

§1742-B. Municipal building ordinances

The Department of Administrative and Financial Services, Bureau of General Services, referred to as "the bureau" in this section, shall provide written notification to the municipal manager or, in the absence of a manager, the chair of the municipal officers of a state construction project or public improvement within the boundaries of that municipality as soon as practicable after beginning the schematic design process. If a municipality intends to review and issue building permits on state construction projects and public improvements, the municipality must file a notice of intent with the bureau no later than 45 days following receipt of notification by the bureau of the state construction project or public improvement. Once the required notice is filed, the projects and improvements to state-owned or leased buildings must comply with municipal ordinances governing the construction and alteration of buildings, as long as the municipal building code standards are as stringent as, or more stringent than, the code for state buildings. Prior to requesting bids, the bureau shall obtain or it shall require the project designer to obtain municipal approval of the project plans and specifications. Contractors and subcontractors shall obtain all necessary municipal building permits and the project must be subject to municipal inspections. [PL 2021, c. 275, §2 (AMD).]

Fees may be assessed for any permit obtained for any state construction project or public improvements to state-owned buildings. [PL 2005, c. 489, §1 (AMD).]

If a proposed public improvement is for new construction only and is not reviewed by a municipality, the state agency responsible for the new construction shall provide public notice of the project in the same manner as is required for notice of similar projects by ordinance of the municipality. Public notice under this paragraph must be provided as soon as development of the schematic design for the project is complete. [PL 2001, c. 615, §1 (NEW).]

If a proposed public improvement is for or includes installation of a solar energy project that will involve the disturbance of more than 1,000 square feet of land area, the state agency responsible for the installation of the solar energy project shall hold a public hearing on the project in the municipality where the project is located. The public hearing under this paragraph must be provided as soon as development of the schematic design for the solar energy project is complete. [PL 2023, c. 177, §1 (NEW).]

For purposes of this section, "schematic design" means the phase of the project or public improvement when the scale, proportions and relationships of the major project components are defined and the major building systems, construction materials, cost estimate and schedule of the project or public improvement are identified. Documents that are a part of the schematic design include a site plan and floor plan and building sections and elevations. [PL 2005, c. 489, §1 (NEW).]

SECTION HISTORY

PL 1985, c. 625 (NEW). PL 1987, c. 91 (AMD). PL 1991, c. 577 (AMD). PL 2001, c. 615, §1 (AMD). PL 2005, c. 489, §1 (AMD). PL 2021, c. 275, §2 (AMD). PL 2023, c. 177, §1 (AMD).

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