

Buxton Building Code FAQ

The Building Code applicable in the Town of Buxton is the 2021 MUBEC/2021 IRC-IBC/2021 IECC

ALL APPLICABLE ZONING/TOWN ORDINANCES AND STATE ADOPTED 2021 BUILDING AND RESIDENTIAL CODES APPLIES TO ALL BUILDING PERMITS. THE FOLLOWING IS INTENDED TO HELP THE BUILDER COMPLY WITH MINIMUM BUILDING STANDARDS. This is to be used as a guide only. It is the responsibility of the builder to be informed of current code standards.

PLANS: Section R106.1 All work shall conform to the approved application and construction documents prepared by a design professional. If you vary from the plans provided, the Certificate of Occupancy will not be issued until the plans in the property file represent the actual construction.

SET BACK REQUIREMENTS: You must comply with the required minimum setbacks for the zone the construction is taking place.

FOUNDATIONS: Footings will be sized according to section **R403**. Foundation walls enclosing an interior space will be waterproofed to grade elevation. Exterior drain tile will be connected to interior drain tile to daylight or sump. Drain tile will be placed lower than the top of the footing & buried in crushed stone and covered with an approved filter fabric. Foundations will have anchor bolts within 1' of each corner and every 6' on center thereafter. DO NOT backfill without permission from the building inspector. Footings shall be frost protected. On grade slabs shall be constructed according to section **403.1.4.1**. They shall be a minimum of 12" below original grade. Detached slabs over 600 sq. ft. in size shall be frost protected.

GARAGES: R302.6 Attached garages require 5/8 Type X sheet rock between the garage and living space and on all walls supporting living space over. The door between the garage and the dwelling shall be self-latching & equipped with a self-closing or automatic closing device. **R302.5.1** The area used for parking shall be sloped to drain liquids towards the main vehicle entry door. Section **R309.1**.

FRAMING: Roof, wall, ceiling and floor assemblies shall be fastened in compliance with **R602**. 2" clearance around chimney with approved metal fire stop at each level including unfinished 2nd floor ceiling. Balloon framing is not permitted. Fire blocking/ draft stops shall be placed in the wall cavity at every floor and ceiling level and in cathedral ceilings. Hangers and proper connections are required.

SAWN LUMBER – R502.1.1 – Sawn lumber shall be identified by a grade mark. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted. There are exceptions for free standing non-habitable accessory structures with an area of 600 square feet or less with an eave height of 10 feet or less.

DECKS – Freestanding exterior decks shall be on footings per section R507.3. Decks connected to a frost protected structure shall be on footings protected by frost per section R507.3.3.

EXTERIOR GUARDS – R507.10.1 -There are more requirements for connecting guards to decks.

CHIMNEYS: NFPA 211 Cleanouts require a minimum of 16" from finish floor. The homeowner should be provided with a chimney disclosure form from the mason.

EGRESS: R310 Every sleeping room, basement area and habitable attic space shall have at least one operable escape. The escape opening shall not have a sill height of more than 44" from finish floor. It shall have a clear opening of not less than 5.7 square feet. Min. net clear opening height 24" and min. net clear width 20". (Please note total clear opening is 5.7 square feet and a 20X24 opening does not meet that requirement) **R311.2** Requires at least one egress door be provided for each dwelling, with a min clear width of 32". **R312.2** Requires window fall protection for windows less than 24" from finish floor and more than 72" from finish grade outside. This window protection shall not interfere with the required egress opening.

STAIRS: R311.7 Min. Head room 80". Max riser height 7 ¾". Min tread depth 10". Nosing shall be not less than ¾" and no more than 1 ¼". There shall be no openings larger than 4" within the stairway. Handrails shall be not less than 34" nor more than 38" in height. Handrails shall be graspable. Guards for landings of 30" above grade or higher shall not be less than 36" in height. Landing and stairway minimum width 36". Handrails shall be provided on at least one side of each continuous run of reads with four or more risers and shall be continuous for the full length of the flight (from top riser to bottom riser. A landing breaks up the flight).

PLUMBING: Plumbing shall be installed according to the 2021 Uniform plumbing code. All plumbing shall be inspected using a water test with 10' of pipe or an air test of 5 PSI (with 6 psi pressure relief gauge) and to hold pressure for 15 minutes on drain, waste and vent lines and 50 PSI for 15 minutes on hot and cold-water distribution lines. This means every part of the system at the time of rough in inspection. 24- hour notice is required for inspections per code. Plumbing that is not ready at the time of requested inspection will be required to pay a \$25.00 re-inspection fee prior to a 2nd inspection.

ELECTRIC & HEATING: All electrical work must meet all adopted State of Maine codes. Maine is currently enforcing the 2023 NEC. As of August 1, 2024, Buxton requires a local electric permit for one and two family dwellings. Multi-family units or commercial development requires permits from the State of Maine and is considered commercial wiring. All commercial wiring requires an electric permit from the State of Maine.

INSULATION: All required insulation shall be in accordance with the IECC 2021. Insulation inspections are required prior to closing the wall. All seams and joints must be sealed in the exterior shell. Insulated electric boxes are required in exterior walls. An energy certificate shall be permanently posted on or in the electric panel.

RADON – A Radon control system constructed in compliance with ASTM E1465-08 shall be installed in new one and two-family dwellings and townhouses.

MECHANICAL VENTILATION – R303.4- Buildings and dwellings complying with Section N1102.4.1 shall be provided with mechanical ventilation in accordance with Section M1505, or with other approved means of ventilation.

BUILDING RE-INSPECTION FEE - A \$50 re-inspection fee will be charged and paid prior to going back to do an inspection that was not ready when the inspector was called out to inspect. This is not intended for re-checking when finding something that requires correction. This is intended for when the building inspector is called out and the project is not ready for inspection.