



Community Development Code Division

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NEW SINGLE FAMILY BUILDING PERMIT REQUIREMENTS

Please read all the information contained in the packet before submitting an application

In order for a new single-family building permit to be issued in Gorham we require the following applications to be filled out in their entirety. The timeframe for turnaround once all the information has been submitted to the Code Office is approximately **7-10 days**.

- **AS OF OCTOBER 3, 2019 THE TOWN OF GORHAM ADOPTED A MIDDLE SCHOOL IMPACT FEE ALL NEW RESIDENTIAL DWELLING UNITS TO INCLUDE BUT NOT LIMITED TO ONE AND TWO FAMILY**
- **AS OF OCTOBER 5, 2018 THE TOWN OF GORHAM ADOPTED A FIRE SUPPRESSION ORDINANCE FOR ALL NEW RESIDENTIAL DWELLING UNITS TO INCLUDE BUT NOT LIMITED TO ONE AND TWO FAMILY HOMES**
- **AS OF JUNE 1, 2004 THE TOWN OF GORHAM ADOPTED WATER SYSTEM IMPACT FEE (VILLAGE AREAS & FORT HILL AREAS)**
- **AS OF NOVEMBER 11, 2003 THE TOWN OF GORHAM ADOPTED AN IMPACT FEE FOR RECREATION AND OPEN SPACE**

Submit the following for a building permit

- Building Permit Application
- Res Check- website -<https://www.energycodes.gov/rescheck>
- Sewer Application and/or (3) signed copies of a Septic Design (HHE-200)
- Driveway Application
- Elevations 4 sides
- Cross sections
- Floor Plans
- Foundation plans
- Chimney or Fireplace Disclosure
- Suppression System/Sprinkler plans to be approved by the GFD 222-1660 to the GFD
- **Plot Plan, (drawn on back of application or on a separate piece of paper) and showing all lot lines, dimensions, required setbacks, and proposed structures. If the lot is part of an approved residential subdivision the proposed structures should be illustrated on the approved plot plan. The Gorham Land Use & Development Code (Chapter I, Section 1-3 Administration (E) under Application, allows the Code Enforcement Officer at his discretion the right to request additional information such as may be required to be pinned by a Certified Registered Land Surveyor or a Registered Civil Engineer or and/or tests and when needed to determine conformance to approve a building permit application. A copy of building house plans- to include (see below)**

Under some circumstances a **new lot split will require a deed description to be submitted.**

Under some circumstances (new subdivisions & commercial approvals) a Compliance Form will need to be signed by the Planning Department. **Additional permits** such as, Electrical & Plumbing Permits are required if electrical or plumbing work is being proposed. Please visit our web site at www.gorham-me.org for more permit application information and required inspections.