Q-When do I need a Building permit?

A- The Town of Lincoln's Ordinance section 1302.2 states "No building or structure including those owned, occupied or used by the Town and its agencies, shall hereafter be built, enlarged, altered or moved without a permit from the Building Inspector, the applicant must satisfy the Building Inspector that soil conditions are or will be suitable for a sanitary absorption of waste materials from proposed septic tanks or cesspools if the same are to be used in conjunction with the construction work." A plot plan is required for all new construction.

Q- When do I need a Plumbing permit?

A- The 2009 Uniform Plumbing Code States under section 103.1.1 "It shall be unlawful for any person, firm, or corporation to make any installation, alteration, repair, replacement, or remodel any plumbing system regulated by this code except as permitted in Section 103.1.2.

Section 103.1.2 Exempt work

103.1.2.1- The stopping of leaks in drains, soil, waste, or vent pipe, provided however, that should any trap, drainpipe, soil, waste, or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.

103.1.2.2- The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

In addition, any new subsurface systems, or the replacement of any part of a subsurface system requires a permit from the Town of Lincoln

Q- When do I need an Electrical permit?

A- An electrical permit is required whenever you replace an electrical entrance to a residential structure.

Q- When do I need a Sign permit?

A- Any new sign or the replacement of an existing sign with a new type or changing what is read on the sign.

Also section 1307.1 reads "No sign of wood, metal, or other material, which extends over any public walk or highway, shall be installed unless a permit is obtained from the Town Manager."

Q- Do I need a permit for a fence?

A- Yes, all fences need to be permitted.

The Town of Lincoln has no ordinance regulating fence placement and construction. We do recommend that before building any fence discuss the location with your neighbors, and place the fence fully on your own property to the best of your knowledge. Under state law any fence over 6' is deemed a spite fence, and all fences must be kept in good repair.
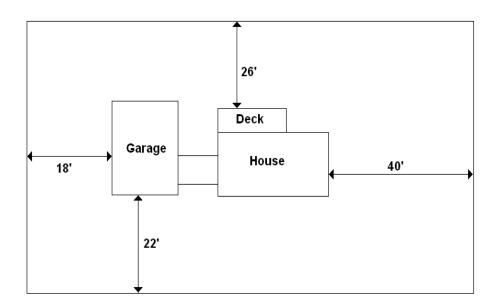
Q- What is a Plot Plan?

A- A plot plan is a layout of your property showing existing structures, any proposed new structures and the required setbacks and if they are being met. A plot plan is required for all construction permits and are helped used to verify the required setbacks for the zones the buildings are in.

An example of a proper plot plan.

Building

Not to Scale

Q- What are the Building requirements in the Town of Lincoln?

A- Currently the Town of Lincoln has not adopted any official building codes other than general safety requirements as deemed by the building official. As of July 1st, 2012 the State of Maine has mandated that our town adopt the Maine Uniform Building and Energy Code (MUBEC)

Q- What inspections are required in the town?

A- Any action that requires a permit requires an inspection. Each permit requires different inspections.

      Construction Permit- Only a final inspection is needed to issue a Certificate of Occupancy.

      Plumbing Permit Internal- Rough in plumbing inspection and air or water test. A final Inspection after work has been completed.

      Subsurface System Inspection- Initial scarification inspection needed before installation of apparatuses. Inspection of the apparatuses installed to verify it is installed according to the site evaluators plan.

      Electrical Permit- A final inspection is needed once the new service entrance has been installed.