CITY OF BANGOR

Placarding FAQ

Q. What does a placard on the building mean?

A. That the structure or equipment in it is found by the code official to be unsafe; or the structure is found to be unfit for human occupancy; or that a structure is found to be unlawful. "Placarded building" and "condemned building" have the same meaning.

Q. What earns a building a placard?

A. A placard is issued for one of three safety reasons: unsafe structures (i.e. collapsing roof), unsafe equipment (furnaces, boilers, electrical equipment, etc.), or unfit for human occupancy (sanitary conditions, infestation or lack of ventilation, illumination, sanitary or heating facilities).

Q. When a building is placarded does it lose its certificate of occupancy?

A. Yes, placarding means removal of the certificate of occupancy for that building. A new certificate of occupancy will need to be applied for and issued prior to the building being occupied. The application for certificate of occupancy is available online at www.bangormaine.gov or can be obtained in person at the Code Enforcement Office on the 1st floor at City Hall.

Q. What gets the placard removed? If the reasons for placard are fixed, can the placard be removed, or is a certificate of occupancy required to remove the placard?

A. Placards can be removed when the defect(s) causing the condemnation has been eliminated. Removal of the placard does not mean the building is ready to be occupied though. To reoccupy the building, a certificate of occupancy is required.

Q. When the placard is removed, is the building code compliant?

A. Removing the placard does not mean the building is code compliant. It means the cause(s) of the placard has been repaired. There may be, and often times are, other code violations at the property.

Q. What is the best way to ensure that the entire structure is code compliant and safe?

A. The Code Enforcement Office recommends arranging a walk-through inspection with Code (992.4230). This can help identify violations and needed repairs. The next step is to get a dependable contractor to perform the needed tasks, being sure to obtain any necessary permits to do that work (see below). The final step is to have the Code Office inspect the completed work.

Q. What do I need to do to work on fixing up a placarded property?

A. Applicable building, plumbing, and electrical permits for the needed work must be applied for and issued prior to commencing repair work. Plumbing and electrical permits require a licensed professional to pull the permit in person at the Code Enforcement Office at City Hall. Building permits can be pulled by the property owner or agent of the owner and are available online at www.bangormaine.gov *or in person at the Code Enforcement Office at City Hall.*

Q. Does a placard expire?

A. Placards do not expire. They remain on the building until the issues causing the placard are remedied.

Q. What does the red "X" on a placarded building mean?

A. The red "X" sign on a placarded building means there are dangers in the building that first responders need to be aware of. These dangers are often structural in nature, such as collapsed roofs, floor damage, foundation collapse, damaged decks, etc. Additionally, a large fire load (items contained in a building) in a placarded building will earn it a red "X." Any access to a building with a red "X" should be considered highly dangerous and is discouraged.

Q. How do I view a property that is placarded and is available for sale?

A. Contact the listing Agent to schedule a viewing. Placarded buildings means they cannot be occupied, but viewing or inspecting the property is allowed. In all placarded buildings, and particularly in "red-x" buildings, use of caution when viewing and inspecting is always advised.

Q. As a Realtor, how do I list and show a placarded property that is for sale?

A. You may list and show a placarded property as you would a non-placarded property. Please do not remove or tamper with the posted placard notice. As stated above, please use caution when showing any placarded property.