



Town of Wells, Maine Code Enforcement Office

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Repairing Rotting Materials

A guide on permitting unexpected rot damage during a project

During projects, there can be unexpected rot damage that may require a building permit and inspection to be repaired. For example, while replacing siding you may discover rotted sheathing or studs. A permit would be required to repair the rot. The Code Enforcement Office allows the project to continue prior to receiving a building permit under the following conditions.

- A building permit application is submitted prior to performing the repairs
- Description of the work to be completed provided to the Code Office before starting repair
- A before photo showing the area to be repaired provided to the Code Office
- Any replacement of rotten material will require an inspection before the area is enclosed.

The work indicated on the permit for “Remove and Repair Rotting Materials” does not allow the applicant or designated representative to go beyond the scope of work. Remove and Repair does not indicate any expansion of the structure.

The intent of Remove and Repair is to fix the structure to its original condition, size, and shape. Any additional work to be completed must be part of the application process. This may require detailed drawings/plans and a complete plot plan showing all structures on lot with distances to all property lines labeled.