



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting

Thursday January 12, 2023, at 5:30 p.m.

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954*

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, January 12, 2023, will be read during the meeting. Send comments to CEO Ken Murchison at kmurchison@cariboumaine.org or call 493-5967.

- I. Welcome new and returning Board Members
 - a. Swearing in of Appointed Officials
- II. Election of Officers for 2022
 - a. Chairman
 - b. Vice-Chairman
 - c. Secretary
- III. Setting Meeting Dates/Times for 2022
- IV. Call Meeting to Order, Determine Quorum
- V. Public Hearings
- VI. Approval of minutes
 - a. Review and Approval of December 8, 2022, Planning Board Meeting
- VII. Council Liaison Updates
- VIII. New Business
 - a. Presentation by Troy Haney of a potential reuse for the Caribou Trailer Park property.
 - b. Introduction a Home Occupation Permit Application by Patrick Enright 808 Madawaska Road Map 21 Lot 6-A in the R-3 District.
- IX. Old Business
 - a. Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District Update
 - b. Proposed "City of Caribou Cannabis Business Ordinance" Council Guidance and set Council/Planning Board workshop Dates.
 - c. Proposed Planning Board/Riverfront Renaissance Committee Meeting, schedule date.
 - d. Scheduling for January Comprehensive Plan Required Section Meetings, Historic and Archaeological Resources
 - e. Land Use Table (Clean Copy)

f. Report on Problem Properties/15 Prospect Street

X. Staff Report

a. Caribou Trailer Park Closure/West Gate Villa Clean Up

b. Final Inspection at 60 Access Highway, now home of Evergreen Lanes/Rendezvous Restaurant

c. Next Riverfront Renaissance Committee Meeting

XI. 2021 Planning Board Goals

XII. Adjournment



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org

Caribou Planning Board Meeting Minutes Thursday, December 8, 2022 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Steve Wentworth, David Corriveau, Eric Hitchcock

Members Absent: Christine Solman, Frank McElwain, Amanda Jandreau

Others in Attendance: Ken Murchison, Council Liaison John Morrill

Chairman Dan Bagley called the meeting to order at 5:56 pm.

- I. Call Meeting to Order, Determine Quorum** – Chairman Dan Bagley called the meeting to order at 5:56 pm. A quorum was present.

II. Public Hearings

None

III. Approval of Minutes

Approval of Minutes of the October 13, 2022, Planning Board meeting.

Point of order, the Minutes from the October 13, 2022, Planning Board Meeting were returned for an official vote at the December 8, 2022, Planning Board Meeting, due to lack of majority vote at the October 13, 2022, Planning Board Meeting.

Steve Wentworth moved to approve the minutes for the October 13, 2022, Caribou Planning Board Meeting as presented, David Corriveau Seconded the motion to approve.

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley – Yes

Motion carried with 4 in favor, no opposed.

Approval of Minutes of the November 10, 2022, Planning Board meeting.

Chair Bagley recommended amended language to section VI, second paragraph to strike “would be a good solution to our Cannabis Ordinance project”.

Steve Wentworth moved to approve the minutes for the November 10, 2022, Caribou Planning Board Meeting as amended, David Corriveau Seconded the motion to approve.

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley - Yes

Motion carried with 4 in favor, no opposed.

IV. Council Liaison Update

Liaison Jon Morrill offered the following updates from Caribou City Council:

1. On the Riverfront, Submittal of a Brownfield Grant for the Demolition of the Diesel Power Plant Building, part one of the Power Plant cleanup on Lower Lyndon Street.
2. Small Business Saturday had a great turn out and we welcomed Santa's Reindeer at Lyndon Square
3. Community Garden slated for the North end of the former Caribou Trailer Park site.
4. Caribou will participate in the Maine DOT Village Partnerships Grant Process
5. Continued progress on blight in the city, 15 Prospect Street Progress
6. A new 501C-3 organization has been formed to assist in the construction of or new Police/Public Safety Building.

Councilor Morrill wrapped up his Liaison experience for the year 2022 and extended the possibility that that he could return in 2023 depending on the wishes of the City Council.

Chair Bagley expressed the Boards appreciation for Councilor Morrill's unprecedented participation.

New Business

a. Land Use Table Workshop Extension

A Land Use Table Workshop was held on December 1, 2022. Further review of the Land Use table was conducted but a quorum was not present at that time so by consensus the work session was extended to the December 8, 2022 Planning Board Meeting.

After 9 workshop sessions a very thorough review of the Land Use Table has been completed and is ready to be applied to out Proposed Zoning Map complete with Proposed Land Use and Proposed Zoning for the Riverfront Development District. The Land Use and Zoning will be forwarded to the Caribou Riverfront Renaissance Committee for their review and comment.

Steve Wentworth commented that the Land Use definitions should be completed before we share to the CRRC and City Council.

Dan Bagley would like to bring the existing body of work to the CRRC for comment and that this could aid us in our definition work.

Steve Wentworth continued that the definitions would need to be complete before we could hold a Public Hearing for the acceptance of the Land Use Table.

Motion was made by Eric Hitchcock to forward the Proposed Land Use Table and Proposed Zoning Map to the Riverfront Renaissance Committee (CRRC) for their review. Seconded by David Corriveau.

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley – Yes

Remaining action items,

1. Dan Bagley will provide a clean copy of the Land Use Table and retain our working copy for future reference.
2. The Proposed Zoning Map will be perfected to reflect the Land Use Table work.
3. Schedule joint Planning Board/CRRC Land Use Workshop
4. Complete Land Use Definitions

The amendment of the Land Use and Zoning Maps will require an act of Ordinance.

1. Planning Board Public Hearing

2. Introduction of Ordinance to the caribou City Council
3. City Council Public Hearing
4. Ordinance Approval by Vote of City Council

V. Old Business

- a. Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District Update.
- b. City Staff, Council members and Planning Board Members attended the November 30, 2022 MMA "Navigating the Legal Marijuana Landscape" webinar and as we continue to consider a proposed "City of Caribou Cannabis Business Ordinance" we will continue to seek Council Guidance for the continuation of this effort and if necessary set Council/Planning Board workshop Date TBA.
- c. Schedule joint Planning Board/CRRC Land Use Workshop TBA
- d. Scheduling of the required section meeting for the 2024 Caribou Comprehensive Plan TBA

VI. Staff Report

- a. City Staff, Council members and Planning Board Members attended the November 30, 2022 MMA "Navigating the Legal Marijuana Landscape" webinar.
- b. Caribou Trailer Park, Lot 87 has been sent a 30-day Notice to quit for lot rent nonpayment in preparation form eviction from the park.
- c. Riverfront Renaissance Committee Meeting for December postponed until the first of the year.
- d. Problem properties/Inspection of 15 Prospect Street. An inspection of 15 Prospect Street was conducted on December 3, 2022 by CEO Kenneth Murchison and Caribou Fire and Ambulance Chief Scott Susi. We were welcomed into the House by the property owner and toured the building. There were many people present and several deficiencies were identified. A full report and subsequent actions are pending.
- e. A fond farewell was offered by all to Councilor Elect Dan Bagley who will relinquish his Planning Board seat to embark on his Caribou City Council Career. Good Luck and Best wishes on your latest endeavor, he will be missed at Planning Board.

Following the Staff report a conversation on blighted properties was conduct siting issues with out of town ownership, mortgage company property management and vacant buildings. This was a freewheeling exchange and enforcement techniques using city code and state statute were discussed. This will be an ongoing discussion.

VII. Next Meeting January 12, 2023

VIII. Adjournment

Motion by Dave Corriveau to adjourn, seconded by Eric Hitchcock

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley – Yes

Motion carried with 4 in favor, no opposed.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/KM

City of Caribou
----- Receipt -----

Y OFFICE WILL BE CLOSED 12/26 & 1/2

12/19/22 11:23 AM DM8 #14973-1
TYPE----- REF--- AMOUNT

**Patrick F Enright

SITE DESIGN RE

SITE DESIGN FEE 90.00

Total: 9 0.00%

Paid By: Patrick F Enright

Remaining Balance: 0.00

Y OFFICE CLOSING AT 1 PM ON 12/30

Check : 90.00

0104 - 90.00

Building Inspections & Code Enforcement

Permit Fee Payments

(please pay at the front counter on the first floor)

Date:

December 19 2022

Permit Number: _____

Customer Name:

Patrick Encright

13 - Building Permit:	Flat \$50 fee (\$100 if apply after construction begins)	\$ _____
14 - Plumbing permit:	Internal: \$10 / fixture (\$40 minimum) External: Complete disposal system is \$250 Refer to Fee Schedule 3A for partial	75% Caribou \$ _____ 25% State \$ _____
Shellfish Surcharge:	\$15 (full system – external only)	100% State \$ _____
53 – Zoning Document fee:		\$ _____
54 – Site Design Application:	\$90 + \$10 / 2000 sq ft	\$ <u>90.00</u>
55 – Board of Appeals Application:	\$90	\$ _____
56 – Certificate of Occupancy:	\$25	\$ _____
57 – Demolition Permit:	\$250 (waived if apply in advance)	\$ _____
58 – Sign Permit:	\$50 / permit (<u>not per sign</u>)	\$ _____
59 – Subdivision Application:	\$180 (first three) + \$10/each additional lot	\$ _____
62 – Misc. Inspection Service:	\$40	\$ _____
68 – Rezoning Request:	\$100	\$ _____
69 – Code Amendment Request:	\$100	\$ _____

TOTAL: \$ 90.00

Plumbing Inspections:	Please call Brandon Saucier	554-0654
Building Inspections:	Please call Tony Michaud	493-5966
Planning Board agenda items:	Please call Ken Murchison	493-5967

You can also call the department at (207) 493 – 3324 X 3 (Tony & Penny)



City of Caribou Site Design Review Application Home Occupation

Planning & Code Enforcement
25 High Street
Caribou, Maine 04736
(207) 493-5967
kmurchison@cariboumaine.org

Note to Applicant: Complete this application and return it with the required documents. In addition, the required fee must be returned along with this completed application. Make checks payable to: "City of Caribou," in the amount of \$90.00.

Please print or type all information

Name of Applicant: PATRICK ENRIGHT

Business Name: SUNSHINE AUTO DETAILING PLUS

Property Address: 808 MADAWASKA RD, CARIBOU, ME 04736

Phone: 207-493-0025 E-mail: PFENRIGHT777@GMAIL.COM

Tax Map: 5-21 Lot: 5-A Zone: R-3 Residence Type: Residential

Aroostook County Registry of Deeds: Book # 6245 Page # 12

Total sq ft of residence: 2192 Total sq ft used for business: 676 0%

Total sq ft of accessory structures: 1,000 Total sq ft used for business: 1,000 0%
8am - 5pm 3/WEEK

Hours of operation: UP TO 6 DAYS Estimated customers/hr _____ Estimated customers/day 1/2 PER DAY

Describe proposed business, including products and services offered and estimated impacts on traffic, noise, and environmental impacts

AUTO DETAILING, CLEANING UPHOLSTERY, VACUUMING INTERIOR,
WASH/WAX EXTERIOR

NO IMPACT ON TRAFFIC, NOISE, AND ENVIRONMENTAL

Is any portion of the property within 250 feet of the normal high water line of a lake, pond, river, or wetland or within 75 feet of any stream? (☐) Yes (☒) No

Is any portion of the property within a Flood Hazard Zone? (☐) Yes (☒) No

Indicate any restrictive covenants currently in the deed or lease (or state "None"):

None

Water Supply: Private Well (☒) Public Water Supply (☐)

Sewage Disposal: Private SSWD (☒) Public Sewer: (☐)

Estimated sewage disposal gallons per day: (N/A / day)

Do the plans require review by the State Fire Marshal Office? (☐) Yes (☒) No
(Attach Barrier Free and Construction Permits from SFMO)

Have the plans been reviewed & approved by the Caribou Fire Chief? (☐) Yes (☒) No

Does the building have an automatic sprinkler system? (☐) Yes (☒) No

Does the building have an automatic fire detection system? (☒) Yes (☐) No

Will customers have access to levels above or below ground floor? (☐) Yes (☒) No

Will the business employ any persons who are not residents of the home? (☐) Yes (☒) No

If yes, how many employees? _____

Does the business require licensure from the State of Maine or other entity? (☐) Yes (☒) No

Are there any other home businesses operating from this residence? (☐) Yes (☒) No

If yes, provide description(s): N/A

Will the business use explosives, incendiary products/devices, flammable materials, or hazardous chemicals in amounts greater than typical household quantities? (☐) Yes (☒) No

To the best of my knowledge, all of the information submitted in this application is true and correct.

Signature of Applicant: Patrick F Enright Date: Dec 19, 2022

Application Checklist (CEO completes)

☒ Category I, Permitted Home Occupation
(reviewed/approved by CEO)

☒ Category II, Conditional Use Home Occupation
(reviewed/approved by Planning Board)

1. _____ A copy of the deed to the property, option to purchase the property, lease, or other documentation to demonstrate applicant's right, title, or interest in the property.
2. _____ Names and addresses of all abutting landowners (from assessing office).
3. _____ Copy of tax card and tax map for property with zoning designation (from assessing office)
4. _____ 1 complete set of plans, provided in Adobe Acrobat high-resolution .pdf file(s), showing the following:
 - _____ a. Graphic scale and north arrow.
 - _____ b. Location and dimensions of any existing or proposed easements (from deed)
 - _____ c. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - _____ d. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
 - _____ e. Location and names of streets adjacent to the proposed development and rights-of-way (from deed).
 - _____ f. Scaled drawing of floor plan(s), showing dimensions of proposed customer areas, work/production areas, and storage areas, along with dedicated living spaces.
 - _____ g. Conceptual treatment of landscaping buffers, screens, and plantings.
 - _____ h. Location of outdoor storage areas, fences, signage and accessory structures.
 - _____ i. All proposed signage and exterior lighting including the location, size and wording of all signs and location and type of exterior lights.

Date Application Determined to be Complete by CEO: _____

Category I Home Occupation Evaluation (CEO completes)

- ☐ The business shall employ only residents of the dwelling unit and up to one non-resident.
- ☐ The business shall be operated entirely within the principle and accessory structures.
- ☐ The business shall occupy no more than 50% of the total floor area of the principle dwelling structure and up to 100% of the total floor area of accessory structures.
- ☐ The business shall not permit customer access on any level other than the ground level of the principle and accessory structures, unless the structures are protected throughout with a State Fire Marshal approved sprinkler system.
- ☐ The business shall not produce any objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances.
- ☐ The business shall accommodate off-street parking for clients or customers.
- ☐ The business shall provide means of egress/ingress that are consistent with NFPA Life Safety Code 101 and the Americans with Disabilities Act.

Home Occupation Application for: _____

Address: _____

Decision by the Code Enforcement Officer

Date: _____

The application was: ☐ Denied ☐ Approved ☐ Approved with Conditions

Signed: _____
Caribou Code Enforcement Officer

Conditions of Approval:

Reason(s) for Denial:

Category II Home Occupation Evaluation (Planning Board completes)

- ☐ The business shall employ only residents of the dwelling unit and up to one non-resident.
- ☐ The business shall be operated entirely within the principle and accessory structures.
- ☐ The business shall occupy no more than 50% of the total floor area of the principle dwelling structure and up to 100% of the total floor area of accessory structures.
- ☐ The business shall not permit customer access on any level other than the ground level of the principle and accessory structures, unless the structures are protected throughout with a State Fire Marshal approved sprinkler system.
- ☐ The business shall not produce any objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances.
- ☐ The business shall accommodate off-street parking for clients or customers.
- ☐ The business shall provide means of egress/ingress that are consistent with NFPA Life Safety Code 101 and the Americans with Disabilities Act.

Home Occupation Application for: _____

Address: _____

Decision by the Caribou Planning Board

Date: _____

The application was: ☐ **Denied** ☐ **Approved** ☐ **Approved with Conditions**

Signed: _____

Chairman, Caribou Planning Board

Conditions of Approval:

Reason(s) for Denial:



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org

Legal Notice Final Notice of Nuisance/Dangerous Property

Date of Notice: December 19, 2022
Reference: Map 31 – Lot 009



To: John Barretto
15 Prospect Street
Caribou ME 04736

Mr. Barretto,

Due to the history of unresolved International Property Maintenance Code Violations, and numerous Caribou Police Department Incident reports and Caribou Fire and Ambulance calls, public nuisance, and a chronic nuisance property as defined Chapter 8 Article 5 of the City of Caribou Code and Ordinances by the Caribou City Council at the November 14, 2022, City Council Meeting.

An inspection was scheduled for the property at 15 Prospect for December 2, 2022, but was rescheduled to December 3rd due to timing issues. An inspection was conducted on December 3, 2022, at which time numerous structural and safety violations were noted.

Conducting the inspection were Chief Susi from Caribou Fire and Ambulance and Code Enforcement Officer Kenneth Murchison. The inspection team was welcomed into the residence by the property owner or record, John Barretto at 2:00 pm December 3, 2022. The following conditions were observed.

At the time of the 12/03/2022 inspection it was noted that the structure integrity of a load bearing support beam had been comprised by a fire event that was unattended by local Fire Protection. A temporary support beam was installed improperly with a support column installed in the center of a 20' run with no support at either end of the temporary beam. Other columns, non-dimensional log posts, and one temporary jack-post were distributed haphazardly. Also noted visually upon entry to the building was a severely rotted exposed sill plate at the South building entrance further evident from the failure of the threshold at the entrance door. See photos 1-4 attached.

You are hereby notified that you are in violation of the following 2015 IPMC Article III Property Maintenance Codes regarding conditions at your 15 Prospect Street property.

Date this violation was observed: 12/03/2022

Violation Description:**UNSAFE STRUCTURES AND EQUIPMENT****PM-108.1 General:**

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

PM-108.1.1 Unsafe structure:

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

PM-108.1.3 Structure unfit for human occupancy:

A structure is unfit for human *occupancy* whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, *illumination*, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

[A] 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

The following conditions were observed regarding the lack of electrical power in the building. Electrical power to the building has been cut off and electric meters removed. Switches and fixtures were open, and wires dangled from the ceiling and protruded from the walls.

Inspection was accomplished by flashlight even though it was a bright sunny day. Windows and openings were covered by heavy drapes or hanging sleeping bags.

Maine Revised Statutes Title 32: PROFESSIONS AND OCCUPATIONS**Chapter 17: ELECTRICIANS §1153-A. Standards; installation**

All electrical installations must comply with the National Electrical Code that is adopted by rule by the board. The board shall establish by rule technical standards for the proper installation of electrical equipment. These standards must conform as nearly as practicable to the National Electrical Code.

National Fire Protection Association standard #70. The installation of the electrical equipment must also comply with the applicable statutes of the State and all applicable ordinances, orders, rules and regulations of any city or town where the installation is being performed. Rules adopted pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A. [2017, c. 198, §12 (AMD).]

The following conditions were observed regarding the fire safety and solid fuel burning stoves in the building. The publication "Recommended Standards for the Installation of Solid Fuel Burning Stoves" prepared by the Office of Maine State Fire Marshal, was provided to the property owner at the time of the inspection.

During the inspection of December 3, 2022, three wood burning stoves were noted.

A home-made barrel wood stove was located on the first floor in the room near the west entrance of the building. This is a non-approved (AHJ), non-UL listed appliance placed within the minimum clearance recommend, 36" from the wall (placed at 24" +/-) at the south and east corner of the room. The stove pipe hooks to the exterior chimney through the south wall but no thimble was apparent, only masonry plaster. There was an attempt at wall and floor fire protection, poorly applied. See photos 5 and 6 attached.

There is a wood stove heating appliance placed at the Northeast corner of the basement. This appliance was once an approved or UL listed appliance but had been modified the door was held closed by an improvised clamp (vice-grip) application. Placement was within the 36" suggested distance. The area around this stove smelled of #2 heating fuel from a vandalized fuel tank on the south wall at that end of the building. See photos 7 and 8 attached.

A third wood stove, again once approved or UL listed but modified, was located in a kitchen space near the northeast central portion of the building. The front access door was held shut with a rubber fastener (bungee strap) and the front cast iron stove burner ring was replaced with a stock pot cover. The appliance was stuffed full of garbage at the time of the inspection and there was no draft control on the smokestack. This cook stove was place within one foot of the wall with limited fire protection. See photos 9 and 10 attached.

You are hereby notified that you are in violation of the following 2015 IPMC Article III Property Maintenance Codes regarding conditions at your 15 Prospect Street property.

Date this violation was observed: 12/03/2022

Violation of Sections: 701

Violation Description: **Fire Safety Requirements (General)**

701.2 Responsibility

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

Date this violation was observed: 12/03/2022

Violation of Sections: 702

Violation Description: **Means of Egress**

F-702.3 Locked Doors

Means of egress doors shall be readily openable from the side from which egress is to be made without need for keys, special knowledge, or effort, except where door hardware conforms to that permitted by the International Building Code.

Means of egress issues were discussed with the property owner. Further inspection revealed a bedroom locked from the outside (hallway side) of the egress door. Lack of egress was observed in other sleeping areas where bedrooms had no operational window and no smoke detectors.

Date this violation was observed: 12/03/2022

Violation of Sections: 704

Violation Description: **Fire Protection Systems**

F-704.1 General

Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with International Fire Code.

F-704.2.1.1 Group R-1

Single or Multiple station smoke alarms shall be installed in all of the following locations in Group R-1

1. In sleeping areas
2. In every room in the path of means of egress from the sleeping areas to the floor leading from the sleeping unit

Exceptions:

2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.

Because of these violations this building has been posted as unfit for occupancy, considered condemned and occupancy is not legally permitted at this location until all code violations described are corrected.

You are hereby ordered to: Notify occupants that they will need to vacate the premises by December 20, 2022. This building can not be occupied until such time as all violations are corrected.

The "Notice Occupancy of this property is not permitted due to conditions dangerous or detrimental to life or health. Removal of the notice without the approval of the City of Caribou, Zoning Administrator/Codes Enforcement is prohibited by law" posting will be immediately posted on the building. Please note that this notice can only be removed by the Code Enforcement Officer after the property complies with all local and state ordinances."

You are hereby ordered to take corrective action by:

January 20, 2023

Failure to comply with this order may result in court action being taken against you. MRSA Title 30-A establishes a minimum fine of \$100.00 to \$2,500.00 per day for each violation. A separate fine may be assessed for each day the violation continues. The City of Caribou may seek an order for corrective action, a substantial fine plus attorney fees and court cost in this action.

Contact the office of Zoning Administrator & Code Enforcement Caribou City Office or by phone 493-5967 if you have any questions concerning this violation and to make arrangements to bring your property into compliance. You must notify the Code Enforcement Officer when corrective actions are complete to schedule an inspection.

Copies of the local ordinances and a link to the 2015 International Property Maintenance Code as adopted by the City of Caribou 01/23/2017 is available at the City of Caribou website:
www.cariboumaine.org.

Best Regards,

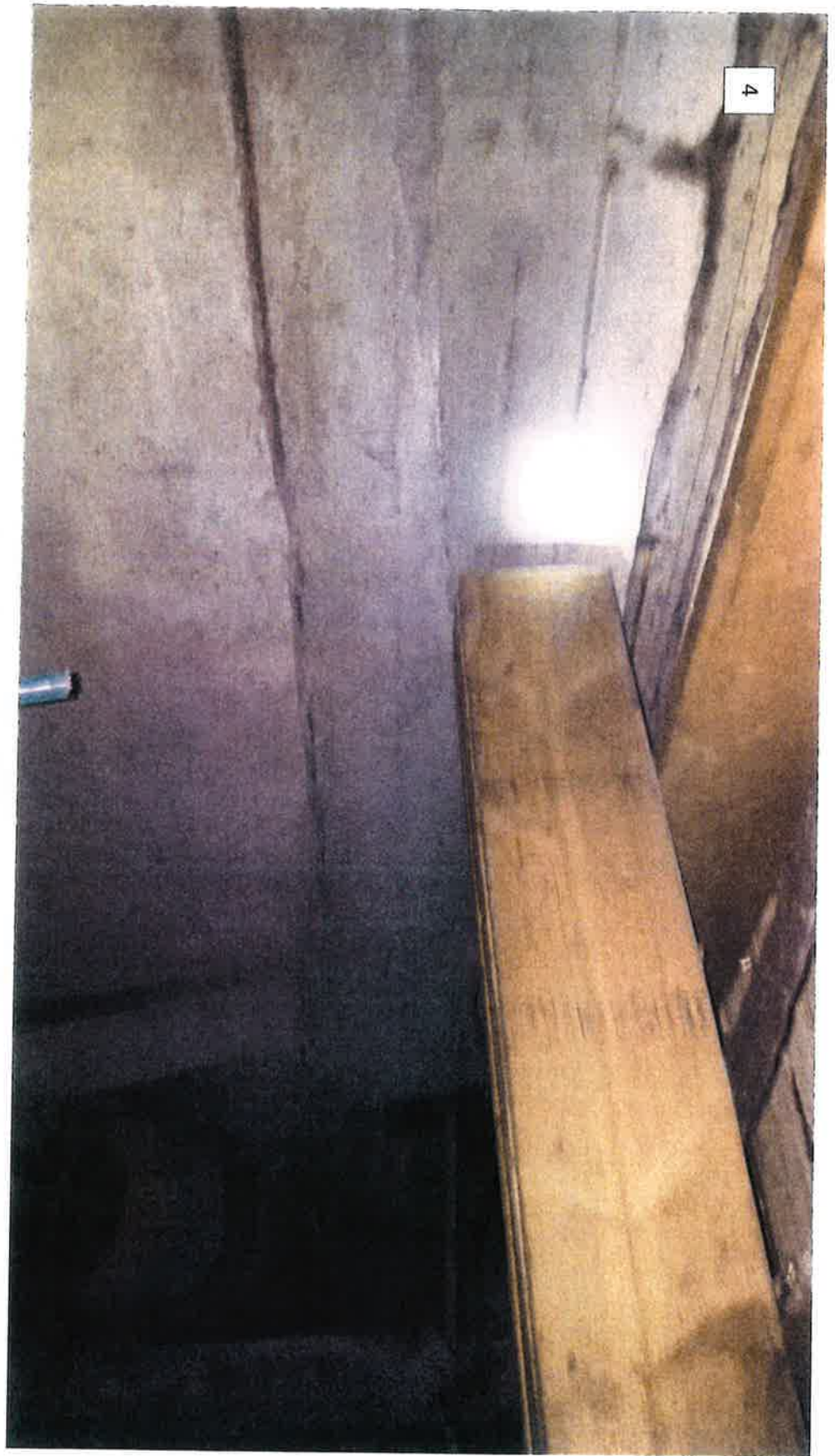

Kenneth Murchison

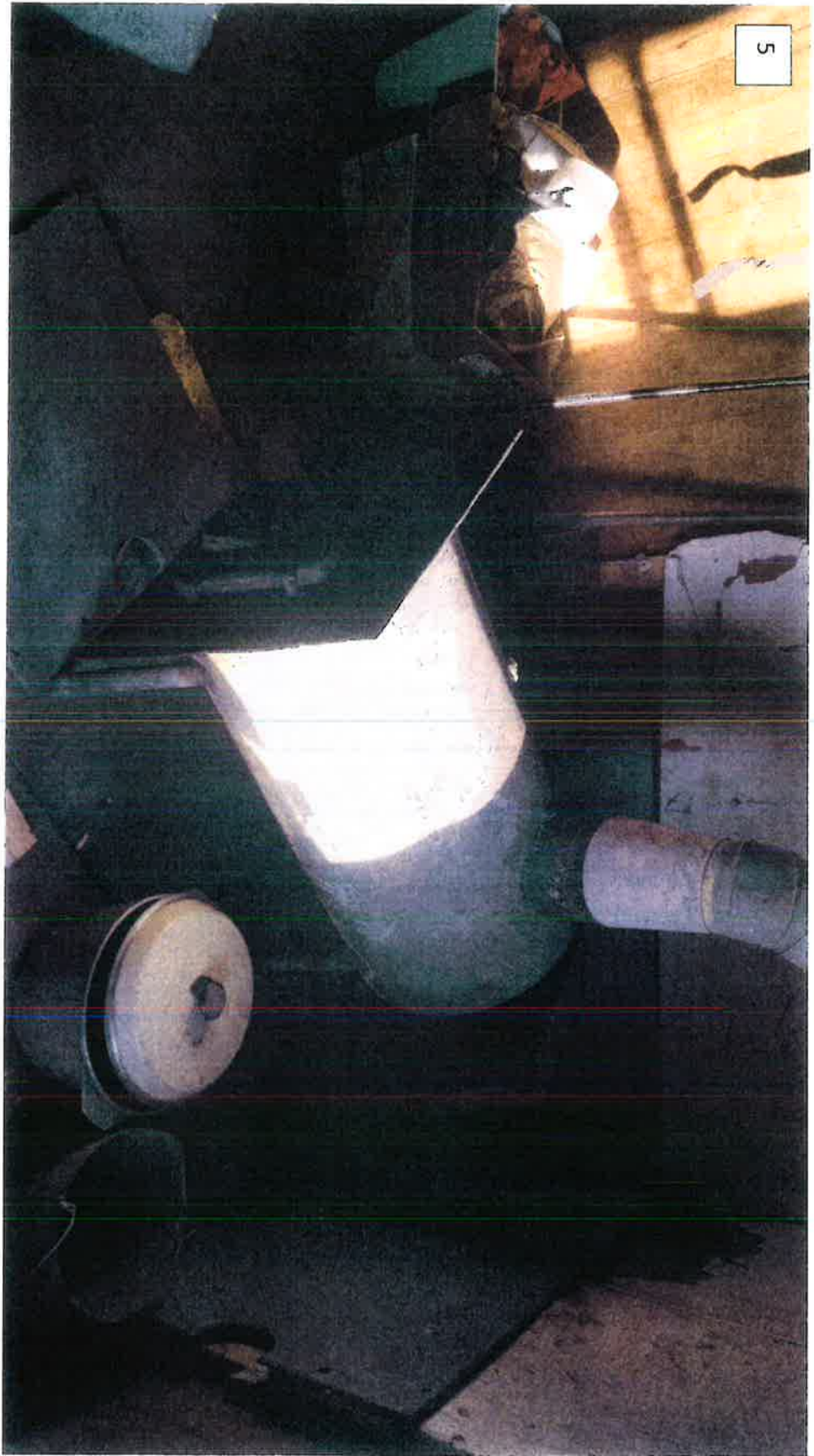
Zoning Administrator/CEO Cc: City Manager, Fire Chief, Police Chief and Building Inspector

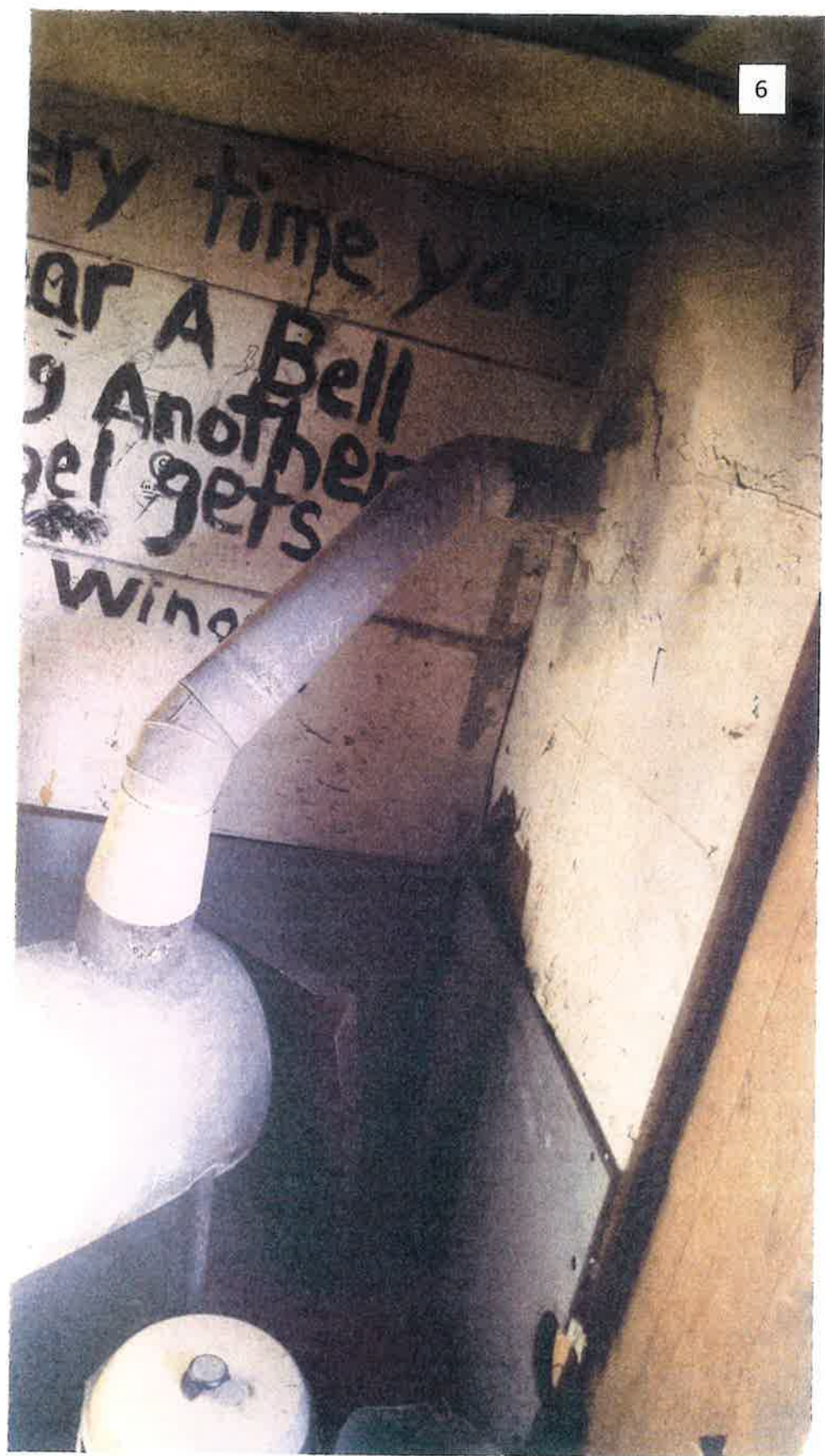






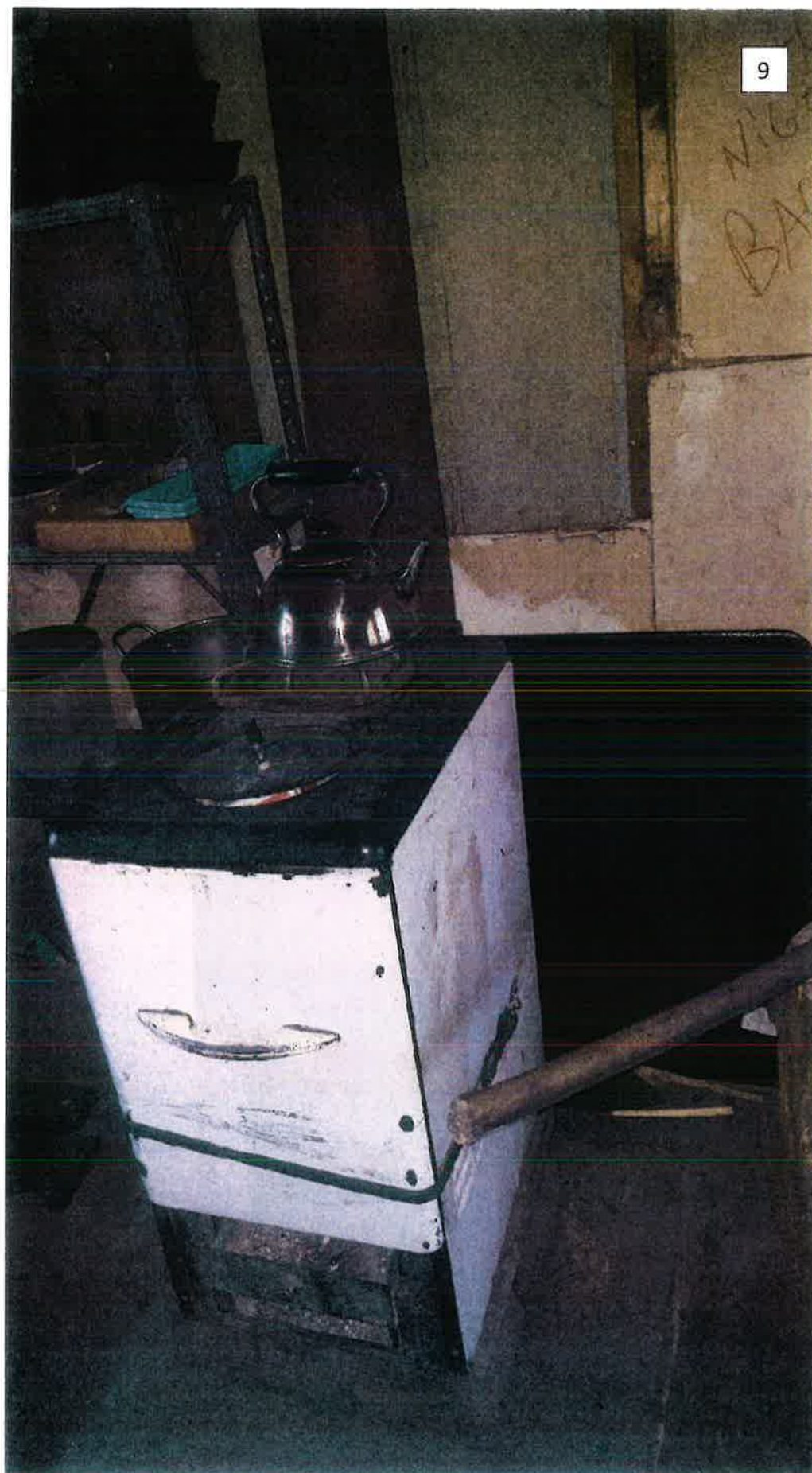


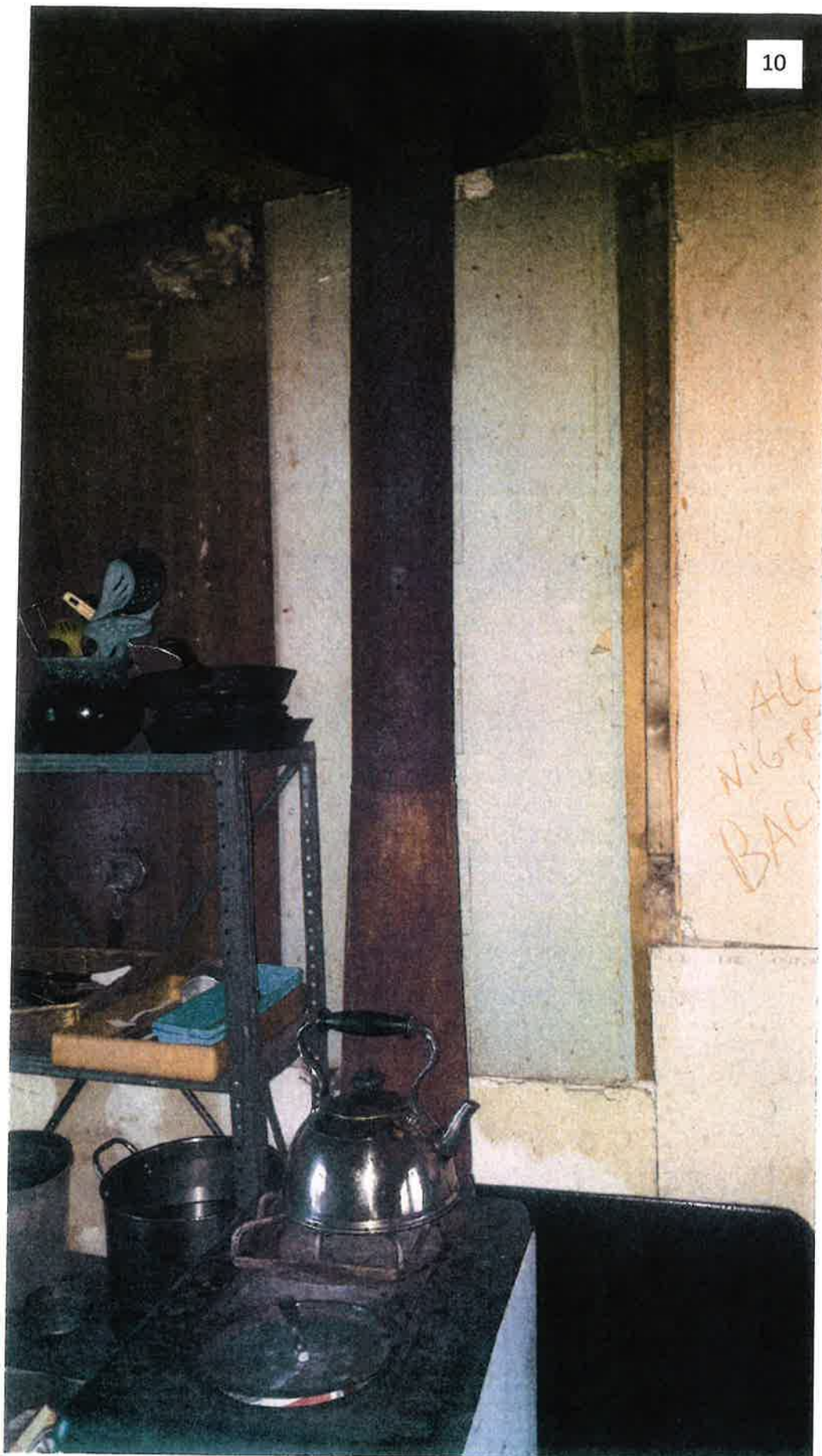












CARIBOU FIRE AND AMBULANCE

121 High Street
Caribou, ME 04736-2710

Fax 207-493-4222
Phone: 207-493-4204

firechief@cariboumaine.org

COPY

Chief Scott Susi

4 December 2022

Re: Inspection of 15 Prospect St. Caribou Maine

Type: Life Safety

Attending: Fire Chief & Code Enforcement

INSPECTION:

On 4 December 2022 I did a walk-through Life Safety inspection of 15 Prospect Street with City of Caribou Code Enforcement, Ken Murchison. All things stated in this report are from my observations of the home. In the descriptions of the home, for orientation purposes, "A" side pertains to Prospect Street side, "B" pertains to Herschel Street side and so forth around the building.

The home is a two-story family located at 15 Prospect Street in Caribou Maine. We arrived and parked in the partial driveway located on the "A" side of the home off Prospect Street. We approached the home, we were met by the homeowner returning from the store and invited in. The first thing was to look at the entry and steps to get into the first division of the home on the "B" side of the home.

Upon Entry I noticed the sill plate for the home was totally rotted out and the bottom of the door just hanging. I sounded the floor and continued into division one through what appeared to be a hall, very dark as there is no power to the home. We were met by multiple other people just moving from one room to another, some with flashlights, some just moving from room to room in the dark. It should be noted the homeowner stated, "I just take people when they get out of jail or have no place to go". The rooms that had mattresses, some, had no means of egress as they were not meant to be bedrooms as well as some had the windows covered. The first bathroom was inspected by code enforcement, it had a working flush. We kept moving through the hall and came to what looked like a living room on the "A, B" side of the home. Here we found a wood stove being used to heat that area. The wood stove looks to be handmade and not professionally installed. The stove is not up to code and not the 36" from surrounding surfaces as outlined in "Standards for the installation of Woodburning Stoves" published by the Maine Fire Marshal's office. As we continued the inspection of the first division we were led to the entry of the basement and proceeded down the stairs to the subdivision of the home.

The stairs were less than solid, the overpowering smell of heating fuel made it difficult to move around. Once at the bottom of the stairs we encountered another wood burning stove, less

than 36" from the surrounding walls and the door being held close with some sort of makeshift clamp and yet again not professionally installed and not up to code. The heating fuel smell came from the oil tank that had the copper tubing cut from it and drained out what fuel had been in it at the time of the vandalism. This part of the subdivision had a cement floor with a drainage trench dug in the middle of it leading to the second half of the division, doorway covered by a sleeping bag draped down. Once through to the second side it was noted the trench led here due to a dirt floor and very moist. It was pointed out by the homeowner that a fire occurred with a wood burning stove and the entire floor stringer was burned through and up the wall to the first division. The char on the wood was noted as well as a 4x4 holding the stringer in place going from the stringer to a mud floor. The rest of the division was filled with hanging wires and old metal from what looked to be from the original heating system. There was no heat on this side at the present time.

Leaving the subdivision and going back to the first division we returned to the original hall and made our way to a locked door located at the "B, C" corner area. We went in the door and again met with another person moving around a mattress and a generator all apart on the floor. We made our way to some stairs that led to division two and proceeded up.

Once on the second division I started to investigate rooms. The first room I entered was in total disarray with a propane heater in it, room was "B, C" corner. The next room was locked from the hall side with the homeowner unable to make entry. The window in the door was spraypainted red so I was unable to visually inspect the room. Again, people were encountered moving around room to room. The flush on this floor worked as well.

Making our way down the hall we went out to a hall that led to the owner of the homes room located on the "A" side of the building. It started with a kitchen type area yet again another wood stove right up against the wall, no damper and 4"-5" from the wall, it was also overflowing with trash awaiting to be burned. Most of the heat in the main room came from a hole in the floor right over the wood stove directly below it in the first division. Flush in this room worked and an extension cord was present that led to the generator that is now not working. Let me not that this section of room is like the rest of the home with exposed wires, no switch plate covers and wires hanging from the ceiling.

We made our way down to division one through another set of stairs and were shown a room the held 25ish or more bikes, homeowner stated "the Caribou Police Department gives them to me for people to get around". We continued to the first area we were in through the dark hall to make our way to the entry door on the "A" side of the building to check the electrical entrance on the "A, D" corner. It was noted that a fresh load of non-seasoned wood had been delivered and currently was being burned in all the of the wood burning stoves within the home.

CONCLUSION:

After looking at the outside of the home and walking through the home my recommendation is as follows for Code Enforcement:

1. All three wood stoves are not up to standard and not professionally installed according to the State of Maine standards outlined and used by insurance carriers and code officials.
 - a. A copy of the State standard is included with this report.
2. The home would need to be totally rewired for the electricity to be turned back on, at least inspected by a licensed contractor. Multiple boxes with wires in and out as well as exposed wiring just hanging from walls and the ceiling.
3. The home needs new carrying beams, due to being burned off and supported by a 4x4 post in the loose floor. Worry is the first division will collapse at any time in the state it is presently in.
4. The sill plate is totally rotted, at least on the "B" side, from what was seen. Worry is the house will collapse or settle with injury of people inside.
5. It was visually noted that the upright corners of the home are extremely weathered and rotting due to being exposed to the elements. Homeowner stated, "they stole all the siding I had, 31 sheets". I noted nothing on scene to do the repair covering of the exposed walls.
6. The roof looked to be in fair shape, but no inspection of the attic space was done.
7. The generator that provides some power has a blown engine and is torn apart in a room on the first division, "B" side.
8. From a health point of view, along with the life safety issues, the home is dirty and unkept, hard to breathe due to heavy with smoke and fumes from the no.2 oil in the subdivision.
9. Many rooms people were staying in, had no means to egress if another fire occurs as it was pointed out by the homeowner.

Finding:

In accordance with State §2851. Dangerous buildings, I highlighted the section below, This building constitutes a fire hazard and constitutes a hazard to health or safety because of inadequate maintenance, dilapidation or is otherwise dangerous to life or property all of which I described above.

Statutes:

§2851. Dangerous buildings

The municipal officers in the case of a municipality or the county commissioners in the case of the unorganized or deorganized areas in their county may after notice pursuant to section 2857 and hearing adjudge a building to be a nuisance or dangerous, in accordance with subsection

2-A, and may make and record an order, in accordance with subsection 3, prescribing what disposal must be made of that building. The order may allow for delay of disposal if the owner or party in interest has demonstrated the ability and willingness to satisfactorily rehabilitate the building. If an appeal pursuant to section 2852 is not filed or, if an appeal pursuant to section 2852 is filed and the Superior Court does not order, stay or overturn the order to dispose of the building, the municipal officers or the county commissioners shall cause the nuisance to be abated or removed in compliance with the order. After recording an attested copy of the notice required by section 2857 in the registry of deeds located within the county where the building is situated, the municipality or the county may seek a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure. [PL 2019, c. 557, §1 (AMD).]

For the purposes of this subchapter, "building" means a building or structure or any portion of a building or structure or any wharf, pier, pilings or any portion of a wharf, pier or pilings thereof that is or was located on or extending from land within the boundaries of the municipality or the unorganized or disorganized area, as measured from low water mark, and "parties in interest" has the same meaning as in Title 14, section 6321. [PL 2017, c. 136, §1 (NEW).]

1. Notice.

[PL 2017, c. 136, §1 (RP).]

2. Notice; how published.

[PL 2017, c. 136, §1 (RP).]

2-A. Standard. To adjudge a building to be a nuisance or dangerous, the municipal officers or county commissioners must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

[PL 2017, c. 136, §1 (NEW).]

3. Recording of the order. An order made by the municipal officers or county commissioners under this section must be recorded by the municipal or county clerk, who shall cause an attested copy to be served upon the owner and all parties in interest in the same way service of process is made in accordance with the Maine Rules of Civil Procedure. If the name or address cannot be ascertained, the clerk shall publish a copy of the order in the same manner as provided for notice in section 2857.

[PL 2017, c. 136, §1 (AMD).]

4. Proceedings in Superior Court. In addition to proceedings before the municipal officers or the county commissioners, the municipality or the county may seek an order of demolition by filing a complaint in the Superior Court situated in the county where the building is located. The complaint must identify the location of the property and set forth the reasons why the municipality or the county seeks its removal. Service of the complaint must be made upon the owner and parties in interest in accordance with the Maine Rules of Civil Procedure. After hearing before the court sitting without a jury, the court shall issue an appropriate order and, if it requires removal of the building, it shall award costs as authorized by this subchapter to the municipality or the county. The municipality or the county may petition the court for a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure. Appeal from a decision of the Superior Court is to the law court in accordance with the Maine Rules of Civil Procedure.

[PL 2019, c. 557, §2 (AMD).]

SECTION HISTORY

PL 1965, c. 284 (RPR). PL 1967, c. 401, §1 (AMD). PL 1973, c. 143, §1 (AMD). PL 1979, c. 27, §§1-3 (AMD). PL 1997, c. 6, §1 (AMD). PL 2017, c. 136, §1 (AMD). PL 2019, c. 557, §§1, 2 (AMD).

Chief Scott Susi ME/CFO II

RECOMMENDED STANDARDS for the INSTALLATION of WOODBURNING STOVES



Prepared By

**Office of State Fire Marshal
52 State House Station
Augusta, ME 04333**

**Maine Office of Energy Resources
55 Capital Street
Augusta, ME 04330**

RECOMMENDED STANDARDS FOR THE INSTALLATION OF WOOD BURNING STOVES

This guide has been prepared to inform the people of the State of Maine of the recommended standards for the installation of wood burning stoves. These standards have been approved by the Office of State Fire Marshal in accordance with the National Fire Protection Association's standards.

These standards cover all wood burning appliances with the exception of on-site constructed masonry stoves and fireplaces; stoves with water jackets or coils; and wood fueled central heating systems utilizing pipes, ducts, or similar distribution systems. Stoves for use in mobile homes should be specifically listed for such use. All listed wood burning stoves should be installed according to the manufacturers' recommendations.

DEFINITIONS

APPROVED: Acceptable to the authority having jurisdiction.

ASBESTOS MILLBOARD: A soft insulating board made with compressed asbestos fibers capable of being cut with knife or hand saw.

CHIMNEY: A vertical shaft enclosing one or more flues for conveying smoke, hot air, and other gases to the outside atmosphere.

CHIMNEY CONNECTION: The conduit connecting the wood stove with the vertical flue (generally stovepipe).

CIRCULATING STOVE: A wood burning appliance surrounded by an outer jacket with openings at the top and bottom so that room air passes between the stove and the jacket.

COMBUSTIBLE WALL: Any wall section that has the potential to burn. Only solid masonry or corrugated steel walls are considered non-combustible. Merely covering a wood studded wall with a non-combustible material does not constitute a non-combustible wall.

COOK STOVE: A wood burning stove used for cooking which includes an oven and surface heating areas.

DRAFT: The natural force which conducts smoke, hot air, and other gases to the outside atmosphere.

FIRE RESISTANT INSULATING BOARD: Listed or approved materials suitable for protecting combustible surfaces.

FLUE: A tube, pipe, or shaft for passage of smoke, hot air, gas, etc., as in a chimney.

FLUE COLLAR: That portion of an appliance designed for attachment to the chimney connector.

FLUE LINER: A material which resists high temperatures and is designed specifically for lining chimneys or connectors.

LISTED: Equipment or materials which meet nationally recognized standards or tests which determine suitability of usage in a specified manner.

RADIANT STOVE: Any wood burning appliance not designed as a circulating stove.

THIMBLE: Liner for the passageway where the chimney connector enters the chimney flue.

WOOD BURNING APPLIANCE: Any free-standing unit which utilizes wood as a fuel to produce heat. This includes stoves installed into fireplace openings.

TABLE OF CONTENTS

I. Clearances from wood burning stoves

- a. To walls and ceilings**
- b. To floors**

II. Chimney connectors

- a. Clearances from connectors**
- b. Installation**

III. Chimneys

- a. Chimney draft**
- b. Multiple connections**
- c. Listed pre-fabricated metal chimneys**

IV. Organizations governing the installation of wood burning equipment

I. CLEARANCES FROM WOOD BURNING STOVES

Stoves must be provided with adequate clearances from combustible materials. The minimum clearances needed for safety are specified in National Fire Protection Association Standard # 211, Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances, 1996 Edition.

a. Clearances to Walls and Ceilings

Clearances indicated in Table 1 (below) are the minimum clearances from wood burning stoves to unprotected combustible wall and ceiling surfaces.

TABLE 1
Minimum Clearances from Wood Burning Stoves to
Combustible Surfaces with No Added Protection

	Radiant	Circulating	Cookstove Clay lined Firepot	Cookstove Unlined Firepot	Stovepipe	Listed Stoves
Ceiling	36"	36"	30"	30"	18"	Install According to Manufacturers Recommendations
Front	36"	24"			18"	
Side	36"	12"	Firing side 24" Opposite side 18"	Firing side 36" Opposite side 18"	18"	
Rear	36"	12"	24"	36"	18"	

NOTE

Stoves may be installed with clearances less than those specified in Table 1 provided the combustible material is protected as described in Table 2 or Figure 1.

TABLE 2
Minimum Clearances from Wood Burning Stoves with Specified Forms of Protection
(See Footnotes)

Clearance reduction applied to and covering all combustibile surfaces within the distance specified as required clearance with no protection	Maximum allowable reduction in clearance (%)		Where the required clearance with no protection is 36 in. the clearances below the minimum allowable clearances. For other required clearances with no protection, calculate minimum allowable clearances from maximum allowable reduction.	
	As Wall Protector		As Ceiling Protector	
	As Wall Protector (%)	As Ceiling Protector (%)	inches	inches
(a) 3 1/2 in. thick masonry wall without ventilated air space	33	-	24	-
(b) 1/2 in. thick noncombustible insulation board over 1-in. glass fiber or mineral wool batts without ventilated air space	50	33	18	24
(c) 0.024-in., 24 gauge sheet metal over 1-in. glass fiber or mineral wool batts reinforced with wire or equivalent, on rear face with ventilated air space	66	50	12	18
(d) 3 1/2 in. thick masonry wall with ventilated air space	66	-	12	-
(e) 0.024-in., 24 gauge sheet metal with ventilated air space	66	50	12	18
(f) 1/2 in. thick noncombustible insulation board with ventilated air space	66	50	12	18
(g) 0.024-in., 24 gauge sheet metal with ventilated air space over 0.024-in. 24 gauge sheet metal with ventilated air space	66	50	12	18
(h) 1-in. glass fiber or mineral wool batts sandwiched between two sheets 0.024-in., 24 gauge metal with ventilated air space	66	50	12	18

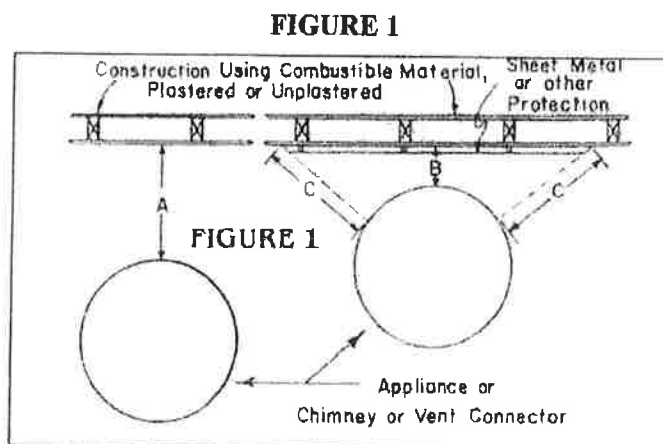
Table 2 Guidelines and Details
continued on next page:

Table 2 Guidelines and Details

Notes:

1. Spacers and ties shall be of noncombustible material. No spacers or ties shall be directly behind appliance or conductor.
2. With all clearance reduction systems using a ventilated air space, adequate air circulation shall be provided as described in section 9-6.2.4 of NFPA # 211. There shall be a least 1 in. between the clearance reduction system and combustible walls and ceilings for clearance reduction systems using a ventilated air space.
3. Mineral wool batts (blanket or board) shall have a minimum density of 8 lb/ft³ and have a minimum melting point of 1500 °F (816°C).
4. Insulation material used as part of clearance reduction system shall have a thermal conductivity of 1.0 (Btu-in.)/(ft²-hr-°F) or less. Insulation board shall be formed of noncombustible material.
5. If a single-wall connector passes through a masonry wall used as a wall shield, there shall be at least ½ in. (13mm) of open, ventilated air space between the connector and the masonry.
6. There shall be at least 1 in. (25.4 mm) between the appliance and the protector. In no case shall the clearance between the appliance and the wall surface be reduced below that allowed in this table.
7. Clearances in front of the loading door or ash removal door, or both, of the appliance shall not be reduced from those in Section 9-5, NFPA 211.
8. All clearances and thickness are minimums; larger clearances and thickness shall be permitted.
9. To calculate the minimum allowable clearance, the following formula can be used:
 $C_{pr} = C_{\mu n} \times [1 - (R/100)]$. C_{pr} is the minimum allowable clearance, $C_{\mu n}$ is the required clearance with no protection, and R is the maximum allowable reduction in clearance.
10. Refer to Figures 9-6.2.1(e) and 9-6.2.1 (f), NFPA 211, for other reduced clearances using materials found in (a) through (h) of this table.

"A" equals the required clearance with no protection as specified in Table 1.



"B" equals the reduced clearance permitted in accordance with Table 2. The protection, applied to the construction using combustible material, should extend far enough in each direction to make "C" equal to "A".

b. Clearances To Floors
General Requirements

Residential-type solid fuel-burning appliances that are tested and listed by a recognized testing laboratory for installation on floors constructed of combustible materials shall be placed on floors in accordance with the requirements of the listing and conditions of approval. Such appliances that are not listed by a recognized testing laboratory shall be provided with floor protection in accordance with the provisions of 9-5.1.2 or 9-5.1.3 of NFPA # 211.

Exception: Residential-type solid fuel-burning appliances shall be permitted to be placed without floor protection in any one of the following manners:

- (a) On concrete bases adequately supported on compacted soil; crushed Rock, or gravel
- (b) On concrete slabs or masonry arches that do not have combustible materials attached to the underside.
- (c) On approved assemblies constructed of only noncombustible materials and having a fire resistance rating of not less than 2 hours, with floors constructed of noncombustible material
- (d) On properly stabilized ground that can support the load of the Appliance

Any floor assembly, slab, or arch shall extend not less than 18 in. (457 mm) beyond the appliance on all sides.

See Table Below for Standard Floor Clearances:

**FLOOR CLEARANCES
FOR LISTED AND UNLISTED APPLIANCES**

FLOOR CLEARANCES	
Length of Stove Leg	Floor Clearance and Protection
Less than 2 inches	Fire resistant floor
2 – 6 inches	Combustible floor protection by 4 inches of hollow masonry, laid to provide circulation through the masonry layer, covered by 24-gauge sheet metal.
Over 6 inches	Combustible floor protected by 2 inch thick masonry, placed over a sheet of 24-gauge sheet metal.

- **Listed fire-resistant insulating board can be installed according to the manufacturer's recommendations.**

II. CHIMNEY CONNECTORS

A chimney connector links a stove to the chimney flue. Chimney connectors should be made from steel of minimum 24 gage thickness. Lower gage numbers indicate thicker stovepipe.

a. Clearances from Connectors

The clearance from a chimney connector to a combustible material should be not less than three times the diameter of the connector.

Where the combustible material is protected, the clearance may be reduced to that indicated in Figure 1.

There are three methods for passing a chimney connector through a combustible wall. Figures 2, 3, & 4 illustrate these methods. In Figure 2 sheet metal or metal lathe and plaster finish may be used. When installing as illustrated in Figures 2 & 3, the distance from the connector to combustible materials must be equal to three times the diameter of the connector.

FIGURE 2

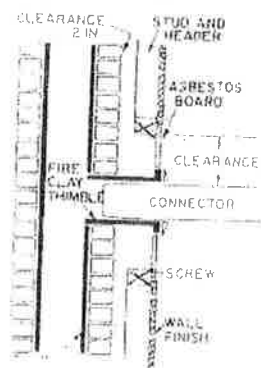
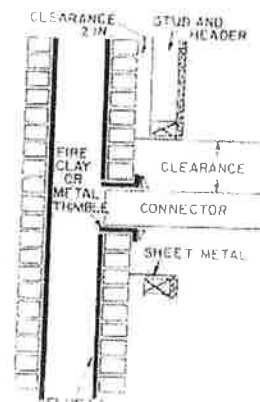
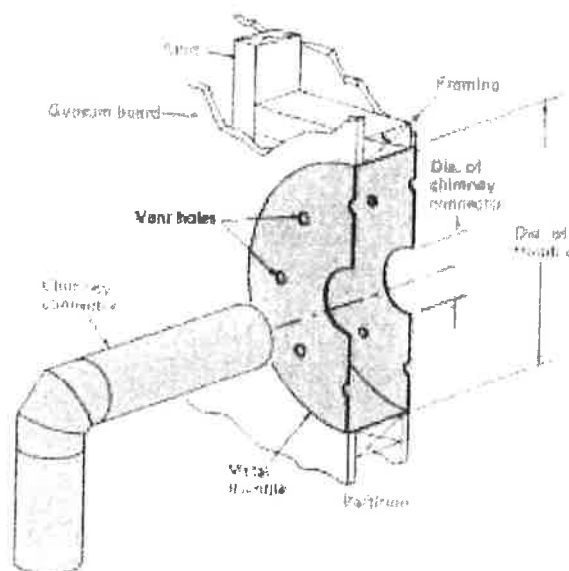


FIGURE 3



Try to avoid passing a connector pipe through an interior wall. If this must be done, use a ventilating thimble (See Figure 4). The thimble diameter must be at least 12 inches larger than that of the stovepipe, thus giving at least 6 inches of metal-lined, ventilated clearance. If you do not use a thimble, the clearance must be three times the pipe diameter. A 6 inch pipe would need a 42 inch diameter hole cut through a combustible wall.

FIGURE 4



Listed solid fuel pre-fabricated metal chimneys can also be used to pass through a combustible wall when installed according to manufacturers' recommendations.

b. Connector Pipe Installation

- * Keep the connector pipe as short as possible. It should be no longer than 75% of the vertical chimney height above the thimble where the connector pipe enters the chimney.
- * The stovepipe should be straight as well as short. Use no more than two right-angle bends in the stovepipe installation. Additional bends cause soot and creosote to collect in the stovepipe or chimney, block flue gas flow, and increase the danger of fire.
- * The connector pipe's horizontal runs should rise ¼" for each foot of pipe, with the highest point being at the thimble.
- * When joining the pipe, overlap the joints at least two inches, with the crimped end pointing down to prevent creosote drips or leaks. Secure each joint with three sheet metal screws. A fireproof sealant may be used in addition.
- * All connector pipe joints should fit snugly, including connections with the stove and thimble. The connector pipe must not stick into the chimney flue itself because this would hamper the draft.
- * Connector pipe should not pass through ceilings. Factory built, listed, all-flue chimneys should be utilized when passing through ceilings. Follow manufacturers' installation instructions for these chimneys.
- * Connector pipe should not pass through closets. A closet fire could smolder and spread undiscovered.

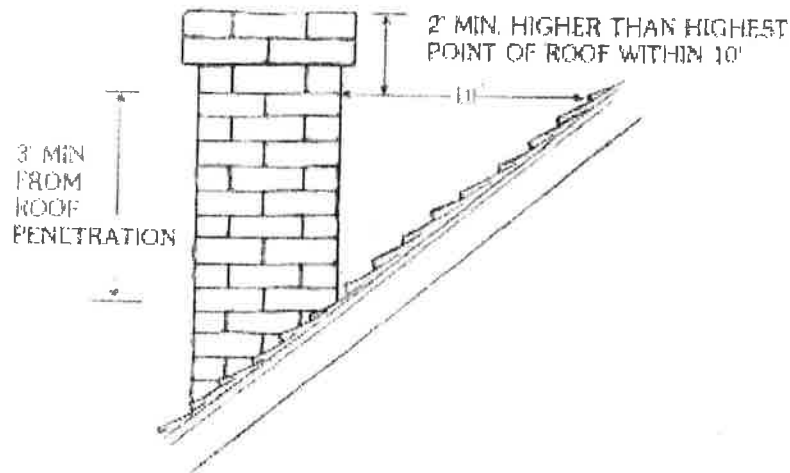
III. CHIMNEYS

The condition of a chimney should always be carefully evaluated before considering the installation of a wood-burning appliance. Beware of cracks, deteriorated mortar, and unsealed openings in any chimney before attaching a wood burning unit to it.

a. Chimney Draft

For sufficient draft a chimney should extend at least two feet higher than any portion of the building within ten feet horizontally from it (See Figure 5). The flue area should not be smaller than the largest connector pipe plus 50% of the additional area of a second connector entering the same flue.

FIGURE 5



b. Multiple Connections

More than one wood burning appliance should not be connected to a common flue. A chimney connector should not be connected to a flue serving a fireplace or an oil furnace. They should have their own individual flues.

One reason for this is that the sparks can enter the house through a fireplace opening serving a woodstove elsewhere along the line. Both a fireplace opening and an oil furnace's barometric damper will furnish large quantities of air to their flues. In the event of a chimney fire, this will hamper any attempts to extinguish the fire by restricting airflow to the flue. Using a wood-burning stove on a flue serving an oil furnace may also reduce the efficiency of the oil furnace, due to the change in draft characteristics of the flue. Multiple connections sometimes result in insufficient draft. If two or more stoves are connected to the same chimney flue, despite the recommendations against doing so, the connectors must enter the chimney at different elevations.

c. Listed Solid Fuel Pre-Fabricated Metal Chimneys

The use of pre-fabricated metal chimneys listed for installation with solid fuel heaters (not furnaces) are within the guidelines of the State Standard. Care should be taken, however, with the use of such chimneys to avoid creosote accumulation and the associated potential danger of a chimney fire. Air-controlled wood burning appliances should be operated in accordance with manufacturers' instructions to reduce the potential for creosote build up. Pre-fabricated metal chimneys can break down under the intense heat of a chimney fire, resulting in possible structural fire damage. They should always be installed in accordance with the manufacturers' recommendations.

IV. ORGANIZATIONS GOVERNING THE INSTALLATION OF WOOD BURNING EQUIPMENT

Certain Maine communities have ordinances governing the installation of wood burning equipment. Always check with your local Fire Department or Building Inspector before attempting installation. It is also important to consult with your insurance company regarding any restrictions they may have on wood burning appliance installation. All installations in public buildings must meet standards set by the Office of State Fire Marshal.

The wood burning appliances listed below are not covered by this recommended standard. For information on their installation, refer to the appropriate agency.

When Installing:	Consult With:
Site Built Masonry Flues and Fireplaces	Office of State Fire Marshal
Wood Fueled Furnaces or Boilers	Oil and Solid Fuel Burner Technicians Licensing Board
Wood Burning Units with Water Jackets or Coils	Plumbing Code Enforcement Officers
Listed Wood Fueled Mobile Home Heaters	State Manufactured Housing Board or Office of State Fire Marshal
Listed Wood Burning Stoves	The manufacturers' installation recommendations