



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			
Background Information			
Requested Action			
City Manager and/or Finance Review			
Council Vote/ Action Taken			
Departmental Follow-Up			

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

CITY OF GARDINER CODE
CHAPTER 17.8
Water St Flood Response Ordinance

SECTION

- 17.8.1 Purpose**
- 17.8.2 Applicability**
- 17.8.3 Required Flood Response**
- 17.8.4 Enforcement**
- 17.8.5 Penalties**

Section 17.8.1 Purpose

The purpose of this chapter is to protect the public's health, safety, and general welfare by assuring that Damage due to flooding do not cause mold, mildew, property damage or odors that will impact nearby businesses and properties downtown.

Section 17.8.2 Applicability

This chapter shall apply to all properties in the Traditional Downtown(TD) Zone or the Intown Commercial(IT) zone that experience standing water in the basement or any floor due to flooding.

Section 17.8.3 Required Flood Response

Within 48 hours of flood levels receding, property owners must ensure that the following are done.

17.8.3.1 Removal of items. All waterlogged, saturated or damp items that can be removed must be removed from the effected space.

17.8.3.2 Ventilation. The space must be ventilated to remove moisture from the space. Open doors and windows, fans, and dehumidifiers or other methods must be run until excess moisture has been removed from the building.

17.8.3.3 Electrical system inspection. If the electrical meter box or other electrical components of the building were at any time they must be inspected by a licensed electrician and repaired/replaced as necessary. If required by CMP, the electrician must sign off before power is restored to the property.

Section 17.8.4 Enforcement

The Code Enforcement Officer shall enforce the provisions of this chapter. If the Code Enforcement Officer shall find that any provision of this chapter is being violated, the Code Enforcement Officer shall notify in writing the property owner, mortgagee, and/or other party responsible for the violation, serving a written notice by certified mail or hand delivering it in person. The Code Enforcement Officer shall indicate the nature of the violation and order the action necessary to correct it. The Code Enforcement Officer shall set a reasonable period of time (not to exceed thirty (30) days) for the violation to be corrected.

If the violation is not corrected within the required time allowed, the property owner, mortgagee, and/or other responsible party shall be subject to penalties as set forth in Section 17.4.5.

Section 17.8.5 Penalties

Any person who violates any provision of this chapter commits a civil violation punishable by a civil penalty of \$25 for each day the violation continues beyond the allotted correction period as referenced in Section 17.4.4. In addition, the City may pursue all remedies and relief available at law and/or in equity, including without limitation the remedies and relief provided 30-A MRSA §4452.

Nothing contained in this chapter shall limit any other right or remedy available to the City of Gardiner.