

ORDINANCE NO. 285

An Ordinance Amending Building Regulations and Charges Set Forth in Norway Municipal Code Title VI. Physical Environment, Chapter 4, Building Regulations. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWAY, IOWA:

Section 1. The Norway Municipal Code of 2000 is hereby amended to repeal the present provisions of Chapter 4. Building Regulations, in Title VI, Physical Environment and substitute in lieu thereof the following:

TITLE VI – PHYSICAL ENVIRONMENT CHAPTER 4 BUILDING REGULATIONS

- 6-4-1 Building permit required – Exceptions
- 6-4-2 Building permit – Penalty
- 6-4-3 Building permit – Issuance
- 6-4-4 Certificate of occupancy – Issuance
- 6-4-5 Building code adopted – Exception/Exclusion
- 6-4-6 Building code adopted – Penalty
- 6-4-7 Electrical code adopted – Penalty
- 6-4-8 Plumbing code adopted – Penalty
- 6-4-9 Mechanical code adopted – Penalty

6-4-1 **BUILDING PERMIT REQUIRED EXCEPTIONS.** No land shall have a building erected thereon or an extension added to a building upon it, and no work shall commence upon any such building or extension until a building permit shall have been issued by the City Council or the Building Inspector. Nor shall such building be thereafter occupied unless a Certificate of Occupancy shall have been issued by the City Council or the Building Inspector. Building permits shall be valid for one year and new permit shall be required if the first permit expires. No permits shall be required for remodeling or alterations within the confines of an existing building and no permit shall be required for replacement of siding, roofing materials, windows and doors or for repair of decks or porches. For purposes of this chapter a “structure” or “building” is defined to mean a combination of materials forming a construction and includes, but is not limited to, homes, garages, decks, porches, swimming pools, hot tubs, culverts, sheds, fences, driveways, patios, sidewalk and fuel tanks.

Before commencing of cement slab or foundation a final inspection will be made by the city to verify approved location. If cement is not poured before poles are set verification of location must be made.

Section 2. Section 6-4-2 is hereby amended to read as follows:

6-4-2 **BUILDING PERMIT – PENALTY.** The fee for a building permit as set forth below in 6-4-3 shall be subject to a fine of one hundred dollars (\$100.00) in addition to the original cost of the permit in the event work is commenced upon the erection of a building or extension thereto prior to a building permit having been issued. In addition, failure to obtain a building permit within 30 days from the commencement of work shall be considered a municipal infraction.

If work does not conform to zoning requirements the council may require the building or extension thereto be removed and brought into compliance of zoning code for that district.

6-4-3 BUILDING PERMIT – ISSUANCE. The Building Inspector shall be appointed by the Council for the term of one year and Inspector or the City Council shall issue building permits when it has been shown to his/her or their satisfaction that such proposed structure or building or extension thereto is in conformity with the zoning ordinances of the City of Norway and upon payment of the building permit fee as set forth below.

<u>Residential Buildings</u>			
New Homes	\$125.00	Sheds w/out permanent foundation	\$10.00
Mobile Homes	100.00	Sheds w/permanent foundation	15.00
Additions to homes	35.00	Fences	25.00
Attached garages	35.00	Detached garages	25.00
Additions to attached garages	25.00	Radio towers (free standing)	20.00
Decks new or addition	25.00	Driveway surfacing (asphalt, concrete, etc.)	
Porches	25.00	(location check)	15.00
Swimming Pools, hot tubs	25.00	Patios, sidewalks (replacement or new)	10.00
		Dog kennel	10.00
Fuel & L-P tanks	10.00		
(refer to State Code)		Alteration of ditches	5.00
New retaining wall	20.00	Culverts (additions or extensions)	5.00
<u>Business/Industrial Buildings</u>			
New Building	200.00	Awning Type Structure	15.00
Addition to building	100.00	Shed	25.00
Storage bins	100.00	(with or without permanent foundation)	
Radio towers (free standing)	50.00	Commercial signs (attached)	15.00
Alteration of ditches	35.00	Commercial signs (free standing)	30.00
Driveway or parking lot	35.00	Sidewalks / Patio / Cement Pour	20.00
(new / replacement)		Fuel & LP tanks (refer to state code)	20.00
New retaining wall	35.00	Culverts	15.00
Fences	35.00	(additions / extensions)	

Section 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. If any section, provision, or part of this ordinance is adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged to be invalid or unconstitutional.

Section 6. This ordinance shall be in full force and effect from and after the ___ day of _____, 2016.

Passed and approved by the

CITY OF NORWAY, IOWA

Martin Schulte, Mayor

Attest:

Wendy Erger, City Clerk