

TITLE V - BUILDING AND PROPERTY REGULATIONS
BUILDING STANDARDS

CHAPTER 131
BUILDING PERMITS

131.01 Purpose

131.02 Permit Required

131.03 Application

131.04 Fees

131.05 Amendments

131.06 Completion of Existing Buildings

131.07 Action by Building Inspector

131.08 Condition of the Permit

131.09 Revocation

131.10 Permit Void

131.01 PURPOSE. The purpose of this chapter is to provide and establish reasonable rules and regulations for the erection, reconstruction, altering and repairing of buildings of all kinds, as well as the use and occupancy of such buildings to promote the health, morals, safety and general welfare in the City.

(Code of Iowa, Sec. 364.1)

131.02 PERMIT REQUIRED. No building or other structure shall be erected, altered, used or occupied within the City without first receiving a permit therefor.

131.03 APPLICATION. Application shall be made in writing, filed with the Council and contain the following information:

1. Name. The name and address of the applicant.
2. Location. The street address and full legal description of the property.
3. Proposed Work. The nature of work proposed to be done.
4. Use. The use for which the structure is or will be used.
5. Plans. Application for permits shall be accompanied by such drawings of the proposed work, drawn to scale, including such floor plans, sections, elevations, and structural details, as the Council may require.
6. Plot Diagram. There shall also be filed a plot diagram in a form and size suitable for filing permanently with the permit record, drawn to scale, with all dimensions figured, showing accurately the size and exact location of all proposed new construction or, in the case of demolition, of such construction as is to be demolished and of all existing buildings.

131.04 FEES. The permit fee for construction work shall be determined on the basis of the cost of the construction as follows:

COST OF CONSTRUCTION	AMOUNT OF FEE
\$0 to \$3,500	\$10.00
\$3,501 to \$10,000	\$15.00
\$10,001 to \$20,000	\$20.00
\$20,001 to \$50,000	\$25.00
\$50,001 or more	\$50.00

131.05 AMENDMENTS. Nothing shall prohibit the filing of amendments to an application or to a plan or other record accompanying same, at any time before the completion of the work for which the permit was sought. Such amendments, after approval, shall be filed with and be deemed a part of the original application.

131.06 COMPLETION OF EXISTING BUILDINGS. Nothing contained in this chapter shall require any change in the plans, construction, size or designated use of a building, for which a valid permit has been issued or lawful approval given before the effective date of this chapter; provided, however, construction under such permit or approval shall have been started within six (6) months and the ground story framework, including structural parts of the second floor, shall have been completed within one year and the entire building completed within two (2) years after the effective date of this chapter.

131.07 ACTION BY BUILDING INSPECTOR. The Building Inspector shall examine the application for permit and shall, within a reasonable time, either approve or disapprove the application. If, after examination, the Building Inspector finds no objection to the proposed request and it appears that the proposed work will be in compliance with the laws and ordinances applicable thereto, the Building Inspector shall instruct the Clerk to issue the building permit to the applicant. If disapproved, the Building Inspector shall state its reasons for disapproval and notify the applicant of the same.

131.08 CONDITION OF THE PERMIT. All work performed under any permit shall conform to the approved application and plans, and approved amendments thereof. The location of all new construction as shown on the approved plot diagram, or an approved amendment thereof, shall be strictly adhered to. It is unlawful to reduce or diminish the area of a lot or plot of which a plot diagram has been filed and has been used as the basis for a permit, unless a revised plot diagram showing the proposed change in conditions shall have been filed and approved; provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

131.09 REVOCATION. The Council may revoke a permit or approval issued under the provisions of this chapter in case there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

131.10 PERMIT VOID. In the event that construction covered by a permit is not initiated and underway within one (1) year from the date of issuance of a permit, such permit shall be deemed void and of no effect.