

## CHAPTER 156

# BUILDING PERMITS

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**156.01 BUILDING PERMIT REQUIRED.** No person shall erect, construct, enlarge, move, or alter the footprint of any building or structure in the City, or cause the same to be done, without first obtaining a separate building permit for each such building or structure from the Building Official.

**156.02 EMERGENCY WORK.** In emergency situations, work may be initiated without first submitting a permit application and receiving a permit therefor. However, a permit application must be submitted within a reasonable time after the passage of the critical period.

**156.03 PERMIT APPLICATION.** To obtain a building permit, the applicant shall file an application therefor on forms provided by the Building Official for that purpose. Each application shall contain all information necessary for the lawful enforcement of the provisions of this chapter.

**156.04 PLANS AND SPECIFICATIONS.** With each application for a building permit, and when required by the Building Official for enforcement of any provisions of this chapter, two sets of plans and specifications shall be submitted. The Building Official may require such plans and specifications to be prepared and designed by an engineer or architect licensed by the State of Iowa to practice as such. Plans and specifications when required shall be of sufficient detail and clarity to show that the proposed work will conform to the provisions of this chapter and of all applicable laws, ordinances, rules, regulations and orders. The Building Official may waive the filing of plans and specifications with an application for the following:

1. One-story buildings of conventional wood stud construction with an area not exceeding 600 square feet.
2. Private garages, carports, sheds and agricultural buildings of conventional wood stud construction.
3. Small and unimportant work.

**156.05 ISSUANCE OF PERMITS.** When the Building Official is satisfied that the work described in an application for a permit and the plans and specifications filed therewith, if required, conform to the requirements of this chapter and other pertinent laws and ordinances including any applicable soil erosion control plans, and that the fees as specified have been paid in full, the Building Official shall issue a permit therefor to the applicant.

**156.06 VALIDITY.** The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter. No permit presuming to give authority to violate or cancel the provisions of this chapter shall be valid, except insofar as the work or use which it

authorizes is lawful. The issuance of a permit based upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of this chapter or of any other chapter of this Code of Ordinances or of any other ordinance of the City.

**156.07 EXPIRATION OF PERMIT.** Every permit issued by the Building Official under the provisions of this chapter shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 120 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 120 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, such suspension or abandonment has not exceeded one year.

**156.08 SUSPENSION OR REVOCATION.** The Building Official may, in writing, suspend or revoke a permit issued under provisions of this chapter whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this chapter.

**156.09 BUILDING PERMIT FEES.** A fee for each building permit shall be paid to the Building Official as set forth herein. The determination of value or valuation under any of the provisions of this chapter shall be made by the Building Official. The valuation to be used in computing the permit and plan checking fees shall be the total value of all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment. The Building Official will use as a guide to determine the valuation the latest "Building Valuation Data" and the "Regional Modifiers," as published by the International Conference of Building Officials, unless the applicant can show that the actual cost will be less.

<b>BUILDING PERMIT FEES</b>	
<b>TOTAL VALUATION</b>	<b>FEE</b>
\$1.00 up to \$9,999.00	\$20.00
\$10,000 up to \$25,000.00	\$50.00
Over \$25,000.00	\$2.00 per \$1,000.00 of improvements thereafter

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