

TOWN OF ORONO CODE OF ORDINANCES

CHAPTER 8: Buildings and Building Codes, Article II Building Codes

Sec. 8-90. - Heating facilities.

- (a) *Generally.* Every dwelling and multifamily dwelling shall have heating facilities and the owner of the heating facilities shall be required to see that they are properly installed, safely maintained and in good working condition, and that they are capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least an average of 70 degrees Fahrenheit with an outside temperature of ten degrees below zero. The owner shall maintain a minimum average room temperature of 70 degrees Fahrenheit in all habitable rooms including bathrooms and toilet rooms when rented, at all times, on the basis of ten degrees below zero outside.
- (b) *Smoke control.* Fuel-burning, heat-producing equipment shall be installed and maintained so that the emission or discharge into the atmosphere of smoke, dust particles, odor or other products of combustion will not create a nuisance or be detrimental to the health, comfort, safety or property of any person.
- (c) *Heating equipment.* Every space heating, cooking and water heating device located in a dwelling or multifamily dwelling shall be properly installed, connected, and maintained, and shall be capable of performing the function for which it was designed, in accordance with the provisions of the building code.
- (d) *Construction and maintenance of solid fuel boilers.* Solid fuel boilers are prohibited from freestanding outdoor installation or installation in a freestanding accessory structure. Solid fuel boilers must be installed within the primary use structure to which they provide heat/hot water and be installed in accordance with the manufacturer's installation instructions, NFPA 211 (chimney and vents) and any other applicable building code requirements.
- (e) Notwithstanding the prohibition contained in Section 8-90(d), the construction and maintenance of solid fuel boilers in a freestanding outdoor installation or installation in a freestanding accessory structure within the Low Density Residential and Forest and Agriculture Zoning Districts provided that said boilers are installed in accordance with the manufacturer's installation instructions, NFPA 211 (chimney and vents), and Maine Department of Environmental Protection requirements (Chapter 150). In addition, the installation must be located at least 100 feet from the property line and, in the case of multiple dwelling units on a single land parcel, at least 100 feet from any dwelling unit not directly associated with the building being heated by said boiler. Permits from the Code Enforcement Officer are required prior to the installation of any solid fuel boiler.**