

## CHAPTER 40

## BUILDING PERMITS

**40.010 Permit required.** It shall be unlawful for any individual, firm, or corporation to build or construct any building or dwelling, whether business or residential, or any addition thereto within the city limits of the city without having first obtained a permit from the City of Moscow Mills for said construction.

**40.020 Issued, when.** Said permit shall be issued upon review and approval by the City's Building Code Official of the plan of said proposed building or dwelling and the finding that the proposed plans and buildings comply with the standards and requirement of the city's zoning ordinance, building codes, and any other applicable ordinance. Plan shall be drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected and its location on the lot, and such other information as may be necessary to provide for the enforcement of this ordinance. A record of such application and plats shall be kept by the city clerk.

**40.030 Tap Fees and meter fees required.** Before any applicant shall be entitled to a permit under this ordinance, the applicant shall pay the appropriate connection fees and meter fees as stated in Chapters 110, 111, and 113 to the city collector for the proposed building or dwelling site.

**40.040 Fees and Charges:**

**A. Plan review and Inspection/Permit Fees:** Fees shall be applied as referenced in the currently adopted Building Code. Permit fees shall be calculated using the estimated construction cost table as published by the International Code Council based upon the estimated cost of construction. Estimated construction costs which exceed the calculated table amount will be charged according to the fee multiplier. The building permit fee multiplier shall be applied at a rate of .0015 for plan review and 0.0040 for inspection/permit fees.

**B. Miscellaneous Permit Fees:**

1. Miscellaneous permit fees shall include permits to alter, repair, demolish, relocate or construct pools, decks, fences, signs, finished-basements, room additions, electrical, plumbing or mechanical.
2. Miscellaneous permit fees will be charged a minimum of thirty-five dollars (\$35.00) for the first nine thousand dollars (\$9,000.00) worth of work for residential buildings and fifty dollars (\$50.00) for commercial/industrial buildings. Additional fees will be calculated based upon the estimated cost of construction multiplied by .0015 for plan review and 0.0040 for inspection/permit fees.
3. **Exception:** Work of a minor nature in residential occupancies such as the replacement of faucets or light fixtures is not required to be permitted or charged a fee in accordance with the adopted Building Code.

**C. Minimum Permit Fee.** The minimum permit fee charged for any building department permit shall be thirty-five dollars (\$35.00) for residential projects and fifty dollars (\$50.00) for commercial projects.

**40.050 Term of permit.** Permits for residential buildings shall be for nine (9) months from the date of issue, while permits for commercial or industrial buildings shall be for fifteen (15) months from date of issue. If construction is not completed within the specified permit period, a new permit must be applied for at least ten (10) working days prior to the expiration of the original permit. If the original permit expires before a new permit is applied for, a stop work order will be issued according to Section 40.100. Fees for the new permit will be 25% of original fees.

**40.060 Permit must be displayed.** Permit must be posted at building site in a conspicuous location for duration of construction.

**40.070 Survey required, when.** A survey may be required, at the applicant's expense, any time that the City Building Code Official finds it necessary to determine compliance with a building permit application.

**40.080 Inspection.** Inspection of the placement of building(s) as stated on building permit application may be done by any City employee or official at any time to insure that all set back lines are being complied with.

**40.090 Existing Construction.** Any existing construction shall be grand-fathered for the fees established in section 40.040 and allowed the time limit established in section 40.050 starting upon the passage of this ordinance.

**40.100 Stop Work Order.** The Board of Alderman, City Building Code Official, or its designated person, may issue a written stop work order to any person who is found violating the provisions of this Chapter. A stop work order shall give ten (10) days to come into compliance with this Chapter or stop all work on the project. Violation of a stop work order shall be unlawful and shall constitute a misdemeanor and shall be punished by a fine of not less than one dollar (\$1.00) and not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days or both, recoverable with costs of court. Each day of violation shall constitute a separate offense.

*Adopted by Ordinance #93, 6/14/99. Amended by: Ordinance #460, 4/21/08. Ordinance #477, 7/14/08. Ordinance #502, 12/8/08. Ordinance #582, 2/14/11. Ordinance #610, 10/11/11.*