

TOWN OF ALEXANDER

BUILDING AND PROPERTY MAINTENANCE ORDINANCE

SECTION 1: PURPOSE/SCOPE

The purpose of this Ordinance is to get a minimum standard 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. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained so as 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 and safety are avoided.

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

SECTION 3: MAINTENANCE STANDARDS/BUILDINGS AND STRUCTURES

1. Each property owner 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. Weeds 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 Town of Alexander shall enforce the provisions of this Ordinance. In the event of a violation, the Code Enforcement Officer shall notify the property owner, 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 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 \$25.00 for each day the violation continues beyond the allotted correction period as referenced in Section 5. In addition, the Town may pursue all remedies and relief available at law and/or in equity, including without limitation the remedies and relief provided in 30-A M.R.S.A. § 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

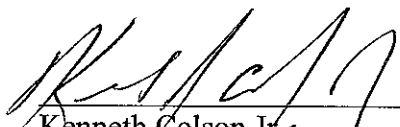
This Ordinance is adopted as a local building code ordinance pursuant to 30-A M.R.S.A. § 3001 and 30-A M.R.S.A. § 3007(2).

SECTION 9: EFFECTIVE DATE

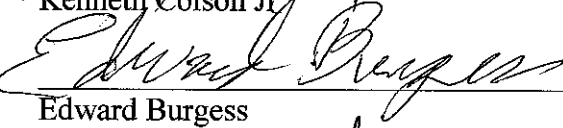
This Ordinance shall be effective upon adoption by the Town Council of the Town of Alexander pursuant to Town Charter authorization.

ADOPTED: May 10, 2016

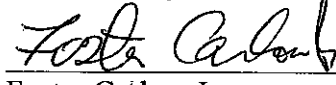
Municipal Officers Town of Alexander, Maine



Kenneth Colson Jr



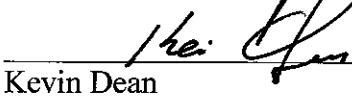
Edward Burgess



Foster Carlow Jr



Chad Seelye




Kevin Dean

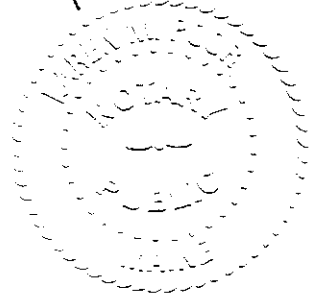
STATE OF MAINE

Washington County, ss. Date: May 10, 2016

Personally appeared before me the above-named Kenneth Colson Jr, Kevin Dean
Foster Carlow Jr, and Chad Seelye & Edward Burgess and each acknowledged the
foregoing instrument to be his/her free act and deed.



Notary Public/Attorney at Law



KAREN M. POOR
NOTARY PUBLIC
State of Maine
My Commission Expires
September 30, 2022