

CHAPTER 156

PERMITS AND FEES

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156.01 GENERAL PROVISIONS.

1. Issuance. Upon application and approval by the Building Official, and payment of all fees provided for herein, the Clerk shall issue permits, as set forth in this chapter, to persons authorized by the City to perform the work specified in said permit.
2. Expiration. Any permit issued under the provisions of this chapter may be revoked by the Building Official. Every permit issued under the provisions of this chapter shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from the date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days. Before such work can recommence, a new permit shall be first obtained, and the fee therefor shall be one-half (1/2) of the amount required for a new permit for such work, provided that such suspension or abandonment has not exceeded one year.
3. Additional Work. When a permit has been issued for any purpose provided for in this chapter, in no case shall additional work be put in or additional fixtures set without the approval of the Building Official, and a new permit shall be obtained for all such additional work or construction.
4. Failure To Obtain a Permit.
 - A. Except in emergency situations, as determined by the Building Official, where a permit is required by this chapter and work is commenced by any person prior to obtaining the required permit, the regular fees as specified in this chapter for such work shall be doubled. The payment of such double fees shall not relieve any person from fully complying with the requirements in the execution of the work or from being subject to any other penalties prescribed herein. However, no double fees shall be imposed upon any person who starts work without a permit if:
 - (1) Said work is started on a Saturday, Sunday or holiday; and
 - (2) Such person secures the proper permit on the next working day.
 - B. No additional permit shall be issued to any person who owes the City the double fee described in this section.
5. Payment of Fees. All fees provided for herein shall be paid to the Clerk who shall issue a receipt therefor, and such receipt shall be presented to the Building Official for any permits that are issued to any person applying therefor.

156.02 EXEMPTIONS FROM PERMITS.

1. The Council may, upon receipt of timely application, exempt the following classes of applicants for building permits from payment of the permit fees prescribed herein:
 - A. Literary, scientific, charitable, benevolent, agricultural and religious societies or organization.
 - B. Educational associations.
 - C. Instrumentalities or agencies or political subdivisions of any state or federal government.
2. To qualify for an exemption from the payment of permit fees, the applicant must demonstrate, to the satisfaction of the Council, bona fide membership in one of the exempt classes named in subparagraphs A, B and C hereof and that such membership was not alleged or obtained for the exclusive purpose of avoiding payment of such permit fee. Such applicant must further demonstrate to the satisfaction of the Council that the building or other proposed structure or improvement for which exemption from payment of permit fees is sought, will be used exclusively for the appropriate objects of the applicant and not for pecuniary profit.
3. Persons performing work for the Federal government or any political subdivision of the State of Iowa may obtain permits for such work without paying the permit fees described herein.
4. An engineer or architect shall certify that construction, at completion, conforms to all applicable City Building Codes.

156.03 PLATTING AND OUTLOTS. A building permit shall not be issued unless the land upon which the proposed work is to be done is platted pursuant to the provisions of the Subdivision Regulations. Such platting may be waived by the Council if that body determines that no portion needed for public purposes as determined by the Council is dedicated to the City; provided, further, such platting may be waived by the Building Official, if the requested building permit is for one of the following reasons:

1. An accessory structure or addition for a one or two family residence; or
2. The removal, repair or alteration of a structure on unplatted premises; provided that there is no change in the use classification of such structure.
3. The term "alteration" shall be deemed to mean any change or modification of a structure that does not serve to increase the size of the structure, as originally built and not modified, by more than ten percent (10%).
4. A building permit shall not be issued permitting the construction of any building or other structure on any lot designated on any plat as an outlot, without such lot being replaced in accordance with the provisions of the Subdivision Regulations.

156.04 CONTRACTOR REGISTRATION. Any contractor applying for any permit required to be obtained under the provisions of this chapter shall, at the time of application, provide the registration number issued by the Iowa Division of Labor.

156.05 ADA. The City shall distribute to each applicant for a building permit a written notice informing the applicant that his or her project may be subject to the provisions of the

Americans With Disabilities Act (ADA). The notice shall advise the applicant that the applicant is solely responsible for determining whether, and to what extent, the ADA may be applicable to such project. The City shall have no, and expressly disclaims any, responsibility for determining whether or to what extent any construction project may be subject to ADA requirements and neither the existence of this provision nor the issuance of any building or other permit by the City shall be interpreted or construed as any representation that the project for which such permit is issued is, or is not, subject to, or in compliance with, the terms and provisions of the ADA.

156.06 SUPPLEMENTAL INSPECTION. For the purposes of this chapter, the term “supplementary inspection” shall be defined as the provision of inspection or engineering services by persons employed by the City, in addition to regular inspections provided for by the ordinances of the City on account of, or at the request of, any owner or developer of real property located within the City. Prior to the provisions of any supplementary inspection or engineering services by the City, the owner or developer of property requesting such services shall agree in writing to pay all costs incurred by the City on account of such supplementary inspection or engineering services.

156.07 PERMIT FEES.

1. Permit Fee Required. A fee for each permit shall be paid to the Clerk prior to commencing construction.
2. Determination of Value. The determination of value or valuation under the provisions of this chapter shall be made by the Building Official or Public Works Director. The valuation to be used in computing the permit fee shall be the total value of all construction work for which, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent work or permanent equipment based upon the latest valuation data sheet as published by the ICBO Standards.
3. Expiration of Plan Check. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed. The Clerk may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.
4. Fees. All permit fees shall be in accordance with the fee schedules as established by resolution of the Council.