

**Chapter 6**  
**CONSTRUCTION CODE**  
 (With amendments eff. through 10/08/2008)

Article I.	In General.....	6-1
Article II.	Building Code.....	6-2
Article III.	Electrical Code.....	6-3
Article IV.	Oil Burner Equipment Code.....	6-4
Article V.	Plumbing Code.....	6-5
Article VI.	Building & Development in Flood Hazard Areas.....	6-6

**Article I. In General. Adopted eff. 11/12/76 under R.S. 1964, T. 30, Sec. 2151]**

**Sec. 6-1-1. Permits Required; Fee Schedules.** No person, firm, corporation or association shall enter into, engage in or work at any activity regulated by this Chapter without having obtained all permits required by the provisions of this Chapter, by the provisions of Chapter 19, Zoning Ordinance, Article IV, and by other town ordinances, state statutes, and regulations thereunder. The fee schedule for such permits shall be prescribed from time to time by order of the town council, unless otherwise specifically provided for.

**Sec. 6-1-2. Conflicting Regulations.** In the event of any conflict between the provisions of any Cape Elizabeth ordinance, state statute or regulation thereunder and the provisions of this Chapter,

- (a.) Where such conflict arises between more and less severe requirements the more severe requirements shall govern, and;
- (b.) Otherwise the provisions of state statutes and regulations shall prevail over local provisions, and those of local ordinances shall prevail over those of this Chapter.

**Sec. 6-1-3. Penalty for Violation.** Any person who violates any provision of this Construction Code set forth in this Chapter 6, or who fails or refuses to obey any order or notice issued under any such Construction Code, shall severally for each and every such violation be guilty of a misdemeanor punishable by a fine of not less than twenty-five dollars (\$25.00) nor more than one thousand dollars (\$1,000.00), to be recovered for the use of the Town. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

[Amended Eff. 11/14/90]

## **Article II Building Code (Revised eff. 08/10/2007)**

**Section 6-2-1. Adoption of Codes; Copies on file** That a certain document, being marked and designated as the *International Residential Code, 2003 edition*, including Appendix Chapters, as published by the International Code Council, be and is hereby adopted for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as here in provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said *Residential Code*. That another certain document, being marked and designated as the *International Building Code, 2003 edition*, including Appendix Chapters, as published by the International Code Council, be and is hereby adopted for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said *Building Code*. That the *International Residential Code, 2003* and the *International Building Code, 2003* as published by the International Code Council, two (2) copies of each being on file in the Cape Elizabeth Town Offices, be and are hereby adopted as Article II “Building Code” of Chapter 6, “Construction Codes” of the Town of Cape Elizabeth in the State of Maine and are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-2-2 of this Ordinance.

**Section 6-2-2. Additions, Insertions and Changes** That the following sections the *International Residential Code, 2003* and the *International Building Code, 2003* are hereby revised as follows:

### **International Residential Code**

#### Chapter 1 Administration

Section R101.1 Title - Insert *Town of Cape Elizabeth*

Section R103.1 Creation of Enforcement Agency - Add after the first sentence: *The words “building official”, where used, shall mean the code enforcement officer. The words “department of building inspection”, where used, shall mean the code enforcement office.*

Section R103.3 Deputies – delete “building official” in two places and replace with *town manager*

Section R107.3 Temporary Service - delete “ICC Electrical Code” and insert *Town of Cape Elizabeth Chapter 6, Construction Code, Article III Electrical Code* Section

R108.5 Refunds – delete and replace with: *There shall be no refunds of permit fees if a project is abandoned or discontinued or if a permit expires. Fees for permits not approved will be refunded at an amount equal to the total fee less administrative costs. In the case of a revocation of a permit no refund shall be issued unless in the judgment of the town manager exceptional circumstances so warrant.* Section R112.1 Board of Appeals, General – delete everything after the first sentence and insert *Local Zoning Board of Appeals shall serve as the Board of Appeals.*

### Chapter 3 Building Planning

Table R301.2 (1) Climatic and Geographic Design

- a. Ground snow load – insert *50 lb/sq. ft*
- b. Wind speed – Insert *100 mph*
- c. Seismic design category – Insert *C*
- d. Subject to damage from: weathering – Insert *severe*
- e. Frost line depth – Insert *48”*
- f. Termite – insert *none to slight*
- g. Decay – Insert *none to slight*
- h. Winter design temp – Insert *-1 degree f*
- i. Ice shield underlayment required – Insert *yes*
- j. Flood hazard – Insert *6/19/85*
- k. Air freezing index – Insert *1500*
- l. Mean Annual Temp – Insert *45 degrees F*

Section R310.1.1 Minimum Opening Area – delete the exception

Section R323 Flood-Resistant Construction – Delete wording in entire Section and replace with *All flood resistant construction shall comply with the Town of Cape Elizabeth Chapter 6, Construction Code, Article VI Buildings & Development in Flood Hazard Areas.*

### Chapter 25 thru 32

Delete and refer to *Town of Cape Elizabeth Chapter 6, Construction Code, Article V, Plumbing Code*

### Chapter 33 thru 42

Delete and refer to *Town of Cape Elizabeth Chapter 6, Construction Code*

*Chapter 6, Article III Electrical Code*

Appendix I – Private Sewage Disposal

Section AI101.1 Scope - Delete International Private Sewage Disposal Code and insert *Town of Cape Elizabeth Chapter 15 Sewer, Article II Private Sewage Disposal Ordinance*

**International Building Code, 2003**

Chapter 1 Administration

Section 101.1 Title – Insert *Town of Cape Elizabeth*

Section 101.4.1 Electrical – delete ICC Electrical Code and insert *Town of Cape Elizabeth Chapter 6 Construction Code, Article III Electrical Code*

Section 101.4.4 Plumbing – delete International Plumbing Code and insert *Town of Cape Elizabeth Chapter 6 Construction Code, Article V Plumbing Code.*

Section 107.3 Temporary Power – delete ICC Electrical Code and insert *Town of Cape Elizabeth Chapter 6 Construction Code, Article III Electrical Code*

Section 112.1 Board of Appeals, General – delete everything after the first sentence and insert *Local Zoning Board of Appeals shall serve as the Board of Appeals.*

Chapter 10 Means of Egress

Section 1025.2 Minimum Size – delete the exception without replacement.

Chapter 16 Structural Design

Section 1612.3 – Insert *Town of Cape Elizabeth* and the date *June 19, 1985.*

Chapter 27 Electrical

Section 2701.1 Scope – delete the ICC Electrical Code and insert *Town of Cape Elizabeth Chapter 6 Construction Code, Article III Electrical Code*

Section 2702.1 Installation - delete the ICC Electrical Code and insert *Town of Cape Elizabeth Chapter 6 Construction Code, Article III Electrical Code*

Chapter 29 Plumbing Systems

Section 2901.1 Scope – delete International Plumbing Code in two locations and insert *Town of Cape Elizabeth Chapter 6 Construction Code, Article V Plumbing Code.* Delete International Private Sewage Disposal Code and insert *Town of Cape Elizabeth Chapter 15 Sewer, Article II Private Sewage Disposal Ordinance.* Delete remainder of Chapter.

## Chapter 34 Existing Structures

Section 3410.2 Insert: 11/12/76

**Section 6-2-3. Saving Clause** That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 6-2-4. Date of Effect** That the Town Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take full force and effect thirty (30) days after this date of final passage and approval.

### **Article III. Electrical Code. [Adopted eff. 11/12/76, R. S. 1964, T. 30, Sec 2151.]**

**Sec. 6-3-1. Standards and Specifications for Electrical Installation.** All work in connection with the installation, alteration, repair or maintenance of, or additions to, electrical equipment of any nature whatsoever in the Town of Cape Elizabeth shall hereafter be done in accordance with the standards lawfully established by statute (see 32 M.R.S.A., Sec. 1153-A, adopting the current edition of the National Electrical Code, pamphlet #70, published by the National Fire Protection Association), and with local ordinances and regulations there under as the same may from time to time hereafter be amended, and shall be subject to inspection by the Town Electrical Inspector.

**Sec. 6-3-2. Electrical Inspector.** The town electrical inspector shall be governed by, and shall exercise and perform the rights, powers and duties lawfully conferred or imposed under, the provisions of the Maine Revised Statutes Annotated (see 30 M.R.S.A., Sec 25251-22560), local ordinance, and regulations there under, as the same may from time to time hereafter be amended.

### **Article IV. Oil Burner Equipment Code. [Adopted eff. 11/12/76, R. S. 1964, T. 230 Sec. 2151.]**

**Sec. 6-4-1. Standards and specifications for oil burner installation.** All work in connection with the installation, repair or maintenance of oil burner equipment and fuel storage tanks to be used in connection therewith of any nature whatsoever in the Town of Cape Elizabeth shall hereafter be done in accordance with the standards lawfully established by statute (see 32 M.R.S.A. Sec. 2303, adopting the then current edition of the National Fire Protection Association Standard No. 31), and with local ordinances, and regulations there under, as the same may from time to time hereafter be amended, and shall be subject to inspection by the town electrical inspector.

**Sec. 6-4-2. Oil Burner Inspection.** The town electrical inspector shall be governed by, and shall exercise and perform the rights, powers and duties lawfully conferred or imposed under, the provisions of the Maine Revised Statutes Annotated (see 32 M.R.S.A. Sec. 2303-2305), local ordinances, and regulations there under, as the same may from time to time hereafter be amended.

**Article V. Plumbing Code. [Adopted eff. 11/12/76. R.S. 1964, T. 30 Sec. 2151.]**

**Sec. 6-5-1. Standards and Specifications for Plumbing Installation.** All work in connection with the installation, repair or maintenance of plumbing and equipment to be added in connection therewith of any nature whatsoever in the Town of Cape Elizabeth shall hereafter be done in accordance with rules and regulations lawfully established by statute (see 22 M. R. S. A., Sec. 42 and 30 M.R.S.A., Sec. 3221), local ordinance, and regulations there under, as the same may from time to time hereafter be amended, and shall be subject to inspection by the plumbing inspector.

**Sec. 6-5-2. Plumbing Inspector.** The plumbing inspector shall be governed by, and shall exercise and perform the rights, powers and duties lawfully conferred or imposed under, the provisions of the Maine Revised Statutes Annotated (see 30 M.R.S.A, Sec. 3222-3223), local ordinance, and regulations there under, as the same may from time to time hereafter be amended.

**Article VI Floodplain Management Ordinance (Enacted 5/13/24 Effective 6/12/24)**

Certified by: \_\_\_\_\_  
Name Printed

Affix Seal

Certified by: \_\_\_\_\_  
Signature  
  
\_\_\_\_\_  
Title

<b>Section</b>	<b>Page</b>
6-1. PURPOSE AND ESTABLISHMENT .....	2
6-2. PERMIT REQUIRED .....	2
6-3. APPLICATION FOR PERMIT .....	2
6-4. APPLICATION FEE AND EXPERT'S FEE .....	4
6-5. REVIEW STANDARDS FOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATIONS .....	4
6-6. DEVELOPMENT STANDARDS .....	6
6-7. CONDITIONAL USE REVIEW .....	16
6-8. CERTIFICATE OF COMPLIANCE .....	16
6-9. REVIEW OF SUBDIVISIONS AND DEVELOPMENT PROPOSALS .....	17
6-10. APPEALS AND VARIANCES .....	18
6-11. ENFORCEMENT AND PENALTIES .....	20
6-12. VALIDITY AND SEVERABILITY .....	21
6-13. CONFLICT WITH OTHER ORDINANCES .....	21
6-14. DEFINITIONS .....	21
6-15. ABROGATION .....	27
6-16. DISCLAIMER OF LIABILITY .....	27

## **6-1 - PURPOSE AND ESTABLISHMENT**

Certain areas of the Town of Cape Elizabeth, Maine are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968.

Therefore, the Town of Cape Elizabeth, Maine has chosen to become a participating community in the National Flood Insurance Program and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as delineated in this Floodplain Management Ordinance.

It is the intent of the Town of Cape Elizabeth, Maine to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards.

The Town of Cape Elizabeth has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title 30-A MRSA, Sections 3001-3007, 4352, 4401-4407, and Title 38 MRSA, Section 440.

The National Flood Insurance Program, established in the aforesaid Act, provides that areas of the Town of Cape Elizabeth having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. This Ordinance establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas of the Town of Cape Elizabeth, Maine.

The areas of special flood hazard, Zones A, AE, AO, and VE for the Town of Cape Elizabeth, Cumberland County, Maine, identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study – Cumberland County, Maine" dated June 20, 2024, with accompanying "Flood Insurance Rate Map" dated June 20, 2024, are hereby adopted by reference and declared to be a part of this Ordinance.

## **6-2 - PERMIT REQUIRED**

The Code Enforcement Officer shall be designated as the local Floodplain Administrator. The Floodplain Administrator shall have the authority to implement the commitment made to administer and enforce the requirements for participation in the National Flood Insurance Program.

Before any construction or other development (as defined in Section 6-14), including the placement of manufactured homes, begins within any areas of special flood hazard established in Section 6-1, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer, except as provided in Section 6-7. This permit shall be in addition to any other permits which may be required pursuant to the codes and ordinances of the Town of Cape Elizabeth, Maine.



### **6-3 - APPLICATION FOR PERMIT**

The application for a Flood Hazard Development Permit shall be submitted to the Code Enforcement Officer and shall include:

- A. The name, address, and phone number of the applicant, owner, and contractor;
- B. An address and a map indicating the location of the construction site;
- C. A site plan showing locations of existing and/or proposed development, including but not limited to structures, sewage disposal facilities, water supply facilities, areas to be cut and filled, and lot dimensions;
- D. A statement of the intended use of the structure and/or development;
- E. A statement of the cost of the development including all materials and labor;
- F. A statement as to the type of sewage system proposed;
- G. Specification of dimensions of the proposed structure and/or development;

[Items H-K.3. apply only to new construction and substantial improvements.]

- H. The elevation in relation to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD), or to a locally established datum in Zone A only, of the:
  - 1. base flood at the proposed site of all new or substantially improved structures, which is determined:
    - a. in Zones AE, AO, and VE from data contained in the "Flood Insurance Study - Cumberland County, Maine," as described in Section 6-1; or,
    - b. in Zone A:

- (1) from any base flood elevation data from federal, state, or other technical sources (such as FEMA's Quick-2 model, FEMA 265), including information obtained pursuant to Section 6.M. and 9.D.; or,
  - (2) in the absence of all data described in Section 6-3.H.1.b.(1), information to demonstrate that the structure shall meet the elevation requirement in Section 6-6.I.H.4.b., Section 6-6.I.4.b., or Section 6-6.J.4.b.
2. highest and lowest grades at the site adjacent to the walls of the proposed building;
  3. lowest floor, including basement; and whether or not such structures contain a basement;
  4. lowest machinery and equipment servicing the building; and,
  5. level, in the case of non-residential structures only, to which the structure will be floodproofed.
- I. A description of an elevation reference point established on the site of all developments for which elevation standards apply as required in Section 6-6;
- J. A written certification by:
1. a Professional Land Surveyor that the grade elevations shown on the application are accurate; and,
  2. a Professional Land Surveyor, registered professional engineer or architect that the base flood elevation shown on the application is accurate.
- K. The following certifications as required in Section 6-6 by a registered professional engineer or architect:
1. a Floodproofing Certificate (FEMA Form 81-65, as amended), to verify that the floodproofing methods for any non-residential structures will meet the floodproofing criteria of Section 6-6.I., and other applicable standards in Section 6-6;
  2. a V-Zone Certificate to verify that the construction in coastal high hazard areas, Zone VE and Coastal AE Zone, will meet the criteria of Section 6-6.R.; and other applicable standards in Section 6-6;

3. a Hydraulic Openings Certificate to verify that engineered hydraulic openings in foundation walls will meet the standards of Section 6-6.N.2.a.;
  4. a certified statement that bridges will meet the standards of Section 6-6.O.;
  5. a certified statement that containment walls will meet the standards of Section 6-6.P.
- L. A description of the extent to which any water course will be altered or relocated as a result of the proposed development; and,
- M. A statement of construction plans describing in detail how each applicable development standard in Section 6-6 will be met.

#### **6-4 - APPLICATION FEE AND EXPERT'S FEE**

A non-refundable application fee of \$100.00 shall be paid to the Town of Cape Elizabeth and a copy of a receipt for the same shall accompany the application.

An additional fee may be charged if the Code Enforcement Officer, Planning Board, and/or Board of Appeals needs the assistance of a professional engineer or other expert. The expert's fee shall be paid in full by the applicant within 10 days after the town submits a bill to the applicant. Failure to pay the bill shall constitute a violation of the ordinance and be grounds for the issuance of a stop work order. An expert shall not be hired by the municipality at the expense of an applicant until the applicant has either consented to such hiring in writing or been given an opportunity to be heard on the subject. An applicant who is dissatisfied with a decision to hire expert assistance may appeal that decision to the Board of Appeals.

#### **6-5 - REVIEW STANDARDS FOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATIONS**

The Code Enforcement Officer shall:

- A. Review all applications for the Flood Hazard Development Permit to assure that proposed developments are reasonably safe from flooding and to determine that all pertinent requirements of Section 6-6 (Development Standards) have been, or will be met;

- B. Utilize, in the review of all Flood Hazard Development Permit applications:
1. the base flood and floodway data contained in the "Flood Insurance Study - Cumberland County, Maine," as described in Section 6-1;
  2. in special flood hazard areas where base flood elevation and floodway data are not provided, the Code Enforcement Officer shall obtain, review and reasonably utilize any base flood elevation and floodway data from federal, state, or other technical sources, including information obtained pursuant to Section 6-3.H.1.b.(1); Section 6-6.M.; and Section 6-9.D., in order to administer Section 6-6 of this Ordinance; and,
  3. when the community establishes a base flood elevation in a Zone A by methods outlined in Section 6-3.H.1.b.(1), the community shall submit that data to the Maine Floodplain Management Program.
- C. Make interpretations of the location of boundaries of special flood hazard areas shown on the maps described in Section 6-1 of this Ordinance;
- D. In the review of Flood Hazard Development Permit applications, determine that all necessary permits have been obtained from those federal, state, and local government agencies from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1344;
- E. Notify adjacent municipalities, the Department of Environmental Protection, and the Maine Floodplain Management Program prior to any alteration or relocation of a water course and submit copies of such notifications to the Federal Emergency Management Agency;
- F. If the application satisfies the requirements of this Ordinance, approve the issuance of one of the following Flood Hazard Development Permits, based on the type of development:
1. A two-part Flood Hazard Development Permit for elevated structures. Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the Code Enforcement Officer with an "under construction" Elevation Certificate completed by a Professional Land Surveyor based on the Part I permit construction

for verifying compliance with the elevation requirements of Section 6-6, paragraphs H., I., J., or R. Following review of the Elevation Certificate data, which shall take place within 72 hours of receipt of the application, the Code Enforcement Officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or,

2. A Flood Hazard Development Permit for Floodproofing of Non-Residential Structures that are new construction or substantially improved non-residential structures that are not being elevated but that meet the floodproofing standards of Section 6-6.I.1. The application for this permit shall include a Floodproofing Certificate signed by a registered professional engineer or architect; or,
3. A Flood Hazard Development Permit for Minor Development for all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. Minor development also includes but is not limited to: accessory structures as provided for in Section 6-6.L., mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

For development that requires review and approval as a Conditional Use, as provided for in this Ordinance, the Flood Hazard Development Permit Application shall be acted upon by the Planning Board as required in Section 6-7.

- G. Maintain, as a permanent record, copies of all Flood Hazard Development Permit Applications, corresponding Permits issued, and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Article X of this Ordinance, and copies of Elevation Certificates, Floodproofing Certificates, Certificates of Compliance, and certifications of design standards required under the provisions of Section 6-3, 6, and 8 of this Ordinance.

## **6-6 - DEVELOPMENT STANDARDS**

All developments in areas of special flood hazard shall meet the following applicable standards:

A. **All Development** - All development shall:

1. be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse, or lateral movement of the development resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. use construction materials that are resistant to flood damage;
3. use construction methods and practices that will minimize flood damage; and,
4. use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located to prevent water from entering or accumulating within the components during flooding conditions.

B. **Water Supply** - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

C. **Sanitary Sewage Systems** - All new and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

D. **On Site Waste Disposal Systems** - On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

E. **Watercourse Carrying Capacity** - All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

F. **Utilities** - New construction or substantial improvement of any structure (including

manufactured homes) located within:

1. Zones A, AE, and AO shall have the bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, permanent fixtures and components, HVAC ductwork and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure, elevated to at least two feet above the base flood elevation.
  2. Zone VE shall meet the requirements of Article VI.R.2.
- G. **Physical Changes to the Natural Landscape** - Certain development projects, including but not limited to, retaining walls, sea walls, levees, berms, and rip rap, can cause physical changes that affect flooding conditions.
1. All development projects in Zones AE and VE that cause physical changes to the natural landscape shall be reviewed by a Professional Engineer to determine whether or not the project changes the base flood elevation, zone, and/or the flood hazard boundary line.
    - a. If the Professional Engineer determines, through the use of engineering judgement, that the project would not necessitate a Letter of Map Revision (LOMR), a certified statement shall be provided.
    - b. If the Professional Engineer determines that the project may cause a change, a hydrologic and hydraulic analysis that meets current FEMA standards shall be performed.
  2. If the hydrologic and hydraulic analysis performed indicates a change to the base flood elevation, zone, and/or the flood hazard boundary line, the applicant may submit a Conditional Letter of Map Revision (C-LOMR) request to the Federal Emergency Management Agency for assurance that the as-built project will result in a change to the Flood Insurance Rate Map. Once the development is completed, a request for a Letter of Map Revision (LOMR) shall be initiated.
  3. If the hydrologic and hydraulic analysis performed show a change to the base flood elevation, zone, and/or the flood hazard boundary line, as soon as practicable, but no later than 6 months after the completion of the project, the applicant shall submit the technical data to FEMA in the form of a Letter of Map Revision request.

H. **Residential** - New construction or substantial improvement of any residential structure located within:

1. Zones AE and AO shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation.
2. Zones AO shall have adequate drainage paths around structures on slopes, to guide floodwater away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
  - a. at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or,
  - b. at least three feet if no depth number is specified.
4. Zone A shall have the lowest floor (including basement) elevated:
  - a. to at least two feet above the base flood elevation utilizing information obtained pursuant to Section 6-3.H.1.b.(1); Section 6-5.B.; or Section 6-9.D., or;
  - b. in the absence of all data described in Section 6-6.H.4.a., to at least two feet above the highest adjacent grade to the structure.
5. Zone VE and Coastal AE Zone (as defined) shall meet the requirements of Section 6-6.R.

I. **Non-Residential** - New construction or substantial improvement of any non-residential structure located within:



1. Zones AE and AO shall have the lowest floor (including basement) elevated to at least two feet above the base flood elevation, or together with attendant utility and sanitary facilities shall:
  - a. be floodproofed to at least two feet above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;
  - b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
  - c. be certified by a registered professional engineer or architect that the floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Section 6-3.K., and shall include a record of the elevation above mean sea level to which the structure is floodproofed.
2. Zones AO shall have adequate drainage paths around structures on slopes, to guide floodwater away from the proposed structures.
3. Zone AO shall have the lowest floor (including basement) elevated above the highest adjacent grade:
  - a. at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or,
  - b. at least three feet if no depth number is specified; or,
  - c. together with attendant utility and sanitary facilities, be floodproofed to meet

the elevation requirements of this section and floodproofing standards of Section 6-6.I.1.

4. Zone A shall have the lowest floor (including basement) elevated:
    - a. to at least two feet above the base flood elevation utilizing information obtained pursuant to Section 6-3.H.1.b.(1); Section 6-5.B.; or Section 6-4.D., or;
    - b. in the absence of all data described in Section 6-6.I.4.a., to at least two feet above the highest adjacent grade to the structure; or,
    - c. together with attendant utility and sanitary facilities, be floodproofed to two feet above the elevation established in Section 6-6.I.4.a. or b. and meet the floodproofing standards of Section 6-6.I.1.a., b., and c.
  5. Zone VE and Coastal AE Zone (as defined) shall meet the requirements of Section 6-6.R.
- J. **Manufactured Homes** - New or substantially improved manufactured homes located within:
1. Zones AE and AO shall:
    - a. be elevated such that the lowest floor (including basement) of the manufactured home is at least two feet above the base flood elevation;
    - b. be on a permanent foundation, which may be poured masonry slab or foundation walls, with hydraulic openings, or may be reinforced piers or block supports, any of which support the manufactured home so that no weight is supported by its wheels and axles; and,

- c. be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to:
  - (1) over-the-top ties anchored to the ground at the four corners of the manufactured home, plus two additional ties per side at intermediate points (manufactured homes less than 50 feet long require one additional tie per side); or by,
  - (2) frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured homes less than 50 feet long require four additional ties per side).
  - (3) All components of the anchoring system described in Section 6-6.J.1.c.(1) & (2) shall be capable of carrying a force of 4800 pounds.
- 2. Zones AO shall have adequate drainage paths around structures on slopes, to guide floodwater away from the proposed structures.
- 3. Zone AO shall have the lowest floor (including basement) of the manufactured home elevated above the highest adjacent grade:
  - a. at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or,
  - b. at least three feet if no depth number is specified; and,
  - c. meet the anchoring requirements of Section 6-6.J.1.c.

4. Zone A shall:
  - a. be elevated on a permanent foundation, as described in Section 6-6.J.1.b., such that the lowest floor (including basement) of the manufactured home is at least two feet above the base flood elevation utilizing information obtained pursuant to Section 6-3.H.1.b.(1); Section 6-5.B.; or Section 6-4.D.; or,
  - b. in the absence of all data described in Section 6-6.J.4.a., to at least two feet above the highest adjacent grade to the structure; and,
  - c. meet the anchoring requirements of 6.J.1.c.
5. Zone VE and Coastal AE Zone (as defined) shall meet the requirements of Section 6-6.R.

**K. Recreational Vehicles - Recreational Vehicles located within:**

1. Zones A, AE, and AO shall either:
  - a. be on the site for fewer than 180 consecutive days; and,
  - b. be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or,
  - c. be permitted in accordance with the elevation and anchoring requirements for "manufactured homes" in Section 6-6.J.1.
2. Zone VE and Coastal AE Zone (as defined) shall meet the requirements of either Section 6-6.K.1.a. and b., or Section 6-6.R.

L. **Accessory Structures** - New construction or substantial improvement of Accessory Structures, as defined in Section 6-14, shall be exempt from the elevation criteria required in Section 6-6.H. & I. above, if all other requirements of Section 6-6 and all the following requirements are met.

1. Accessory Structures located in Zone A, AE, and AO, shall:
  - a. meet the requirements of Section 6-6.A.1. through 4., as applicable;
  - b. be limited in size to a one-story two car garage;
  - c. have unfinished interiors and not be used for human habitation;
  - d. have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and, when possible, outside the Special Flood Hazard Area;
  - e. be located outside the floodway;
  - f. when possible be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters and be placed further from the source of flooding than is the primary structure;
  - g. have hydraulic openings, as specified in Section 6-6.N.2., in at least two different walls of the accessory structure; and
  - h. be located outside the Coastal AE Zone.
2. Accessory Structures in Zone VE and Coastal A Zones shall meet the requirements of Section 6-6.R.

**M. Floodways -**

1. In Zone AE riverine areas, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted within a regulatory floodway which is designated on the community's Flood Insurance Rate Map unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
  
2. In Zones A and AE riverine areas, for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in the floodway as determined in Section 6-6.M.3. unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development:
  - a. will not increase the water surface elevation of the base flood more than two feet at any point within the community; and,
  
  - b. is consistent with the technical criteria contained in FEMA's guidelines and standards for flood risk analysis and mapping.
  
3. In Zones A and AE riverine areas, for which no regulatory floodway is designated, the regulatory floodway is determined to be the channel of the river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain as measured from the normal high water mark to the upland limit of the floodplain.

- N. Hydraulic Openings/Flood Vents -** New construction or substantial improvement of any structure in Zones A, AE, and AO that meets the development standards of Section 6-6, including the elevation requirements of Section 6-6, paragraphs H., I., or J. and is elevated on posts, columns, piers, piles, or crawl spaces may be enclosed below the base flood elevation requirements provided all the following criteria are met or

exceeded:

1. Enclosed areas are not "basements" as defined in Section 6-14;
2. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either:
  - a. be engineered and certified by a registered professional engineer or architect;  
or,
  - b. meet or exceed the following minimum criteria:
    - (1) a minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area;
    - (2) the bottom of all openings shall be below the base flood elevation and no higher than two feet above the lowest grade; and,
    - (3) openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means;
3. The enclosed area shall not be used for human habitation; and,
4. The enclosed areas are usable solely for building access, parking of vehicles, or storage.

O. **Bridges** - New construction or substantial improvement of any bridge in Zones A, AE, AO, and VE shall be designed such that:

1. when possible, the lowest horizontal member (excluding the pilings or columns) is elevated to at least two feet above the base flood elevation; and,
2. a registered professional engineer shall certify that:
  - a. the structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Section 6-6.M.; and,
  - b. the foundation and superstructure attached thereto are designed to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the base flood.

P. **Containment Walls** - New construction or substantial improvement of any containment wall located within:

1. Zones A, AE, AO, and VE shall:
  - a. have the containment wall elevated to at least two feet above the base flood elevation;
  - b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
  - c. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of



practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Section 6-3.K.

2. Zones AO shall have adequate drainage paths around containment walls on slopes, to guide floodwater away from the proposed walls.
3. Zone AO shall have the top of the containment wall elevated above the highest adjacent grade:
  - a. at least two feet higher than the depth specified in feet on the community's Flood Insurance Rate Map; or,
  - b. at least three feet if no depth number is specified; and,
  - c. shall meet the requirements of Section 6-6.P.1.b. & c.

**Q. Wharves, Piers, and Docks** - New construction or substantial improvement of wharves, piers, and docks are permitted in and over water and seaward of the mean high tide if the following requirements are met:

1. in Zones A, AE, and AO, wharves, piers, and docks shall comply with all applicable local, state, and federal regulations; or,
2. in Zone VE, wharves, piers, and docks shall have a registered professional engineer develop or review the structural design, specifications, and plans for the construction.

**R. Coastal Floodplains** -

1. New construction located within Zones AE and VE shall be located landward of the reach of mean high tide except as provided in Section 6-6.R.7.
2. New construction or substantial improvement of any structure located within Zone VE or Coastal AE Zone shall have the bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, permanent fixtures and components, HVAC ductwork and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure, elevated to at least two feet above the base flood elevation. Systems, fixtures, equipment, and components shall not be mounted on or penetrate through walls intended to
3. New construction or substantial improvement of any structure located within Zone VE and Coastal AE Zones (as defined) shall:
  - a. be elevated on posts or columns such that:
    - (1) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to at least two feet above the base flood elevation;
    - (2) the pile or column foundation and the elevated portion of the structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components; and,
    - (3) water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state and local building standards.
  - b. have the space below the lowest floor:
    - (1) free of obstructions; or,

- (2) constructed with open wood lattice-work, or insect screening intended to collapse under wind and water without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting piles or columns; or,
    - (3) constructed with non-supporting breakaway walls that have a design safe loading resistance of not less than 10 or more than 20 pounds per square foot.
  - c. require a registered professional engineer or architect to:
    - (1) develop or review the structural design, specifications, and plans for the construction, which must meet or exceed the technical criteria contained in the *Coastal Construction Manual*, (FEMA-55); and,
    - (2) certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the criteria of Section 6-6.R.3.
- 4. The use of fill for structural support in Zone VE and Coastal AE Zones is prohibited.
- 5. Human alteration of sand dunes within Zone VE and Coastal AE Zones is prohibited unless it can be demonstrated that such alterations will not increase potential flood damage.
- 6. The area below the lowest floor shall be used solely for parking vehicles, building access, and storage.
- 7. Conditional Use - Lobster sheds and fishing sheds may be located seaward of

mean high tide and shall be exempt from the elevation requirement in Section 6-6.I. only if permitted as a Conditional Use following review and approval by the Planning Board, as provided in Section 6-7, and if all the following requirements and those of Section 6-6.A., 6.M., and 6.N. are met:

- a. The conditional use shall be limited to low value structures such as metal or wood sheds 200 square feet or less and shall not exceed more than one story.
- b. The structure shall be securely anchored to the wharf or pier to resist flotation, collapse, and lateral movement due to the effect of wind and water loads acting simultaneously on all building components.
- c. The structure will not adversely increase wave or debris impact forces affecting nearby buildings.
- d. The structure shall have unfinished interiors and shall not be used for human habitation.
- e. Any mechanical, utility equipment, and fuel storage tanks must be anchored and either elevated or floodproofed to at least two feet above the base flood elevation.
- f. All electrical outlets shall be ground fault interrupt type. The electrical service disconnect shall be located on shore above the base flood elevation and, when possible, outside the Special Flood Hazard Area.

#### **6-7 - CONDITIONAL USE REVIEW**

The Planning Board shall hear and decide upon applications for conditional uses provided

for in this Ordinance. The Planning Board shall hear and approve, approve with conditions, or disapprove all applications for conditional uses. An applicant informed by the Code Enforcement Officer that a Conditional Use Permit is required shall file an application for the permit with the Planning Board.

A. Review Procedure for a Conditional Use Flood Hazard Development Permit

1. The Flood Hazard Development Permit Application with additional information attached addressing how each of the conditional use criteria specified in the Ordinance will be satisfied may serve as the permit application for the Conditional Use Permit.
2. Before deciding any application, the Planning Board shall hold a public hearing on the application within thirty days of their receipt of the application.
3. If the Planning Board finds that the application satisfies all relevant requirements of the ordinance, the Planning Board must approve the application or approve with conditions within 45 days of the date of the public hearing.
4. A Conditional Use Permit issued under the provisions of this Ordinance shall expire if the work or change involved is not commenced within 180 days of the issuance of the permit by the Planning Board.
5. The applicant shall be notified by the Planning Board in writing over the signature of the Chairman of the Planning Board that flood insurance is not available for structures located entirely over water or seaward of mean high tide.

B. Expansion of Conditional Uses

1. No existing building or use of premises may be expanded or enlarged without a permit issued under this section if that building or use was established or constructed under a previously issued Conditional Use Permit or if it is a building or use which would require a Conditional Use Permit if being newly-established or constructed under this Ordinance.

## **6-8 - CERTIFICATE OF COMPLIANCE**

No land in a special flood hazard area shall be occupied or used and no structure which is constructed or substantially improved shall be occupied until a Certificate of Compliance is issued by the Code Enforcement Officer subject to the following provisions:

- A. For New Construction or Substantial Improvement of any elevated structure the applicant shall submit to the Code Enforcement Officer:
  1. an Elevation Certificate completed by a Professional Land Surveyor for compliance with Section 6-6, paragraphs H., I., J., or R.; and,
  2. for structures in Zone VE and Coastal AE Zone (as defined), certification by a registered professional engineer or architect that the design and methods of construction used are in compliance with Section 6-6.R.3.
- B. The applicant shall submit written notification to the Code Enforcement Officer that the development is complete and complies with the provisions of this ordinance.
- C. Within 10 working days, the Code Enforcement Officer shall:
  1. review the required certificate(s) and the applicant's written notification; and,
  2. upon determination that the development conforms to the provisions of this ordinance, shall issue a Certificate of Compliance.

## **6-9 - REVIEW OF SUBDIVISION AND DEVELOPMENT PROPOSALS**

The Planning Board shall, when reviewing subdivisions and other proposed developments that require review under other federal law, state law, local ordinances or regulations, and all projects on 5 or more disturbed acres, or in the case of manufactured home parks divided into two or more lots, assure that:

- A. All such proposals are consistent with the need to minimize flood damage.
  
- B. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages.
  
- C. Adequate drainage is provided so as to reduce exposure to flood hazards.
  
- D. All proposals include base flood elevations, flood boundaries, and, in a riverine floodplain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.
  
- E. Any proposed development plan must include a condition of plan approval requiring that structures on any lot in the development having any portion of its land within a Special Flood Hazard Area are to be constructed in accordance with Section 6-6 of this ordinance. Such requirement will be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a time-share interest. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on any map, plat, or plan to be signed by the Planning Board or local reviewing authority as part of the approval process.

## **6-10 - APPEALS AND VARIANCES**

The Board of Appeals of the Town of Cape Elizabeth may, upon written application of an aggrieved party, hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the administration or enforcement of the provisions of this Ordinance.

The Board of Appeals may grant a variance from the requirements of this Ordinance consistent with state law and the following criteria:

- A. Variances shall not be granted within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
  
- B. Variances shall be granted only upon:
  - 1. a showing of good and sufficient cause; and,
  
  - 2. a determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances; and,
  
  - 3. a showing that the issuance of the variance will not conflict with other state, federal, or local laws or ordinances; and,
  
  - 4. a determination that failure to grant the variance would result in "undue hardship," which in this sub-section means:
    - a. that the land in question cannot yield a reasonable return unless a variance is granted; and,
  
    - b. that the need for a variance is due to the unique circumstances of the property



and not to the general conditions in the neighborhood; and,

- c. that the granting of a variance will not alter the essential character of the locality; and,
  - d. that the hardship is not the result of action taken by the applicant or a prior owner.
- C. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief, and the Board of Appeals may impose such conditions to a variance as is deemed necessary.
- D. Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:
- 1. the criteria of Section 6-5.A. through C. and Section 6-6.M. are met; and,
  - 2. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- E. Variances may be issued for the repair, reconstruction, rehabilitation, or restoration of Historic Structures upon the determination that:
- 1. the development meets the criteria of Section 6-5.A. through C.; and,
  - 2. the proposed repair, reconstruction, rehabilitation, or restoration will not preclude the structure's continued designation as a Historic Structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

F. Variances may be issued for new construction and substantial improvement of Agricultural Structures being used for the conduct of agricultural uses provided that:

1. the development meets the criteria of Section 6-5.A. through C.; and,
2. the development meets the criteria of Section 6-6.M. and Section 6-6.N.

G. Any applicant who meets the criteria of Section 6-5.A. through C. and Section 6-5.D., E., or F. shall be notified by the Board of Appeals in writing over the signature of the Chairman of the Board of Appeals that:

1. the issuance of a variance to construct a structure below the base flood level will result in greatly increased premium rates for flood insurance up to amounts as high as \$25 per \$100 of insurance coverage; and,
2. such construction below the base flood level increases risks to life and property; and,
3. the applicant agrees in writing that the applicant is fully aware of all the risks inherent in the use of land subject to flooding, assumes those risks, and agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use land located in a floodplain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a floodplain.

H. Appeal Procedure for Administrative and Variance Appeals

1. An administrative or variance appeal may be taken to the Board of Appeals by an aggrieved party within thirty days after receipt of a written decision of the Code Enforcement Officer or Planning Board.

2. Upon being notified of an appeal, the Code Enforcement Officer or Planning Board, as appropriate, shall transmit to the Board of Appeals all of the documents constituting the record of the decision appealed from.
3. The Board of Appeals shall hold a public hearing on the appeal within thirty-five days of its receipt of an appeal request.
4. The person filing the appeal shall have the burden of proof.
5. The Board of Appeals shall decide all appeals within thirty-five days after the close of the hearing and shall issue a written decision on all appeals.
6. The Board of Appeals shall submit to the Code Enforcement Officer a report of all variance actions, including justification for the granting of the variance and an authorization for the Code Enforcement Officer to issue a Flood Hazard Development Permit, which includes any conditions to be attached to said permit.
7. Any aggrieved party who participated as a party during the proceedings before the Board of Appeals may take an appeal to Superior Court in accordance with State laws within forty-five days from the date of any decision of the Board of Appeals.

## **6-11 - ENFORCEMENT AND PENALTIES**

- A. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance pursuant to Title 30-A MRSA § 4452.
- B. The penalties contained in Title 30-A MRSA § 4452 shall apply to any violation of this Ordinance.
- C. In addition to other actions, the Code Enforcement Officer, upon identifying a violation, may submit a declaration to the Administrator of the Federal Insurance Administration requesting a flood insurance denial. The valid declaration shall consist

of:

1. the name of the property owner and address or legal description of the property sufficient to confirm its identity or location;
2. a clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance;
3. a clear statement that the public body making the declaration has authority to do so and a citation to that authority;
4. evidence that the property owner has been provided notice of the violation and the prospective denial of insurance; and,
5. a clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

#### **6-12 - VALIDITY AND SEVERABILITY**

If any section or provision of this Ordinance is declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

#### **6-13 - CONFLICT WITH OTHER ORDINANCES**

This Ordinance shall not in any way impair or remove the necessity of compliance with any other applicable rule, ordinance, regulation, bylaw, permit, or provision of law. Where this Ordinance imposes a greater restriction upon the use of land, buildings, or structures, the provisions of this Ordinance shall control.

#### **6-14 - DEFINITIONS**

Unless specifically defined below, words and phrases used in this Ordinance shall have the same meaning as they have at common law, and to give this Ordinance its most reasonable application. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive; "shall" is mandatory and not discretionary.

**Accessory Structure** - a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure.

**Adjacent Grade** - the natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Agricultural Structure** - structures that are used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

**Area of Shallow Flooding** - a designated AO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Area of Special Flood Hazard** - land in the floodplain having a one percent or greater chance of flooding in any given year, as specifically identified in the Flood Insurance Study cited in Section 6-1 of this Ordinance.

**Base Flood** - a flood having a one percent chance of being equaled or exceeded in any given year, commonly called the 100-year flood.

**Basement** - any area of a building that includes a floor that is subgrade (below ground level) on all sides.

**Breakaway Wall** - a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

**Building** - see **Structure**.

**Certificate of Compliance** - a document signed by the Code Enforcement Officer stating that a structure is in compliance with all of the provisions of this Ordinance.

**Coastal AE Zone** - The portion of the Coastal High Hazard Area with wave heights between

1.5 feet and 3.0 feet and bounded by a line labeled the “Limit of Moderate Wave Action” (LiMWA) on a Flood Insurance Rate Map (FIRM). VE Zone floodplain construction standards are applied to development, new construction, and substantial improvements in the Coastal AE Zone.

**Coastal High Hazard Area** - An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal High Hazard Areas are designated as Zone VE and Zone AE bounded by a line labeled “Limit of Moderate Wave Action” (LiMWA) on a Flood Insurance Rate Map (FIRM).

**Code Enforcement Officer** - a person certified under Title 30-A MRSA, Section 4451 (including exceptions in Section 4451, paragraph 1) and employed by a municipality to enforce all applicable comprehensive planning and land use laws.

**Conditional Use** - a use that, because of its potential impact on surrounding areas and structures, is permitted only upon review and approval by the Planning Board pursuant to Article VII.

**Containment Wall** - a wall surrounding all sides of an above ground tank to contain any spills or leaks.

**Development** - any manmade change to improved or unimproved real estate. This includes, but is not limited to, buildings or other structures; mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials; and the storage, deposition, or extraction of materials.

**Elevated Building** - a non-basement building that is:

- a. built, in the case of a building in Zones A, AE, or AO, so that the top of the elevated floor, or in the case of a building in Zone VE or Coastal AE Zone, to have the bottom of the lowest horizontal structural member of the elevated floor, elevated above the ground level by means of pilings, columns, posts, or piers; and,
- b. adequately anchored to not impair the structural integrity of the building during a flood of up to one foot above the magnitude of the base flood.

In the case of Zones A, AE, or AO, **Elevated Building** also includes a building elevated by means of fill or solid foundation perimeter walls with hydraulic openings sufficient to facilitate the unimpeded movement of flood waters, as required in Section 6-6.N. In the case of Zone VE and Coastal AE Zone, **Elevated Building** also includes a building otherwise meeting the definition of elevated building, even though the lower area is enclosed by means of breakaway walls, if the breakaway walls meet the standards of Section 6-6.R.3.b.(3).

**Elevation Certificate** - an official form (FEMA Form 81-31, as amended) that is used to verify compliance with the floodplain management regulations of the National Flood Insurance Program.

**Existing Manufactured Home Park or Subdivision** - a manufactured home park or subdivision that was recorded in the deed registry prior to the adoption date of the community's first floodplain management regulations.

**Flood or Flooding -**

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
  - 1. The overflow of inland or tidal waters.
  - 2. The unusual and rapid accumulation or runoff of surface waters from any source.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph a.1. of this definition.

**Flood Elevation Study** - an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations.

**Flood Insurance Rate Map (FIRM)** - an official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

**Flood Insurance Study** - see **Flood Elevation Study**.

**Floodplain or Floodprone Area** - any land area susceptible to being inundated by water from any source (see **Flood or Flooding**).

**Floodplain Management** - the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

**Floodplain Management Regulations** - zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**Floodproofing** - any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and contents.

**Floodway** - see **Regulatory Floodway**.

**Floodway Encroachment Lines** - the lines marking the limits of floodways on federal, state, and local floodplain maps.

**Freeboard** - a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed, which could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions.

**Functionally Dependent Use** - a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**Historic Structure** - any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior



as meeting the requirements for individual listing on the National Register;

- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - 1. By an approved state program as determined by the Secretary of the Interior, or,
  - 2. Directly by the Secretary of the Interior in states without approved programs.

**Limit of Moderate Wave Action (LiMWA)** - The landward limit of the 1.5 foot breaking wave within a Coastal AE Zone. These areas are bounded by a line labeled “Limit of Moderate Wave Action” (LiMWA) on a Flood Insurance Rate Map (FIRM). The LiMWA line delineates that portion of the Special Flood Hazard Area (SFHA) landward of a VE zone in which the principal sources of flooding are astronomical high tides, storm surges, or tsunamis, not riverine sources. These areas may be subject to wave effects, velocity flows, erosion, scour, or combinations of these forces. The floodplain development and construction standards for VE Zones will be applied in the Coastal AE Zone.

**Locally Established Datum** - for purposes of this ordinance, an elevation established for a specific site to which all other elevations at the site are referenced. This elevation is generally not referenced to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD), or any other established datum and is used in areas where Mean Sea Level data is too far from a specific site to be practically used.

**Lowest Floor** - the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements described in Section 6-6.N. of this Ordinance.

**Manufactured Home** - a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

**Manufactured Home Park or Subdivision** - a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Mean Sea Level** - for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD), or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**Minor Development** - all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. It also includes but is not limited to: accessory structures as provided for in Section 6-6.L., mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

**National Geodetic Vertical Datum (NGVD)** - the national vertical datum, a standard established in 1929, which is used by the National Flood Insurance Program (NFIP). NGVD is based upon mean sea level in 1929 and has been called "1929 Mean Sea Level" (MSL).

**New Construction** - structures for which the "start of construction" commenced on or after the effective date of the initial floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

**North American Vertical Datum (NAVD)** - the national datum whose standard was established in 1988, which is the new vertical datum used by the National Flood Insurance Program (NFIP) for all new Flood Insurance Rate Maps. NAVD is based upon the vertical data used by other North American countries such as Canada and Mexico and was established to replace NGVD because of constant movement of the earth's crust, glacial rebound and subsidence, and the increasing use of satellite technology.

**100-year flood** - see **Base Flood**.

**Recreational Vehicle** - a vehicle that is:

- a. built on a single chassis;

- b. 400 square feet or less when measured at the largest horizontal projection, not including slideouts;
- c. designed to be self-propelled or permanently towable by a motor vehicle; and,
- d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Regulatory Floodway -**

- a. the channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, and,
- b. when not designated on the community's Flood Insurance Rate Map, it is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain.

**Riverine** - relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

**Special Flood Hazard Area** - see **Area of Special Flood Hazard**.

**Start of Construction** - the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, substantial improvement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, or modification of any construction element, whether or not that alteration affects the external dimensions of the building.

**Structure** - for floodplain management purposes, a walled and roofed building. A gas or liquid storage tank that is principally above ground is also a structure.

**Substantial Damage** - damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement** - any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or,
- b. Any alteration of a Historic Structure, provided that the alteration will not preclude the structure's continued designation as a historic structure, and a variance is obtained from the Board of Appeals.

**Variance** - a grant of relief by a community from the terms of a floodplain management regulation.

**Violation** - the failure of a structure or development to comply with a community's floodplain management regulations.

## **6-15 - ABROGATION**

This ordinance repeals and replaces any municipal ordinance previously enacted to comply with the National Flood Insurance Act of 1968 (P.L. 90-488, as amended).

## **6-16 - DISCLAIMER OF LIABILITY**

The degree of flood protection required by the ordinance is considered reasonable but does not imply total flood protection.