

CHAPTER 155

BUILDING REGULATIONS

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155.01 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 Council or the Building Inspector. Building permits shall be valid for one year and new permit shall be required if the first permit expires. Projects not completed within two years of permit issuance are subject to penalty violation. 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.

155.02 BUILDING PERMIT; PENALTY. The fee for a building permit as set forth below in 155.03 shall be subject to a fine of \$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.

155.03 BUILDING PERMIT ISSUANCE. The Building Inspector shall be appointed by the Council for the term of one year and Inspector or the 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 and upon payment of the building permit fee as set forth below. In the case of new building construction and building additions permits will only be issued after motion of the council.

Residential Buildings	
New homes	\$125.00
Mobile homes	\$100.00
Additions to homes	\$35.00
Attached garages	\$35.00
Expansion of attached garages	\$25.00
Decks, new or addition	\$25.00
Porches	\$25.00
Swimming pools; hot tubs	\$25.00
Accessory building	\$35.00
Fuel and LP tanks	\$10.00
New retaining wall	\$20.00
Shed (with or without permanent foundation) 100 square foot maximum	\$20.00
Fences	\$25.00
Detached garages	\$35.00
Expansion of detached garage	\$25.00
Radio towers (free-standing)	\$20.00
Driveway surfacing (replacement, asphalt, concrete, etc.) (location check)	\$15.00
Patios, sidewalks (replacement or new)	\$10.00
Dog kennel	\$10.00
Awning/overhang type permanent structure	\$15.00
Alteration of ditches	\$5.00
Culverts (additions or extensions)	\$5.00

Business/Industrial Buildings	
New building	\$200.00
Addition to building	\$100.00
Storage bins	\$100.00
Radio towers (free-standing)	\$50.00
Alteration of ditches	\$35.00
Driveway or parking lot (new or replacement)	\$35.00
New retaining wall	\$35.00
Fences	\$35.00
Awning/overhang type permanent structure	\$15.00
Shed (with or without permanent foundation) 100 square foot maximum	\$25.00
Accessory building	\$35.00
Commercial signs (attached)	\$15.00
Commercial signs (free-standing)	\$30.00
Sidewalks or patio cement pour	\$20.00
Fuel and LP tanks	\$20.00
Culverts (additions/extensions)	\$15.00

155.04 CERTIFICATE OF OCCUPANCY; ISSUANCE. The Building Inspector shall inspect buildings being erected or extended at any time and when the same have been completed shall issue a certificate of occupancy if the provisions of this Code of Ordinances have been complied with.

155.05 EXCEPTION OR EXCLUSION. No separate building permits are required for electrical work, plumbing work or mechanical work, and the issuance of a certificate of occupancy referred to herein shall in no way be based upon compliance with electrical,

plumbing, or mechanical requirements that may or may not be made mandatory by this Code of Ordinances.

155.06 BUILDING CODE ADOPTED. The 2018 edition of the *International Building Code* is hereby adopted to regulate the construction or extension and use of buildings and/or other structures in the City with the following exceptions:

1. Any sections referring to permits are deleted.
2. Any sections referring to certificates of occupancy are deleted.
3. Any sections referring to filing fees for permits are hereby deleted.

Any person violating any portion or section of the 2018 edition of the *International Building Code* will be deemed guilty of a misdemeanor and “any person” includes any contractor, builder, or owner of such property.

155.07 CULVERT INSTALLATION. Installation of culverts for driveways of new construction the City shall purchase and install the first 16 feet per property. Any additional length greater than 16 feet shall be of same construction and purchased through the City at the property owner’s expense with installation completed by the City at City expense. Future culvert replacement shall be at property owner’s expense for culvert with type and size approved by City and will be installed by the City at City expense.

155.08 DRIVEWAYS BEYOND PROPERTY LINE INTO CITY RIGHT-OF-WAY. Installation of driveways consisting of concrete, asphalt or seal coat past property line into the City right-of-way shall be at the property owner’s expense to replace or repair if utility work is deemed necessary in that area. A gravel driveway will be returned to prior condition.

