

Town of Hiram
Shoreland Zone
Building Permit Requirements
Office of Code Enforcement
(207) 232-0183
HiramCEO@gmail.com

All building construction must comply with the building code part of the Maine Uniform Building Code. It is the responsibility of the building contractor and the homeowner to see that your buildings comply with this code.

- (1) Obtain all other State & Local Permits Prior to Application for the Town of Hiram Building Permit.
 - (A) If in the Saco River Corridor – A permit is required from the Corridor Commission- They can be reached at (207) 625-8123
 - (B) A Permit by Rule is required from the Maine Department of Environmental Protection. (Applications are available at the My Office)
 - (C) A Flood Hazard Development Permit may also be required if within or next to the 100 year flood plain. (depending on the scope of work requested)
 - (D) A Soil Test will have to be completed on Form HHE-200 by a Maine Licensed Soils Engineer and be current within the last Two Years.
 - (E) A Detailed Plot Plan showing the location of all existing structures and proposed buildings. Including Septic System, Well, Driveways (existing and proposed) Roads, Walkways, and the setback from the normal high water mark.
 - (F) If your project is off a State numbered highway then a Driveway entrance permit will have to be obtained from The Maine Department of Transportation Tel. # (207) 562-4228 or 885-7000. If your project is off from a Town Road then contact the Town office at (207) 625-4663. If it is on a private road check with the road association and supply a letter of good standing.
 - (G) A copy of a current Deed in your name.
 - (H) A complete set of House Plans showing the following.
 - i. A footprint (floor plan) of the existing house and the proposed addition. A list of calculations of Volume and Square footage of the existing building and the proposed addition. (Addition cannot exceed 30% by Volume or Sq. Footage.)
 - ii. All exterior elevations of the addition including the foundation to Finish grade. (Foundation Exposure not over 50%)
 - iii. A cross section showing all lumber dimension sizes, foundation walls, outside and inside walls, roof construction, Etc.
 - (I) All newly constructed buildings (excluding 30% additions) must be set back at least one hundred feet (100') from the normal high water mark of a Great Pond, Certain wetlands and all rivers. The setback is seventy-five feet (75') from all streams within the shoreland zone (250' of a great pond etc.) or as described within The Town of Hiram Shoreland Zoning and Flood Management Ordinance.
 - (J) If your project is within the 250' shoreland zone and outside the 100' setback from a given pond; then your project will fall under the 20% lot coverage rule and will need to be reviewed by the planning board, so plan accordingly! You will also need a plot plan showing all building locations, sizes of buildings (footprint) and any non-pervious areas, plus the sq. ft. of such areas.