

BUILDING AND PROPERTY MAINTENANCE ORDINANCE  
CITY OF CALAIS, MAINE

SECTION 1. PURPOSE/SCOPE: The purpose of this ordinance is to establish minimum standards for the condition and maintenance of the exterior of all buildings and structures and the premises surrounding said buildings and structures.

SECTION 2. MAINTENANCE REQUIRED: All buildings and structures, and all parts thereof, shall be maintained in a safe, sanitary and non-hazardous manner. All means of egress shall be kept in good working order and clear of debris. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained to prevent and repair deterioration, so that the appearance thereof shall reflect a level of maintenance insuring that the property itself may be preserved safely, and that hazards to the public health, safety and welfare are avoided.

Violations of this ordinance are established when it is demonstrated that conditions found contrary to this ordinance create a risk to public health, safety and welfare.

SECTION 3. MAINTENANCE STANDARDS/BUILDINGS AND STRUCTURES:

1. Each property owner or mortgagee shall keep all exterior components of every principal and accessory structure in good repair, including but not limited to, walls, roofs, chimneys, cornices, gutters, down spouts, drains, porches, steps, landings, fire escapes, exterior stairs, windows, shutters, doors, and storefronts.
2. All surfaces shall be maintained free from deterioration, including but not limited to, broken glass, loose or missing shingles or siding, crumbling brick, stone and mortar, and peeling, scaling or deteriorated paint.

SECTION 4. MAINTENANCE STANDARDS/PREMISES AND YARD AREAS:

1. All premises and yard areas shall be maintained in a safe and sanitary condition, including but not limited to, steps, walks, driveways, fences, retaining walls, trees, shrubs, grass and weeds. If any such area or object constitutes a danger to health or safety, it shall be repaired, replaced, or removed.
2. All fences, retaining walls or similar structures shall be firmly anchored in the ground and maintained in good structural repair.
3. Weed and grass shall be kept from becoming overgrown.
4. All yards or lots shall be kept free of accumulations of trash, garbage, refuse, junk, or other material which may cause a fire hazard or may act as a breeding place for vermin.

SECTION 5. ENFORCEMENT: The Code Enforcement Officer of the City of Calais shall enforce the provisions of this ordinance. In the event of a violation, the Code Enforcement Officer shall notify the property owner or mortgagee, serving a written notice by certified mail or by hand deliver. Said notice shall explain the nature of the violation and allow no more than 30 days from the date of the receipt of the notice to correct the violation. If the violation is not corrected within the required time allowed, the property owner or mortgagee shall be subject to penalties as set forth in section 6.

SECTION 6. PENALTIES: Any person who violates any provision of this Ordinance commits a civil violation punishable by a civil penalty of \$25 for each day the violation continues beyond the allotted correction period as referenced in Section 5. In addition, the City may pursue all remedies and relief available at law and/or in equity, including without limitation the remedies and relief provided 30-A MRSA §4452.

SECTION 7. SEVERABILITY: If any section, subsection, clause, paragraph, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 8. AUTHORITY: This Ordinance is adopted as a local building code ordinance pursuant to 30-A MRSA §3001 and 30-A MRSA § 3007 (2)

SECTION 9. EFFECTIVE DATE: This Ordinance shall be effective upon adoption by the City Council of the City of Calais pursuant to City Charter authorization.

ADOPTED: \_\_\_\_\_ By the City Council of the City of Calais