



Town of Bar Harbor
Planning & Code Enforcement

When a Building Permit is Required

Permit Required:

The following activities require that a permit be obtained from the Code Enforcement Officer (Bar Harbor Code [§ 125-77](#)):

- All construction, earthmoving activities or other improvements within the 100-year floodplain designated on the Flood Insurance Rate Maps published by [FEMA](#).
- New construction of buildings and structures. A structure is defined as “anything constructed or erected, the use of which requires location on, above or below the surface of the land or water” ([§ 125-109](#)).
- Alteration of a building, structure, or land, or parts thereof, including but not limited to:
 - Change in size of windows or doors;
 - Repair of foundations, whether concrete, cinder block, granite and posts, or piles;
 - Interior renovations for change in use;
 - Remodeling interior walls to create new rooms;
 - Enclosing open frame porch;
 - Installing skylights;
 - Erection of fences;
 - Construction of new steps and/or
 - Creation of roads or driveways.
- Erection of panels for winter closure or the erection of winter storm vestibules in the Downtown Village or Waterfront Development Districts; provided, however, that a permit need only be obtained in the first year of the useful life of the structure to be erected.
- Placement of signs (except temporary signs).
- All buildings or structures which are removed from or moved onto, or moved around within, a lot or demolished.
- The change of any premises from one category of land use to any other land use.

Any activity or use requiring a permit under this article shall not be commenced unless and until the property owner has received any required permits for the Code Enforcement Officer.

A permit will not be issued except to the owner of record or their authorized agent; written proof of authorization may be required.

A building permit will not be approved for a particular property if the property owner is in violation of this chapter or of any other previously approved subdivision or site plan on said property.

Electrical: (Bar Harbor Code [§ 125-70](#))

No electrical equipment shall be installed in, altered, or added to any building, structure or premises within the territorial limits of the Town of Bar Harbor unless an electrical installation permit has been issued.

A permit is NOT required to do minor repair work such as, but not limited to, the following:

- The replacement of fuses
- The installation of additional outlets
- The replacement of existing switches, sockets, outlets and lamps
- Repairs to entrance service equipment
- Repairs or installation of radio and low-voltage equipment

Emergency work may be undertaken without first obtaining a permit. A permit must then be obtained as soon as is reasonably possible.

No major deviation may be made from the installation described in the permit without the prior written approval of the Electrical Inspector.

Plumbing: (Bar Harbor Code [§ 125-91](#))

All plumbing permitted in the Town of Bar Harbor must comply with the standards set forth in the State of Maine Plumbing Code ([2015 UPC](#)).

A permit is required for any internal or external plumbing work with the exception of replacement of a fixture with a new fixture of the same type.

Repair of leaks may be undertaken without first obtaining a permit. A permit must then be obtained as soon as is reasonably possible.

Additional Information:

Also see [Vacation Rentals](#)

Also see: [Permit Applications and Forms](#)