

CHAPTER 150: BUILDING REGULATIONS

Section

Building Permits

- 150.01 Definitions
- 150.02 Permit required; exceptions
- 150.03 Application
- 150.04 Compliance with codes
- 150.05 Application fee

BUILDING PERMITS

§ 150.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

STRUCTURE. Any erection or construction, such as buildings, towers, masts, poles, booms, decorations, carports, machinery, and equipment.

REPAIR AND MAINTENANCE. The act or process of restoring to original soundness with in kind material which neither materially adds to the value of the property or appreciably prolongs its life, but keeps it in an ordinarily efficient operating condition. **REPAIR OR MAINTENANCE** shall not include replacement to the extent the replacement arrests deterioration or appreciably prolongs the life of the property.

VALUE. The out of pocket cost to the owner or other person plus the value of any uncompensated labor or materials used or the amount by which the **VALUE** of the property is increased in market value, whichever is greater.
(Ord. 93C, passed 7-6-92)

§ 150.02 PERMIT REQUIRED; EXCEPTIONS.

(A) No structure shall be erected, moved, reconstructed, extended, enlarged, converted, or altered without a building permit and without full compliance with the provisions of this subchapter and all other applicable local, county, and state regulations.

(B) A building permit shall not be required under this subchapter for the repair or maintenance of any structure with in kind materials, regardless of the cost of the repair or maintenance.

(Ord. 93C, passed 7-6-92) Penalty, see § 10.99

§ 150.03 APPLICATION.

(A) Every applicant for a building permit shall state on the application the value of the improvements covered by the permit. The statement of value shall be under penalty of perjury.

(B) Each applicant is under a continuing duty to supplement a building permit application if the applicant learns that the value stated on the building permit application is not accurate.

(C) *Building permits.* In order to promote the prompt completion of building projects within the city, and in order to fortify the tax base within the city, it is hereby decreed by the City Council that all building permits issued subsequent to September 4, 2008 shall require that each building so permitted shall be completed to no less than 75% of the project contemplated within the building permit within one year of the date of the issuance of the permit. If the permitted building is not 75% complete within one

year of the date of issuance of the building permit, then the permittee may request, in writing, one six-month extension to complete construction of the building so permitted, and, the City Council will provide the extension for good cause shown by the permittee. If no such extension is requested by the permittee or, after due course, is not granted by the City Council, or if the extension is granted but if 100% completion of the building is not achieved by the end of the extension period, then the Assessor for the City of Alma shall assess the property as being 100% complete beginning six months from the date of expiration of the extension or six months from the expiration of the original permit if no such extension was requested or granted.

(Ord. 93C, passed 7-6-92; Am. Ord 93H, passed 9-4-08) Penalty, see § 10.99

(D) If work is started before a permit required by this subchapter is applied for, the application fee for the permit shall be \$65 plus three times the normal application fee set forth in this section. Payment of the triple fee plus \$65 shall not release the applicant from full compliance with this subchapter nor from prosecution for violation of this subchapter.

(E) If application requires Historical Preservation Commission action, an additional fee of \$175 will be added to the regular permit fee to cover meeting costs.

(Ord. 93C, passed 7-6-92; Am. Ord. 93E, passed 8-5-99; Am. Ord. 93G, passed 9-4-08)

Cross-reference:

Historic Preservation Commission, see Ch. 151

§ 150.04 COMPLIANCE WITH CODES.

The issuance of a building permit from the city under this subchapter shall not relieve any person of compliance with any other codes or ordinances, including, but not limited to, the Uniformed Dwelling Code, the State Plumbing Code, the State Electrical Code, demolition permit, Certificate of Appropriateness under the city historical preservation ordinance, State Commercial Building Code or zoning permit under the city zoning code.

(Ord. 93C, passed 7-6-92)

§ 150.05 APPLICATION FEE.

The following nonrefundable application fee shall be submitted with the application for a building permit based upon the value of the improvements covered by the building permit:

(A) \$0 to \$5,000 - \$20;

(B) \$5,001 to \$20,000 - \$20 plus \$2.50 for every \$1,000 or part thereof in excess of \$5,000;

(C) In excess of \$20,000 - \$57.50 plus \$1.50 for every \$1,000 in excess of \$20,000;