



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	10/06/2021	Department	Planning/Economic Dev
Agenda Item	5.1) Proposed amendment to Ordinance Codes regarding permitting fences		
Est. Cost	n/a		

Background Information

Due to a recent increase in the number of ordinances pertaining to fences, it has been proposed that the City require building permits for the construction of fences. The attached Use Chart shows the proposed edits of having "Fences" removed from the list of activities that do not require a building permit.

Requested Action	"I move to adopt the proposed amendment to Ordinance Codes regarding permitting fences."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Building Permits

The City has adopted the *International Building Code*, the *International Residential Building Code* as well as other various ordinances/codes which affect land use activities. *Property owners are responsible for complying with all city ordinances and codes.* The Code Enforcement Office is available to speak with you about any planned construction activities.

COMMERCIAL OR RENTAL PROPERTIES:

Property owners/contractors of commercial or rental property shall contact the City Code Enforcement Officer for permits/information before undertaking any construction, replacement or repair projects.

RESIDENTIAL PROPERTIES:

Property owners are encouraged to contact the City Code Enforcement Office with any questions about permits before beginning construction, replacement or repairs.

Property owners considering construction, replacement or repairs to a building within the Shoreland Zone or Flood Plain, shall contact the CEO before beginning any construction, replacement or repairs, including those listed below.

The structural components of a building include, but are not limited to interior/exterior walls, floor, roof, foundation and any materials permanently affixed to a structural component.

The following are a number of *non-structural* residential home building/improvement activities which **do not** require a building permit from the City:

- Above ground, inflatable swimming pools
- Air conditioning
- Caulking/weather stripping
- Decks- replacing/repairing a non-structural item, i.e. a deck board – minor repair
- Doors – replacements which do not involve the removal, enlargement or reduction in size of door frame
- Electrical/lighting
- ~~• Fencing~~
- Flooring – repairing or replacement
- Furnace or other heating sources and power vents installed by licensed professionals
- Insulation
- Painting/staining/wall paper/paneling - exterior/interior
- Patios
- Rain gutters
- Roof - non-structural repair – minor
- Roofing – Installing new roof covering over 1 layer of existing shingles
- Siding – Installing new vinyl siding over existing siding
- Steps- replacing treads
- Trim – repairing or replacing w/similar materials
- Walls – exterior/interior non-structural repair - minor
- Windows – replacement windows which do not require the removal, enlargement or reduction in size of window frame and are in non-sleeping areas

FOR ALL OTHER CONSTRUCTION, REMOVAL, REPAIRS, REPLACEMENTS - CHECK WITH THE CODE ENFORCEMENT OFFICE TO DETERMINE IF A PERMIT IS NEEDED.

Public Notice

City of Gardiner

Will hold A Public Hearing on September 22, 2021 at 6:00 pm in the Council Room located at 6 Church St, Gardiner ME. To consider the Liquor License Renewal for The Bench located at 418 Water St, Gardiner and the following four proposed amendments to LUO for First Read following with second Read on October 6, 2021: A) Land use Ordinance for Notice of Planning Board Meetings. B) LUO Dealing with Solar Electric Production Facilities. C) Land Use Ordinance of Permit Requirements of Fences D) Medical Marijuana Cultivation in the MUV zone. For more information, visit City Hall during normal business hours or call 582-4200.