



Town of Topsham, Maine
 100 Main Street
 Topsham, Maine 04086
www.topshammaine.com
 Codes Enforcement Office
 PH (207) 725-1723/ FX (207)725-1737

BUILDING COMPLAINT FORM

(For Land-Use issues, see Zoning Complaint Form)

Existing buildings are not required to comply with current building codes if no work is being done. According to the 2021 International Existing Building Code (IEBC), Chapter 4, Section 401.2, “The work shall not make the building less complying than it was before the repair was undertaken.” This indicates that compliance with current codes is only required when work, such as repairs or alterations, is being performed. If no work is being done, the building is not required to meet current code standards.

Additionally, the International Building Code (IBC) does not explicitly require building maintenance if the International Property Maintenance Code (IPMC) has not been adopted. The IPMC, specifically 2021 IPMC Chapter 01, Section 102.2 (Maintenance), outlines maintenance responsibilities, but this is separate from the IBC. If the IPMC is not adopted, the IBC does not inherently include provisions for ongoing building maintenance. Maine has not adopted the IPMC and as a result, Topsham cannot adopt the code due to State Law.

Name of person filing complaint: _____

Contact Information (address, phone, email, etc.):

- Check if you would you like to be contacted once our investigation has been completed

Address of the Building:

Subject to IBC 2021 [F] 806.1, please check any of the following that describe the issue:

- Furnishings or decorative materials are of an explosive or highly flammable character.
- Fire-retardant coatings in existing buildings have not been maintained and will not retain the effectiveness of the treatment under service conditions encountered in actual use.
- Furnishings or other objects have been placed to obstruct exits, access thereto, egress therefrom or visibility thereof.
- Not listed/Other

Building Staff you have discussed the issue with: _____

Description of the issue (Include additional pages/photos/material as needed):

