

COMMERCIAL BUILDING REQUIREMENTS

1. Building plans need to be drawn up and stamped by a licensed State of Maine architect or engineer.
2. Plans need to be designed and stamped to the State of Maine Handicap standards
3. Plans need to be designed and stamped to the 1999 BOCA Building Code
4. Plans may need to be sent to the State Fire Marshall's office for approval
5. Site plan showing location of all buildings, parking, and etc
6. Septic design may need to be updated for the use plus the number of employees.
7. Necessary permits Such as building, plumbing, soil and erosion and septic permit.
8. If it is a Planning Board project a bond or letter of credit would need to be in place plus inspection fees need to be paid before any construction can begin

*****Any commercial buildings over 2000 square feet or land development over 25,000 square feet will need Planning Board approval prior to building.*****

*** Some commercial uses may also require Board of Appeals approval. ***



STATE OF MAINE
Department of Public Safety
Office of State Fire Marshal
52 State House Station
Augusta, ME 04333-0052

JOHN ELIAS BALDACCI
GOVERNOR

MICHAEL P. CANTARA
COMMISSIONER

JOHN C. DEAN
STATE FIRE MARSHAL

Construction Permits

Construction Permits are required for public buildings; whenever it is new construction, or renovation work affecting fire safety elements, or change of use. The construction permit will be required regardless of project cost. This list of "Public Buildings" below is not all-inclusive. Please call the Maine State Fire Marshal's Office and speak with the plans review department if you are not certain whether or not your project will require a construction permit and plan review from this office.

Educational: Occupancies such as schools, day care centers and group day care homes.

Health Care: Occupancies such as hospitals, convalescent homes, nursing homes, ambulatory care centers, and board and care facilities.

Places of assembly: Auditoriums, bowling centers, churches, conference rooms, court rooms, dance halls, drinking establishments, exhibition halls, gymnasiums, libraries, theaters, passenger terminals, waiting areas, pool rooms, recreational centers, piers, restaurants, auction, halls, and skating rinks.

Mercantile: Occupancies such as shopping centers, department stores, auction rooms, and super markets.
Class A- 30,000 square feet plus, or three (3) stories.
Class B- 3,000 to 29,999 square feet, or two (2) stories.

Hotel, Motel, and Dormitory: Occupancies with two (2) or more stories; more than sixteen (16) accommodations.

Lodging and Rooming: Occupancies two (2) or more stories; providing more than three (3) but not more than sixteen (16) accommodations.

Business: Occupancies one story of 3,000 square feet or more, or two (2) or more stories; such as: city halls, college instructional buildings, dentist offices, general office space, research laboratories, ambulatory out patient clinics, and town halls.

All projects applying for a Barrier Free are also required to apply for a construction permit.
For more information please contact Licensing and Inspection division at 207/ 626-3881

PREVENTION * LAW ENFORCEMENT * RESEARCH

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