

**TOWN OF CRANBERRY ISLES  
BUILDING NOTIFICATION ORDINANCE  
AS ENACTED AT A SPECIAL TOWN MEETING MAY 25, 1989**

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**SECTION 1. TITLE AND PURPOSE:**

This ordinance shall be known as the "Building Notification Ordinance of the Town of Cranberry Isles, Maine" and will be referred to herein as "This Ordinance". It is enacted by the inhabitants of the Town of Cranberry Isles to promote the health, safety, convenience, welfare, and property values of the inhabitants by requiring notification of intention to build for all dwellings and structures, as defined in this ordinance.

**SECTION 2. AUTHORITY:**

2.1 This ordinance is enacted pursuant to the authority given the town in 30 MRSA 1917 (Home Rule), and 30 MRSA 3221 (Soil and Suitability Prior to Construction).

2.2 The effective date of this ordinance shall be immediately upon adoption by vote at the May 25, 1989 Special Town Meeting of the Town of Cranberry Isles.

2.3 This ordinance shall in no way impair or remove the necessity of compliance with any other rule, regulation, by-law, permit or provision of law.

2.4 This ordinance shall apply to all construction commenced after the effective date of the ordinance.

**SECTION 3. ADMINISTRATION:**

3.1 The Code Enforcement Officer and Plumbing Inspector shall enforce all State Laws and the regulations of this ordinance, with the assistance from the Town Selectmen.

3.2 The Code Enforcement Officer shall immediately report any violations of this ordinance to the Board of Selectmen.

3.3 The Town Clerk shall accept completed Intention to Build Notification Form and shall place submitted forms on file in the Town Office.

**SECTION 4. NOTIFICATION OF INTENTION TO BUILD:**

4.1 Before construction is started on any structure, the owner shall file written notice of the intent to build upon forms provided by the Town and available at [at] the Town Clerk's office. Said notice shall be filed with the Town Clerk.

4.2 Said notice forms shall include the following information:

- (a) sketch showing location and layout of proposed structure(s);
- (b) estimated cost of the proposed structure, including cost of labor.

4.3 For new dwellings, expansion of existing dwellings, and conversion of seasonal dwellings to year round use, a valid permit issued by the Licensed Plumbing Inspector or written certification by the Licensed Plumbing Inspector that a permit is not required, shall accompany said notice.

4.4 If the proposed structure is located in an area governed by the Shoreland Ordinance, a Land Use Permit issued by the proper authority shall also accompany said Notice.

4.5 The term "structure" as used by this ordinance is defined as a building or buildings or portions thereof, constructed or erected with a fixed location on or in the ground. This ordinance shall not apply to structures occupying less than 200 square feet of ground area nor to structures the cost of which to build, does not exceed \$1,500.00.

#### SECTION 5 ENFORCEMENT AND VIOLATIONS:

The Code Enforcement Officer shall notify in writing, any individual who is proceeding to build without filing the Notice required by this ordinance, to stop construction until said notice is filed.

Any person or persons who violate this ordinance after having been notified by the Code Enforcement Officer, shall be deemed to have committed a civil infraction and shall be subject to being penalized in accordance with Title 30, Section 4966, NRSA, as amended.

#### SECTION 6. AMENDMENTS:

This ordinance may be amended by majority vote of the Town at any Town Meeting, the warrant for which gives notice of proposed change.