FEMA guidelines for rebuilding New Orleans

**The answers:**

Ok to share trench. I'll let Pete answer the hard question ☐

Ray  
Raymond Stanford  
Senior State Electrical Inspector  
State of Maine  
[raymond.stanford@maine.gov](mailto:raymond.stanford@maine.gov)  
207-592-7908

You can direct bury a coated copper gas line without sleeving it, as long as it is in sand and at least a foot deep. However, it needs to have a dielectric fitting to separate it electrically from the generator and the house.

Peter  
Peter T. Holmes  
Senior Inspector  
Maine Fuel Board  
cell: (207)-446-2826

**The Question:**

Isn't a furnace supposed to be on its own circuit? I had a complainant tell me that every time she uses her coffee maker the breaker trips and the furnace shuts off. (This is a multi-unit apartment building.)

**An answer:**

The electrical code [for new work] requires that central heating appliances must be on their own circuit.

Peter T. Holmes

Peter T. Holmes  
Senior Inspector  
Maine Fuel Board  
446-2826



**Another answer:**

The heating plant should be wired per whatever code was in effect when it was installed.

**The Question, regarding an attic conversion:**

I have a family that is renovating the upstairs portion (basically an attic) of an existing dwelling. They want to include two bedrooms and a bathroom in between. The existing windows in the planned bedrooms don't meet current egress requirements. I believe their bedroom windows should be changed to be egress compliant, but is this a requirement for an existing building?

Thanks.

**An answer:**

Yes- that's new work. It's a Level 2 or 3 alteration and a change of occupancy for the attic space, so see the applicable chapters in The Existing Building Code. The IRC and NFPA 101 require egress windows. I'd also look at if the floor framing is adequate for habitable space (30 PSF for bedrooms, 40 PSF for other rooms), the ceiling height meets the rules for habitable space (IRC R305), the stairs leading up to the attic are suitable (some of those are little more than a ship's ladder in old houses), and the space needs to be wired properly, including smoke and CO detectors.

**The Question, regarding cable railing systems:**

Can someone point me in the right direction on horizontal cable railings for exterior decking? Having some issue finding code on this. Thank you.



**An answer:**

See IRC R312, and R301.5. The grand mystery with the guardrail loading standard is what constitutes a failure. A certain amount of deflection? The cables spreading so that the opening becomes such that a 4" sphere can fit through it? If it's an IBC building, see sections 1015 and 1607.8.1.2. Same mystery applies. The IBC text refers to ASCE 7. Maybe failure is defined there. Maybe someone smarter than me knows where failure is defined in the code.

No matter how tight you tighten the cables, they stretch over time. Good builders use systems that can be tightened down the road as the cables stretch.

**The Question, regarding guardrail height requirements:**

I have heard from others that the rail height for decks greater than 10 feet above grade is 42 inches. I note OSHA requires 42 inches but OSHA does not apply to one and two family dwellings. I cannot find it in the IRC. Is it in 101?

**An answer:**

As published, the 2018 101 does require 42" guardrails in one and two family houses, but that is modified in Maine as detailed below, allowing a 36" guard for new stairs. The text does not modify the 42" guardrail height for other applications, such as balconies, decks, etc.. I'm not aware of any text involving the height above the adjacent floor or grade that affects the guardrail height requirement, but am not the smartest guy in the room. Maybe Tom Lister (who often is the smartest guy in the room when it comes to code stuff), Steve Wilson, or someone from the SFMO will chime in with something I don't know.



**CEO Tip 17:**  
Buy brightly colored codes tools. They're easier to find when you set them down or they fall out of your pocket.



**Chapter 20: FIRE SAFETY IN BUILDINGS AND STRUCTURES**

1. This rule incorporates by reference National Fire Protection Association Standard #101, *Life Safety Code*, 2018 edition. All rights reserved by the National Fire Protection Association. Copies of this standard are available through the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269.

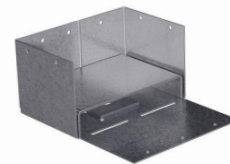
**C. Stair risers, guards, treads, and tread nosing.** The following provisions of NFPA #101, *Life Safety Code*, 2018 edition, are modified as indicated: The maximum height of risers as prescribed in Chapter 24, Section 24.2.5 is modified to permit a maximum 7  $\frac{3}{4}$ " riser for newly constructed stairs in one- and two family dwellings only. The minimum height of guards as prescribed in Chapter 24, Section 24.2.5 is modified to permit a minimum guard height of 36" for newly constructed stairs in one- and two family dwellings only. The minimum tread depth as prescribed in Chapter 24, Section 24.2.5 shall be amended to permit a 10" tread depth for newly constructed stairs in one-and two family dwellings only. Tread nosing as prescribed in Chapter 7, Section 7.2.2.3.2 is modified to permit a nosing at least  $\frac{3}{4}$ " but not more than 1  $\frac{1}{4}$ " in depth for newly constructed one-and two family dwellings. *Nosings are not required where tread depth is not less than 11 inches.*

**The Question, regarding deck posts:**

Are spacers (Galvanized metal brackets) required between concrete piers and pressure treated posts supporting a deck? I didn't think it was required, but Hammond Lumber is telling customers that code requires them.

**An answer:**

To prevent lateral displacement, IRC R507.8.1 requires 'manufactured connectors' or the post being embedded in at least 12" of soils or concrete.

**A postscript to an answer:**

Also note that some PT is not rated for ground contact, and even if it is, if it has been cut and not treated per the manufacturers requirements, the ground contact rating goes away.

**The Question, re PEX as a relief valve discharge tube:**

Is PEX tubing an acceptable material for the discharge tube on a water heater relief valve? The old code had a list of acceptable materials for the drop tube on a water heater relief valve, and PEX wasn't included. Section 608.5 of the current code says that the drop tube material has to be rated for the temperature of the water that might be coming through it. Table 604.1 says that PEX is ok for water distribution pipe. It looks to me that PEX is ok for the drop tube if it's hot water rated. Is that your feeling?

**The answer:**

PEX is not allowed as a relief valve discharge tube. PEX is not rated for 210 degrees F which the code requires. Approved material would be copper, steel, cpvc or other material that is listed as a discharge tube or material that can stand the 150 psi and 210 degrees F.

Dana Tuttle  
Former Senior State Plumbing Inspector

**The Question, regarding electrical service under a building:**

A gent here is building a freestanding 28' x 56' garage (accessory to a single family house). The meter enclosure is on the short/gable end of the building. The service comes in overhead. Conduit comes out of the bottom of the meter enclosure, then runs under the concrete floor of the building, about 28', and then comes up through the floor and into the electrical panel, which is about 4' above the floor. There is no outdoor disconnect, and the electrician has used 3 wire conductor between the meter and the panel. Does this meet section 230.70 (A) 1 of the NEC? There is about 30' of unused conductor inside the



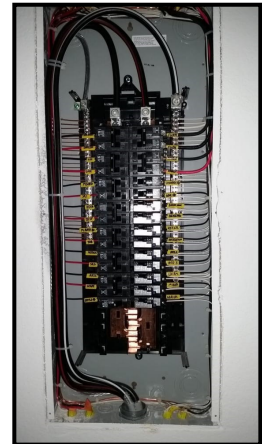
walls of the building, but 26' of it is underground, below the floor. If they used SE cable attached to the inside building wall, I would require an outside disconnect and 4 wire between the meter and the panel. Is that required here? As always, thanks for your help.

**The answer:**

The run under the floor is technically outside the building (see 230.6). As long as the vertical run into the panel is visible this is all ok. If the vertical run to the panel is not visible I would require Rigid conduit for that part. 3 wire is ok also.

If they were running this as cable inside the building whether covered or not, the code requires that be 4 wire with a disconnect outside.

Raymond Stanford  
Senior State Electrical Inspector  
State of Maine  
Cumberland, Oxford, Androscoggin and Sagadahoc Counties  
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207-592-7908



**The Question, regarding smoke detectors in cathedral ceilings:**

Does a smoke alarm have to be mounted in the peak of a cathedral ceiling in a single family dwelling? I have looked thru the Life Safety Code and breezed thru NFPA 72 online and have not found a suitable answer. Does anyone have any insight or experience with this question they would be willing to share? As always, thanks in advance, and all feedback is greatly appreciated.

**An answer:**

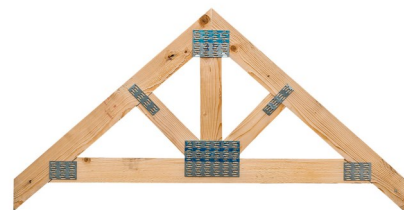
Check out NFPA 72 17.6.3.4 along with the Annex. A 17.6.3.4 has a nice image. You will find not within 4 inches of the peak and not below 36 inches from the 4 inch no mount area.

**The Question, regarding stamped design for trusses:**

Do you all require PE stamped designs for one and two family trusses? I am told, second hand, that Hammond Lumber is selling trusses without PE stamped designs unless specifically requested by the owner.

**An answer:**

I require stamped drawings for trusses. You can't tell if they meet code without the stamped spec, the design of them is engineering per State law, and I feel that they constitute a "special condition" per IRC R106.1, which gives you the authority to require the stamped drawings. I have heard of people having to pay extra for the stamped drawing, and people can use unstamped trusses in buildings that are exempt from MUBEC, so it wouldn't surprise me if you can buy trusses without the documentation. Sometimes the applicant doesn't have the stamped truss drawings at the time of the permit issuance, since they haven't ordered them yet, and I'll issue the permit with the condition that stamped drawings be provided before the trusses are installed.



And remember, no truss is safe to cut (without an engineer's approval) – evah.

**The Question, regarding solar farm foundations:**

I have had an influx of requests regarding large solar projects. They need to go through the site-plan process. After that, things are grey. My understanding is that they plan to use screw-piles as foundations for each panel. I expect to receive a report from postech or whoever installs the piles. Have any of you dealt with these ground-based systems before? What are you permitting these as? What building code do they fall under? What metric (pile total, panel area, etc.) is being used to calculate square foot area?



Gritty meets pretty.....

**An answer:**

If it is a large enough installation ask for stamped drawings for the foundations, I think it is better to let a design professional figure out what is appropriate for a technical installation like this. Compliance with article 690 in NFPA 70, and the requirements found in 11.12.3 of NFPA 1 would be a minimum. You could ask for a building permit for the foundation work and any fencing (if you regulate that.) I would make sure they pull a permit with the electrician's examining board if you don't inspect electrical. It might be worth having your fire chief involved due to the dangers PV installations expose firefighters to.

**Another answer:**

If you are enforcing a building code, the IBC section for ground mounted is 3111.1 which only says the system has to comply with "this code" and the IFC. The applicable "this code" section would include structural chapter 16. That's where you get the stamped drawing requirement. The MUBEC board intended that the IFC be replaced with NFPA 1 subject to 25 MRS subsections 2452 and 2465 which is now the 2018 version. 11.12.3 is the ground mounted section to apply.

**The Question, regarding nature trail accessibility:**

We have a town forest, and the Conservation Committee wants to put a hiking trail around it. The total length of the trail would be 1 mile. Is this trail supposed to be ADA compliant?

Thank you for any help.

**An answer (actually, where to find the answer):**

I suspect the answer is yes and no. The best sources for ADA info are the State Fire Marshal's office, The New England ADA Center ([www.newenglandada.org](http://www.newenglandada.org)), The Maine Human Rights Commission, and Alpha One. The trail may have to be accessible to a practical extent, so a disabled person could enjoy part of it if not all of it, but I'm not sure. If you feel that the IBC is applicable, if they're building structures associated with this – a parking lot, stairs, ramps, railings, etc., chapter 11 of the IBC may apply, or it may not. IBC 101.2 says that the code applies to every building or structure in the jurisdiction, but I've got a commercial dock project coming here in town, and an ICC staffer told me that the IBC does not apply to it. (So apparently "every structure" doesn't mean every structure.)



I suspect the parking lot may have to meet ADA standards, but if the trail traverses steep slopes, rough terrain, etc., it will be impossible to make the entire trail ADA compliant. We all think of wheelchairs when we think accessibility but there are many other disabilities covered by the ADA, and it may be that parts of the trail you can't get a wheelchair to have to have other ADA features.

**The Question, regarding an event shed:**

A resident emailed the following info and would like to build something similar to the photo below –



It will be an open shed roof pavilion 12 x 16 ...with a wooden deck floor ... (Not a concrete pad). Its use is intended for basic weather cover for outdoor music and wedding events. Estimated size will either be 12x16 or 12x18...looking to do timber frame style. Would like to design it with the front (high end) to not have a center post to keep it as open as possible for clear view. The back side (lower end) would have three posts. The design will also have girts as shown in photo. Would this structure have to follow the 70 psf snow load requirement?

**An answer:**

That looks like an IBC project to me. It will have to meet all the IBC requirements. Snow, wind, etc.. I'd want an engineer's stamp on the design. You can figure the adequacy of the supporting members from the code, but the bracing and connections, which are critical, you likely won't be able to determine from the Code. Without sheathed walls, these types of structures can be rickety. Check zoning, etc. also. This sounds like a commercial activity.....

**The Question, regarding water piping over an electrical panel:**

I saw an electrical panel in a new house with a drain line from the bathroom above running above it. I was always taught that plumbing cannot be placed immediately above an electric panel, for clear space reasons, and if there is an issue, you don't want water near the panel. In this case, there is a toilet almost directly above the panel and my concern is that they have an overflow and the water dumps right onto the panel. Is that not a concern? It's not in the plumbing code, and I do not have a copy of the electrical code. Is there a way to make this meet code without relocating the panel, or am I crazy altogether and this isn't even an issue? Thanks for the help.

**An answer (combining several):**

If the plumbing directly goes over this panel then it is an issue. See NFPA 70 110.26(E)(1)(b) available to view for free at [www.nfpa.org/70](http://www.nfpa.org/70), and the attached drawing. Foreign system equipment is allowed to be over the panel per 110.26 € (1) (b) if protection is provided to mitigate hazards from "condensation, leaks, or breaks in such foreign systems", such as a drip diverter beneath water pipes. Since this code section deals with piping in the same room as the panel, I don't think it prohibits a bathroom in the room above the panel.

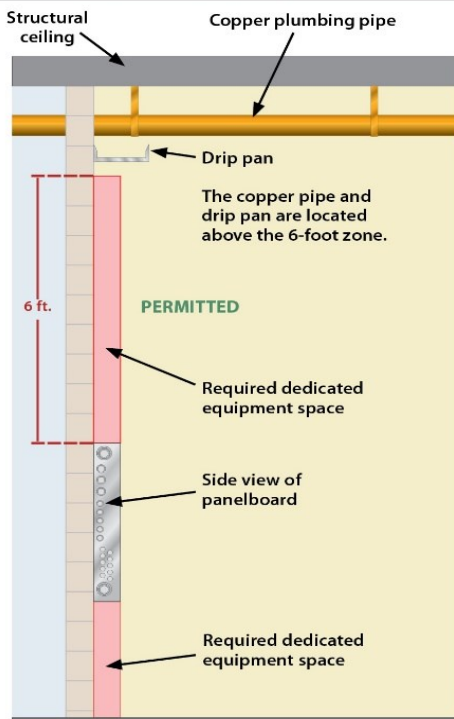
Save Me From Myself  
Office Etiquette Tip #42 B:

When responding to an email, delete the name in the "to" box first thing, so you can't launch the email before it's complete via a misplaced keystroke.

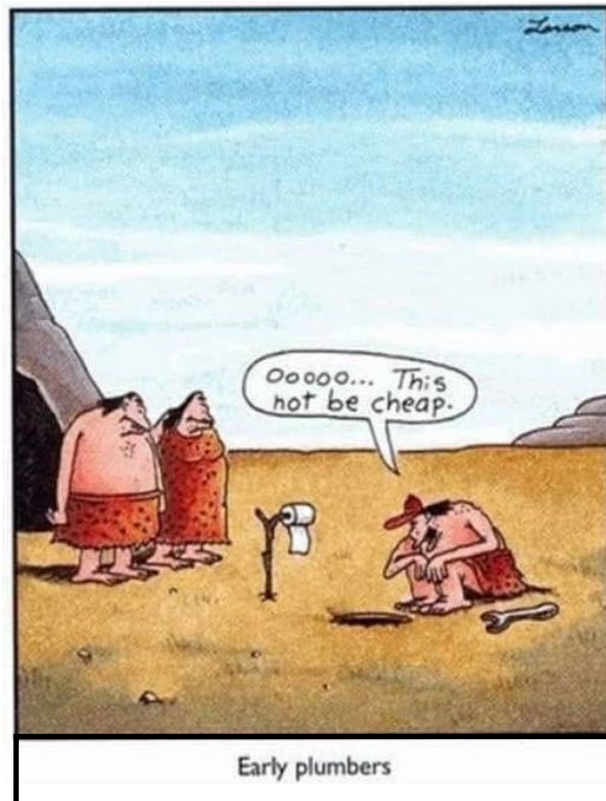
**CEO Tip 18:**

If a tool is a dark color, add some color to it yourself, to save some time if/when it ends up on the ground. Orange duct tape works great for this, as well as paint.



**FIGURE 1 FOREIGN SYSTEMS**

The area above the dedicated space required by 110.26(E)(1)(a) shall be permitted to contain foreign systems, provided protection is installed to avoid damage to the electrical equipment from condensation, leaks or breaks in such foreign systems [110.26(E)(1)(b)].



### The Question, regarding ramps at single family houses:

Good morning all:

Does a newly constructed ADA ramp on a private residence need to meet the 1:12 pitch?

### An answer:

It depends- Basically 1:8 is maximum slope. Here's what the IRC says:

#### **R311.8 Ramps.**

**R311.8.1 Maximum slope.** Ramps serving the egress door required by Section R311.2 shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5 percent). **Exception:** Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5 percent).

### Another answer:

ADA ramps aren't typically in private residences as the ADA requirements are for public access to prevent discrimination and provide reasonable accommodations hence it resides with the DOJ.

1:12 is a recommendation and most people will do that if it fits. Typically 1/6 will work for those in scooters and electric wheel chairs. As an aging in place specialist our goal is to do what will allow someone to stay in their home for as long as possible. We use the ADA as a starting point and tailor the accommodations to the person's individual needs. If the ramp is in the garage to allow them to get them from a vehicle to the house and space is limited both as a contractor and someone who administers the code we will start with what is the IRC as Mike has stated and do what is necessary to allow for reasonable accommodations. At my house my ramp is 1/4 and has worked well for the 12 years the person in the wheel chair used it and it is in the weather. As someone who has inspected these and signed off on them, there are instances where making them do the 1/8 or greater would have created an undue hardship.



would state what the conditions were at time of inspection and put in writing why I allowed what would be considered a violation so that the next person who looked at knew why it was like it was. There is a delicate balance sometimes that we need to look at. If by being an enforcer as opposed to an administrator and being so rigid that a person would now be forced into long term care facility sooner than later and taking away someone's independence is what I believe to be outside the spirit of the code. Now if the person using it has all they can do mobility wise on a flat, hard and level service I wouldn't even allow a ramp of 1/20 and ask to speak to their care giver and state that the person look into installing a lift instead and point them to Alpha One in help in getting grant money if needed. I work with Jill from Alpha in doing home, business and non-profit assessments of their properties to find the best fit for their accommodation needs and sometimes we come so close to meeting the ADA requirements that we will work the SFMO in getting the required variances and sign offs, as being ever so close is better than doing nothing.

#### **Another answer:**

If the building is required by some law to meet the ADA, the maximum slope is 1:12. Privately owned houses are not required to meet the ADA, unless the ramp funding requires it.

NFPA 101 says that new ramps for one and two family houses have to have a maximum slope of 1:12, but ramps serving a secondary means of escape can be as steep as 1:8.

Adding IRC and 101 together, if a house has only one exterior door, the ramp to it would have to be 1:12 or less steep, regardless of site constraints, per 101. If the house has more than one exterior door, like most houses do, and they both meet IRC R311.2 (at least 32" wide, and side hinged), the ramp can be as steep as 1:8, with the door the ramp leads to being considered a secondary means of escape (even if it's the front door). If you're considering approving a ramp steeper than 1:8, as an accommodation for a disabled person, give thought to how you'll answer the question why the ramp wasn't built to code, if someone gets hurt on it.

#### **The Question, regarding temporary signs:**

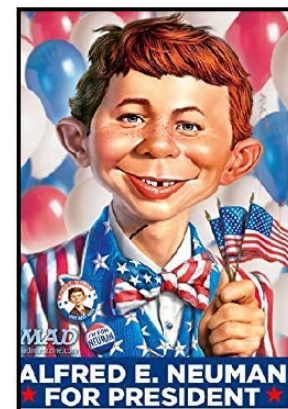
Good afternoon everyone:

I hate to ask this, especially with strong opinions/beliefs on the subject matter, but how does one address requests from residents on political signage, such as Black Lives Matters, and this past election signs that are still up, in Town and State road rights of ways?

My Land Use Zoning Ordinance states:

#### **4. Signs Permitted: Temporary Signs:**

1. **Events.** Signs of a temporary, nature, such as political posters, advertisements of special events and functions, notices of meetings, and other signs of a similar nature, are permitted for a period not to exceed thirty (30) days (except banners) and shall be removed by the party erecting the sign. Thank you.



#### **An answer:**

Attached are the State road sign rules. I wouldn't feel bad telling someone they were violating those requirements, or turning it over to the DOT. I'd chat with the Town Manager and Town Attorney about going after political/free speech type signs on private property that violate your ordinance. Even if it's enforceable, that's a very deep rabbit hole that is best avoided if possible. If you are going to jump into it, be sure to be holding the Manager's hand.....

# TRIG FIG

A little high school math can save the day....

Setbacks are horizontal distances. The terrain isn't always horizontal. If you need to figure the horizontal distance up a slope, a little trigonometry can come to the rescue. Tie some flagging around a tree or stick at the top of the slope, at the height of your eyes. Measure the distance up the slope. From the bottom of the slope, sight up the hill to the flagging with your pop level with a digital angle gauge on top of it. Look up the cosine of the angle on your smartphone or a table that you keep in your toolbox, and do the math.



## EXAMPLE

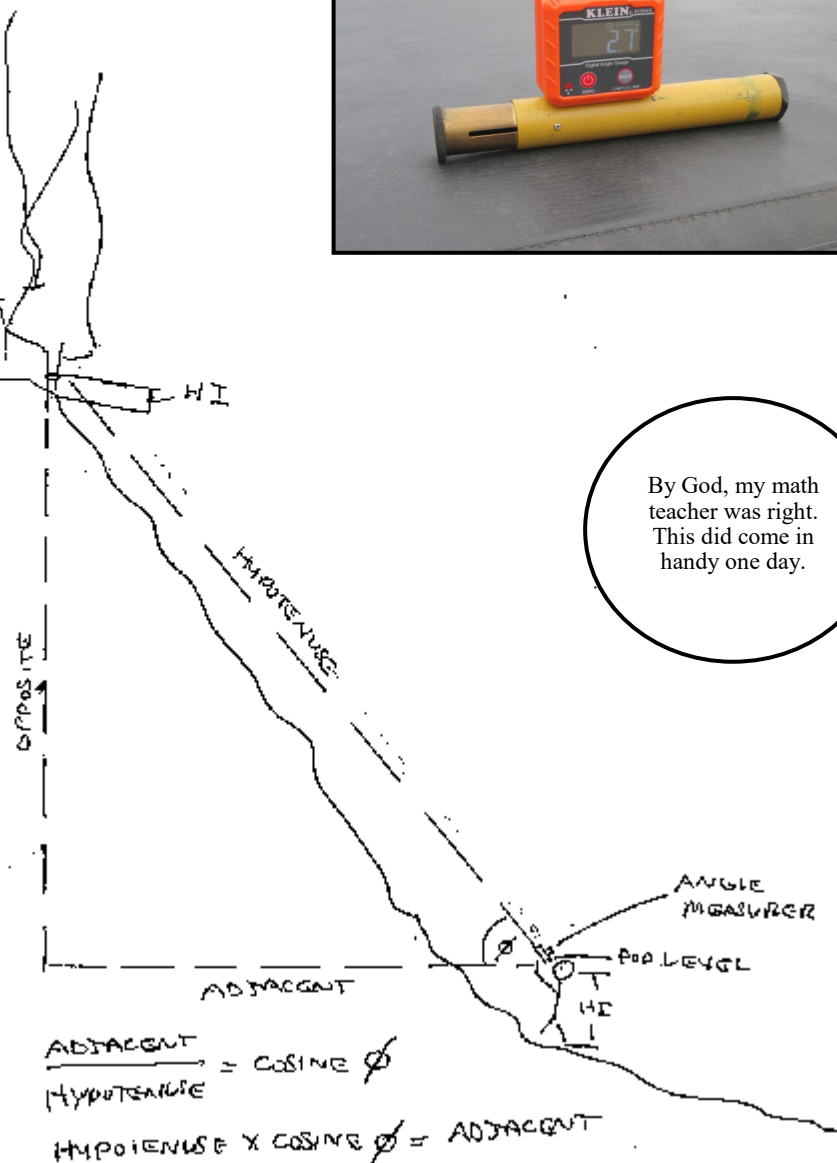
The distance up the slope is 100'.

The angle is 45 degrees.

The cosine of 45 degrees is .707.

$$100 \times .707 = 70.7'$$

The horizontal distance between you and the tree is 70.7'.



By God, my math teacher was right. This did come in handy one day.

## From the Funky Housing File...



With sustainability in building materials being the rage these days, check out Georgia-Pacific's new Vine-L siding. It stabilizes the ground near the house, removes water from the soil, sheds rain water, purifies the air, self propagates, uses less resources to produce than other options, and never needs painting.....



With his new job as The Codes Czar, Paul Demers wanted to live closer to Augusta, so he sold his house in Springvale and bought this fixer upper with covered parking up in Vassalboro. His wife Laurette says that while it's a little scary when the wind blows, and the water freezes up in the winter, it's a lot less house to keep clean, and she's willing to do whatever it takes to support her man.



**CEO Tip 5:**  
Sooner or later you'll have to measure something alone. A piece of string can be your best friend, tied to your brightly colored tape measure. A couple of tent stakes round out the package for situations where there's nothing to tie to.





Are pesky zoning laws keeping you from having the deck you want? Is the Codes Officer being unreasonable? Contact End Run Construction for their deckboat solution to the problem. The aluminum foundation is corrosion resistant, the flowthrough openings allow floodwaters to move beneath the deck freely, and for extra high flooding, the deck is designed to float, with fenders (not shown in the picture), keeping the deck from damaging the house.

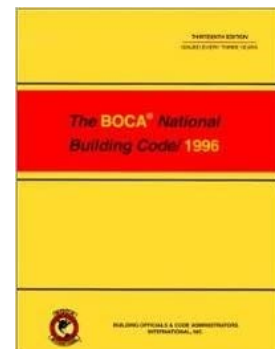
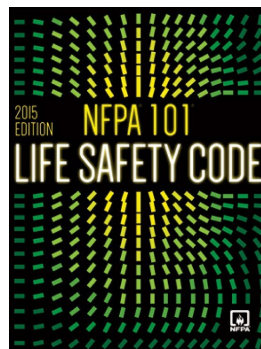
## Vintage Codes

There are two kinds of codes officers. Those that have had to figure out what code was in effect at some time in the past, and those that will. With thanks to Rich McCarthy, below is a list of the editions of NFPA 101 that have been in effect in Maine, statewide, over the years. As far as seeing older editions of codes, or at least learning what a particular section says, use the Moosechat. Many towns adopted 101, and other codes (BOCA, etc.) locally over the years, and have copies kicking around (and Mooses like to help each other). Libraries are also a good source for old codes. Many towns provided their libraries with copies of the codes they adopted, and with Interlibrary Loan, libraries can acquire books from other libraries around the state. If you want to buy vintage codes, you can sometimes do it on Ebay and Amazon. ICC also has some older editions of codes for sale.

### NFPA 101

<u>Edition year</u>	<u>When adopted</u>
1959	October 21, 1959
1963	April 20, 1966
1970	May 30, 1972
1981	June 30, 1982
1985	September 30, 1985
1988	September 1, 1988
1991	August 5, 1991
1994	September 1, 1994
1997	January 2, 1999
2000	August 7, 2001
2003	September 1, 2003
2006	September 3, 2007
2009	September 3, 2011
2018	November 27, 2019

Happy hunting.





## Dana Tuttle Retires!

As you may know, Dana Tuttle has retired from his job as the State Plumbing Inspector, after 31 years. He taught a bazillion classes, and was always a solid resource for we local CEOs when we had questions. We'll miss him, and wish him well. Dana's doing some plumbing work and project consulting. You may run into him on a job somewhere. The State is looking for a replacement. The position will be posted on the State's Career Center, the Plumber's Examining Board website, and our website. Congratulations, Dana, and thanks for all your help.



## \$AVE MONEY ON TRAINING BY JOINING MBOIA!

If you are not a member of MBOIA and take training that The Association puts on, know that the training is usually free for MBOIA members, and the cost of a membership is usually less than the non member cost of the one training program! Do the math, and join up. Along with cheaper (free!) training, you get to stay on the cutting edge of Maine codes stuff, participate in the Moosechat listserv, and enjoy all the benefits of membership! As they say upta deercamp, it's a no brainah.

## Where Can I See Them Codes?

While the codes are copyrighted materials you usually have to pay a lot of money for, anyone with access to a computer can view the I-codes, the NFPA codes, and the Plumbing Code, on line, for free! This is a great tool for contractors, design professionals, and codes officials. You can access the NFPA codes on the NFPA website - [www.nfpa.org](http://www.nfpa.org). You can see the I-codes on the ICC website - [www.iccsafe.org](http://www.iccsafe.org). You can see the Plumbing Code on the IAPMO website ([www.iapmo.org](http://www.iapmo.org)). You can't print or copy all of these unless you're a member, but they're a great way to see what a particular code text says, which sometimes is all you need. The Maine amendments to these codes are available on the State Fire Marshal's, Electricians Examining Board, and Plumbers Examining Board websites. Information is power. Know where to get it!



## THANKS FOR READING

I hope you've gotten something interesting and/or useful out of this edition. If you did, great. If not, sorry. I try to be as accurate as possible, but I'm human, some of the information is secondhand (some used with permission, some without...), and I'm at the mercy of my sources. This newsletter will be posted on the MBOIA website.

I hope you've enjoyed **The Enforcer**.



The other "Enforcer".....

Scott Davis

Bath Codes Enforcement Officer

443-8334

[www.cityofbath.com](http://www.cityofbath.com)