



City of Caribou, Maine

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

AGENDA **Caribou Planning Board** **Regular Meeting** **Thursday, June 11, 2026, at 6:00 p.m.**

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, June 11, 2026, will be read during the meeting. Send comments to Economic & Community Development Specialist, Eric Sanderson at esanderson@cariboumaine.org.

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b. Next Meeting – Thursday, July 9 th at 6PM.	
VII. Adjournment	



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MINUTES Caribou Planning Board Regular Meeting Thursday, May 14, 2026, at 6:00 p.m.

In Attendance: Frank McElwain (Chair), Steve Wentworth, Dave Corriveau, Rick Williams, Eric Hitchcock

Staff in Attendance: Tim St. Peter (Code Enforcement Officer), Eric Sanderson (Economic & Community Development Specialist)

I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest

The meeting was called to order by Chair, Frank McElwain at 6:00 PM.

II. Acceptance of Minutes

- a. April 21, 2026 Caribou Planning Board

Motion to approve the minutes by, seconded by. Motion passes unanimously 5-0-0.

III. Public Hearings

- a. Updates to Chapter 3 Animals & Fowl Article I Dog Control Ordinance
i. Staff Memo Regarding Updates to Ch. 3 Article I
ii. Proposed Updates to Ch. 3 Article I

The public hearing was closed at 6:13PM. Steve Wentworth made a motion to forward to the City Council with the change to include language related to the Urban Compact Zone, seconded by Eric Hitchcock. Motion passes unanimously 5-0-0.

IV. New Business

- a. Property Maintenance and Summary of Changes to International Property Maintenance Code (IPMC)
i. Summary of Changes from 2015 to 2024 IPMC
ii. Draft Updates to Article III, Section 4-301 Property Maintenance Code

Tim St. Peter gave an overview of changes in the Property Maintenance Code. 7 inches was noted as length of a weed in the Urban Compact zone. He also noted there is a piece to address branches that are hanging into a neighbor's property and are a danger or hazard to those properties. Hot water standards were also discussed. In terms of heating and temperature, there are discrepancies between the Department of Housing & Urban Development (HUD) standards that require 68 degrees as a minimum, whereas the IPMC has 65 degrees. Tim suggested removing that line completely and relying on the HUD standard of 68 degrees for consistency in Caribou. The Board discussed commercial exceptions (e.g. cold storage facilities). Tim responded that there are exceptions.

“Processing storage and operation” can be broadly interpreted by the Code Enforcement Officer.

The Board requested that Tim put together a full change to the Caribou ordinance, and he will have that ready for the next meeting where then the Board could consider it for scheduling of a public hearing. Rick Williams noted he’d like to see the standards consistent with HUD. Stephen Wentworth requested the dates be deleted, and the 64 and 68 degrees be updated to only 68 degrees. Tim noted anything less than 5 feet requires being fire rated per the Building Code. There is also no difference noted between private and public utilities.

V. City Council Liaison Report

VI. Staff Report

a. Housing Action Plan

Steve Wentworth noted that the setback on the front and side relate to fire protection, and he cautioned reducing these since Caribou has much land rather than more urban areas further south. He addressed concerns.

b. Riverfront Redevelopment – Riverfront Master Plan Public Engagement Schedule

Thursday, June 4th at 5:30PM - Caribou Riverfront Redevelopment Committee Meeting

Thursday, June 11th 6-9PM Present Draft Findings of Master Plan at first Thursdays on Sweden

Tuesday, June 16th at 6PM – Riverfront Master Plan Draft Presentation and Public Hearing

c. Next Meeting – Thursday, June 11th at 6PM. Possible Agenda Items:

- Property Maintenance
- Zoning Change considerations related to two possible housing projects on south Main Street

VII. Adjournment

Motion to adjourn by Steve Wentworth, seconded by Dave Corriveau. Motion passes unanimously 5-0-0. The meeting was adjourned at 7:05PM

**CARIBOU ECONOMIC DEVELOPMENT
25 HIGH STREET
CARIBOU, ME 04736**



MEMO

TO: Caribou Planning Board

FROM: Eric Sanderson, Economic & Community Development Specialist

DATE: June 8, 2026

RE: Updates to Chapter 7, Licenses & Permits and Chapter 13 Zoning on Medical Cannabis

Introduction

In July, the City Council passed Ordinance 3, an ordinance amending Chapter 13 The Land Use Ordinance of the City of Caribou to repeal and replace Section 13-700(39) – standards for Registered Nonprofit Dispensaries and Registered Cultivation Facilities for Medical Marijuana. In addition to repeal of the Registered Dispensary standards, this ordinance authorized the City to issue two Medical Cannabis Dispensary licenses in Caribou. Approval of the Ordinance had direct language for updates to Chapter 13 Land Use and Zoning, but also has implications to Chapter 7 Licenses & Fees in the City’s Code of Ordinances. On May 11th, 2026, the City Council adopted amendments to Chapters 7 & 13 to outline an application process to comply with the Ordinance 3 passed initially in July of 2025. Since the May 11th, 2026 City Council meeting, further changes have been recommended by the City Attorney, which staff will outline below.

Summary of Updates

In May, the City received guidance from its legal team that there were two discrepancies in what was passed by the City Council – the requirement for Site Design Review for Registered Medical Cannabis Dispensaries was in Chapter 7 Licenses & Permits, while it was inadvertently removed from Chapter 13 Land Use Ordinance. Second, the limit on the number of permits that could be issued in Caribou (2 permits) was in Chapter 7, but not Chapter 13. Based on this guidance, and some other minor recommendations from the City’s legal team, the attached redlines are being submitted for the Planning Board’s review, also summarized below:

Chapter 7 Licenses & Permits

1. Section 1102 Permit Required – per legal’s advice, staff have added in the limit of 2 permits to match what the City Council passed in Chapter 13 Land Use Ordinance. Section 1102(1) now reads “In accordance with the permit application process outlined in Section 1102(3) of this Article, following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Dispensary Permits”. This was added for the Planning Board’s review, however, the City’s attorney did advise that it could also be removed from both Ch. 7 & Ch. 13. Either way, the recommendation would be to have the limit in both chapters, or remove it from both chapters to be consistent.
2. Section 1102 Permit Required – The City Attorney added to 1102(2) “A valid state license is sufficient proof of compliance with all applicable State laws”.
3. There are also several other grammatical changes (see Sec. 1102(9)(a), Sec. 1102(9)(e), Sec. 1102(9)(f), and Sec. 1102(11)).

Chapter 13 Land Use Ordinance

1. The Zoning Ordinance was changed to include language requiring Site Design Review approval by the Planning Board in Section 7(1) Permit required. This language was added by the City Attorney.
2. Additionally, the Land Use Table was recommended to be revised to remove the former “Caregiver Retail Store and Adult Use Cannabis Operations”. Legal counsel gave the reasoning that the City does

not need to list a use that is noted as prohibited elsewhere, as that could suggest other prohibited uses that are not listed outside of the Land Use Table are in fact prohibited.

Conclusion

If the Planning Board is satisfied with the two permit limit being congruent in both Chapters and the Land Use Table revised to avoid redundancy, staff recommends scheduling a public hearing for the July 9th, 2026 Planning Board meeting.

Attachments

Updates to Chapter 7 Licenses & Permits and Chapter 13 Land Use Ordinance

Suggested Action

If the Board is comfortable with the amendments, it should scheduling a public hearing for the July 9th, 2026 Planning Board meeting. If this is the case, the below motion should be made:

“Motion to schedule a public hearing on July 9, 2026th regarding amendments to Chapter 7 Licenses & Permits and Chapter 13 Land Use Ordinance relating to Registered Medical Cannabis Dispensaries”.

Second

Discussion

Chapter 7 Licenses and Permits

ARTICLE XI REGISTERED MEDICAL CANNABIS DISPENSARIES

Section 1101 Purpose

The purpose of this Article is to control the issuance of a permit to operate a Registered Medical Cannabis Dispensary within the City of Caribou, pursuant to Maine Revised Statutes, Title 22, Chapter 558-C – Maine Medical Use of Cannabis Act

Section 1102 Permit Required

1. *Operation of a Registered Medical Cannabis Dispensary:* In accordance with the permit application process outlined in Section 1102(3) of this Article, following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. No permit or renewal of a permit may be issued by the City of Caribou unless the facility is licensed by the Maine Office of Cannabis Policy. No facility shall conduct business within the limits of Caribou as a Registered Medical Cannabis Dispensary without first securing a permit from the City of Caribou.
2. *Compliance with all laws:* No permit shall be issued unless the applicant can prove full compliance with all applicable State laws and local ordinances pertaining to the type, operation, and location of the facility to be permitted. A valid state license is sufficient proof of compliance with all applicable State laws.
3. *Applications for permit:* Applications for a permit shall be made in writing to the City of Caribou through the Caribou City Clerk's Office and shall include:
 - a. The name of the business entity
 - b. Location and type of facility
 - c. Maine Office of Cannabis Policy license number(s)
 - d. Copy of completed Maine Office of Cannabis Policy Medical Use of Cannabis Program Dispensary Registration Application, and all materials and supporting documents, showing evidence of all State approvals or conditional approvals required to operate as a Registered Medical Cannabis Dispensary within the State of Maine
 - e. Copy of Caribou Planning Board Site Design Review approval, including application materials, plan sets, and findings of fact, pursuant to Chapter 13 (Sec 13-300)
 - f. Cop(ies) of the completed local inspection form(s), signed by the Code Enforcement Officer, Police Chief, and Fire Chief, and which clearly certify the facility is suitable for occupancy and operation as a Registered Medical Cannabis Dispensary
 - g. Non-refundable application fee of \$1,000.00. If the permit is approved, this sum will be applied to the first-year annual permit fee, as described in item 7. below
4. *Existing dispensaries:* Registered Medical Cannabis Dispensary in operation at the time of enactment of this ordinance will have sixty (60) days to submit a complete permit application to the City Clerk. Failure to submit a complete permit application within sixty (60) days of the enactment of this ordinance will result in termination of the existing permit.

5. *Application review:* Permit applications will be reviewed in the order they are received by the City Clerk. The City Clerk shall determine application completeness, before forwarding the application package to the Caribou Planning Board for initial Site Design Review.
6. *Local authorization required:* For approved applications, the Caribou City Clerk shall complete a Maine Medical Cannabis Program Dispensary Local Authorization Form and submit it to the Maine Office of Cannabis Policy.
7. *Fees:* A Registered Medical Cannabis Dispensary operating in the City of Caribou shall pay an annual permit fee of \$1,000.00. This fee shall be submitted to the Caribou City Clerk with any new application or at the time of renewal. The purpose of this fee is to help offset administrative and regulatory costs incurred by the municipality in overseeing compliance and permitting of Registered Medical Cannabis Dispensary operations. In addition to the annual permit fee, Registered Medical Cannabis Dispensaries shall be required to pay the following fees: A fee of \$500.00 for each initial or renewal site inspection conducted by the municipality. A fee of \$250.00 for any additional compliance inspections that are required outside the normal annual review cycle. Any proposed change to operations, including but not limited to structural expansion, site design modification, or change of ownership, shall require submission of a new application and payment of a \$1,000.00 non-refundable application fee to cover municipal review and administrative costs.
8. *Approval authority and public hearing:* The Caribou City Council is the approval authority for all new permit applications. After completion of the Planning Board Site Design Review, the City Council shall conduct a public hearing for new permit applications. For each renewal application, the City Manager is delegated as the approval authority, as described in item 11. below. The City Clerk shall provide notice of public hearings at the applicant's prepaid expense, stating the date, time and place of the public hearing. Notices shall be posted no later than 7 days prior to the scheduled public hearing in a weekly newspaper having general circulation in the municipality and on the home page of the City of Caribou website.
9. *Factors in issuing permit:* In granting or denying an application, the City Council shall record its decision and indicate the reason(s) for denial, if applicable. A permit may be denied on one or more of the following grounds:
 - a. Findings of fact and recommendations by the Planning Board, based on the results of the Site Design Review;
 - b. Conviction of the applicant of any Class A, Class B, or Class C crime;
 - c. Noncompliance with any local zoning or land use ordinance;
 - d. Conditions of record, such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises, or other such conditions caused by persons patronizing or employed by the permitted premises that unreasonably disturb, interfere with, or affect the ability of persons or businesses residing or located in the vicinity of the permitted premises to use their property in a reasonable manner;
 - e. Repeated incidents of record, such as breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises; or

- f. Any violation of Federal, State, or local laws, regulations, or policies directly related to the operation of the Registered Medical Cannabis Dispensary.
10. *Term of permit:* A permit shall be valid for one (1) year from the date of first issuance and shall be subject to all requirements set forth in this Article for renewal.
 11. *Renewal:* Approval authority for permit renewals is delegated to the Caribou City Manager. No later than 30 days prior to the Registered Medical Cannabis Dispensary's State license renewal date, the City of Caribou shall conduct an annual inspection of the Registered Medical Cannabis Dispensary. Inspections shall be conducted by the Code Enforcement Officer, Fire Chief and Police Chief to ensure that the Registered Medical Cannabis Dispensary remains in compliance with zoning, fire safety and security requirements. After satisfactory inspection, the City Manager may, without additional review or approval by the City Council and without conducting a public hearing, approve applications for permit renewals. The City Manager shall have discretion to refer a permit renewal application to the City Council for review and approval if the City Manager determines there is cause to question the past operation of the permitted Registered Medical Cannabis Dispensary and/or that the conduct of a public hearing would be in the best interests of the citizens of Caribou.
 12. *Transferability of permits:* An entity holding a City of Caribou Registered Medical Cannabis Dispensary permit that seeks a change in ownership of greater than fifty-percent of available equity or shares, whichever the case may be, must:
 - a. Notify the City Code Enforcement Office in writing.
 - b. Update all contact information on file with the City of Caribou as to the ownership of the business.
 - c. Provide proof that the Maine Office of Cannabis Policy has been notified of the change, if such notification is required by state law or applicable state rules.
 - d. Be subject to inspections by the City Code Enforcement Office, Fire Department, Police Department, and any other designated municipal authority, as may be required.
 13. *Forfeiture of permit:* If a Registered Medical Cannabis Dispensary ceases operations for a period of 12 months, for any reason, the City will revoke the permit issued to the Registered Medical Cannabis Dispensary.
 14. *Conditions:* The City Council shall be authorized to impose special conditions or constraints on a permit, in order to ensure compliance with the requirements of this article, address concerns about operations, and protect the public health, safety and welfare of the citizens of Caribou.

Section 1103 Suspension or Revocation of a Permit

The City Manager shall report to the City Council any findings that may warrant the suspension or revocation of a permit, and/or impact the decision to renew a permit pursuant to Section 1102(11). The City Council may, after providing required notice and conducting a public hearing, suspend or revoke any permit for the operation of a Registered Medical Cannabis Dispensary, on the grounds that continued operations could constitute a detriment to the public health, safety, or welfare of the citizens of Caribou, or would violate any State laws, local ordinances, policies or regulations.

Section 1104 Notice of Decision

The Caribou City Clerk shall notify the applicant in writing of the City Council's decision no later than fifteen (15) days after the date the decision was made. In the event that an applicant is denied a permit, the applicant shall be provided with the reasons for the denial in writing. The applicant may not reapply for a permit for a period of 30 days from the date an application has been denied.

Section 1105 Violations and Penalties

Whoever violates any of the provisions of this Article shall be punished by fines from \$100 up to \$2,500 per day, with lower fines assessed for first time violations and higher penalties assessed for subsequent and/or repeated violations. Fines will be assessed daily until the violation has been resolved to the satisfaction of the Code Enforcement Officer. Any violations not corrected within 15 days will be subject to higher daily fines and/or a decision by the Code Enforcement Office to issue a post against occupancy. After four notices of violation within a permit year, the permit will be referred to the City Council for possible permit suspension or revocation and/or the imposition of special conditions on the permit.

Section 1106 Separability

The invalidity of any provision of this Article shall not invalidate any other part.

Section 1107 Effective Date

This article shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Historical Note: Article XI was adopted on October 25, 2010.

ARTICLE XIII ADULT USE CANNABIS OPERATIONS

Section 1301: Purpose

The purpose of this article is to regulate adult use cannabis establishments as defined in this Article and by the State of Maine under the Adult Use Cannabis Act, MRSA Title 28-B, Subchapter 4.

Section 1302: Prohibition on adult use cannabis operations

Adult use cannabis operations are expressly prohibited in the City of Caribou.

Section 1303: Effective date; Duration

This article shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Section 1304: Violations and Penalties

This Article shall be enforced by the municipal officers or their designee(s). Violations of this Article shall be subject to the enforcement and penalty provisions of 30-A MRSA § 4452.

CHAPTER 13
Land Use Ordinances of the City of Caribou

Section 13-204, Land Use Table

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Registered Medical Cannabis Dispensaries	NO	NO	PB	PB	NO	NO	NO	NO	NO
Caregiver Retail Store	NO	NO	NO	NO	NO	NO	NO	NO	NO
Adult Use Cannabis Operations	NO	NO	NO	NO	NO	NO	NO	NO	NO

Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries

Section 1. Authority. This Ordinance is adopted under authority granted by M.R.S. Title 22, Chapter 558-C, Maine Medical Use of Cannabis Act, § 2429-D.

Section 2: Purpose. The purpose of this Ordinance is to provide for and regulate the operation of Registered Medical Cannabis Dispensaries within the City of Caribou. This ordinance establishes clear guidelines for the operation of two (2) Registered Medical Cannabis Dispensaries in the City of Caribou, in accordance with M.R.S. Title 22, Chapter 558-C Maine Medical Use of Cannabis Act.

Section 3: No Caregiver Retail Stores Permitted. No business or individual shall operate or seek to establish a “Caregiver Retail Store” in the City of Caribou, as defined by M.R.S. Title 22 Ch. 558-C § 2421-A (12). However, this ordinance does not prohibit or limit the operation of “Caregivers,” as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (11).

Section 4: No Adult Use Stores Permitted. No business or individual shall operate or seek to establish an “Adult Use Retail Store” under M.R.S. Title 28-B, Chapter 1 Cannabis Legalization Act.

Section 5. Registered Medical Cannabis Dispensary. A Registered Medical Cannabis Dispensary, as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (41), may operate in the City of Caribou, subject to the requirements and restrictions of this Ordinance.

Section 6. Definitions.

Registered Medical Cannabis Dispensary: Consistent with M.R.S. Title 22, Ch. 558-C §2421-A(41), an entity registered in accordance with this chapter that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis paraphernalia, cannabis plants, harvested cannabis, related supplies or educational materials to qualifying patients and the caregivers of those patients.

Medical use: Consistent with M.R.S. Title 22, Ch. 558-C §2421-A (31), the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of cannabis or cannabis paraphernalia relating to the administration of cannabis to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Section 7. Standards for Registered Medical Cannabis Dispensaries.

1. **Permit Required.** The establishment of a Registered Medical Cannabis Dispensary shall require review by the Caribou Planning Board as per Section 13-300 "Site Design Review" of the Caribou Code. Section 13-302 (B) shall require a mandatory public hearing as part of the Site Design Review. Siting requirements shall also apply to any and all ancillary structures, mobile units, or any future types of dispensary mechanisms as yet contemplated within this ordinance. Upon Following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. Applicants for a Registered Medical Cannabis Dispensary permit must complete an initial permit application and annual renewal applications, submitted on the appropriate form provided by the City, in accordance with City of Caribou Code, Chapter 7, Article XI.
2. **Zoning.**
 - a) Registered Medical Cannabis Dispensaries are allowed in Zones R3 and RC2 only.
 - b) Registered Medical Cannabis Dispensaries may not be located:
 - i) Within 300 feet of an existing residential dwelling
 - ii) Within 300 feet of an adjoining Zone boundary line
 - iii) Within a Drug Free Safe Zone, or within 500 feet of a pre-existing Private School, Day Care Facility, or House of Public Worship.
3. **Security.** Registered Medical Cannabis Dispensaries must comply with the security requirements outlined in the Maine Medical Use of Cannabis Program Rule, 18-691 C.M.R., Ch. 2, § 3 (B) and any revisions, amendments, or updates thereto.

Section 8. Inspections and Compliance.

1. **Local Inspections.** All Registered Medical Cannabis Dispensaries must remain in compliance with applicable building, safety, fire, and health codes and shall be subject to inspection by the Code Enforcement Officer, Fire Department, Police Department, and any other designated municipal authority, as may be required.
2. **State Compliance.** All Registered Medical Cannabis Dispensaries must comply with the Maine Medical Use of Cannabis Act and must remain in good standing with the Maine Office of Cannabis Policy. On an annual basis, permitted Registered Medical Cannabis

Dispensaries shall provide the Caribou Code Enforcement Officer proof of an active license issued by the Maine Office of Cannabis Policy.

Section 9. Enforcement. Any violation of this ordinance may result in enforcement actions, including fines, suspension or revocation of permit, and imposition of special conditions or constraints regarding operations, in accordance with applicable municipal procedures.

Section 10. Effective Date. This ordinance shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Section 11. Fees. A Registered Medical Cannabis Dispensary shall be subject to annual permitting fees, initial or renewal site inspection fees, and any additional compliance inspections fees that may be required, as outlined in City of Caribou Code, Chapter 7 § 1102(7).

Section 12. Penalty Any person violating the provisions of this ordinance may be liable for the penalties set forth in City of Caribou Code, Chapter 7 §1105.

ARTICLE III PROPERTY MAINTENANCE CODE

Sec. 4-301 Property Maintenance Code

The City of Caribou hereby adopts the 2024 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of Caribou; providing for the issuance of permits and collection of fees therefor.

Sec. 4-302 Amendments

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11(1) does ordain the following:

Section 1. The International Property Maintenance Code, 2015 edition, as adopted by the Caribou City Council in Ordinance 2017-2 is hereby repealed

Section 2. That the International Property Maintenance Code, 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Caribou, in the State of Maine for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk City of Caribou are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this ordinance.

Section 3. The following sections are hereby revised:

Generally, to all section or any reference: Replace International Fire Code (IFC) with National Fire Protection Association (NFPA) 1 Fire Code.

Section 101.1. Insert: City of Caribou

Section 107.4. Insert: The minimum penalty for a specific violation is \$50 payable to the City. The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.

Section 112.4. Insert: \$25 and \$2,500

Section 302.4. Insert: 7 inches within the Urban Compact Zone

Section 304.14. Insert: May 1 and October 1

Section 602.2.

Section 602.3. Strike : during the period of (date) to (date)

Section 602.4. Insert: October 1 and May 1

Section 4. If another ordinance, or portion of ordinance, is found to conflict with the ordinances herewith that this ordinance shall supersede any other ordinance.

Section 5. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

[A] 107.4 Violation penalties.

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The minimum penalty for a specific violation is \$50 payable to the City. The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.

[A] 108.4 Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$25 dollars or more than \$2500 dollars.

602.3 Heat supply.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in [Appendix D](#) of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.