

3.01 General Provisions

In order to ensure the safety, integrity, and consistency of all structures within the city, any substantial remodeling, renovation, or expansion of existing buildings shall comply with the city's most recently adopted Building Code and relevant City Ordinances.

For the purposes of this section, "substantial improvement" shall mean any reconstruction, rehabilitation, addition, or other improvement of a structure where the cost of the work equals or exceeds twenty-five percent (25%) or fifty percent (50%) of the current market value of the structure, prior to the commencement of such work.

When a proposed project exceeds these thresholds, the property shall be considered as being brought into compliance with the requirements of the latest adopted codes and standards, including but not limited to building, electrical, plumbing, mechanical, and zoning regulations.

This provision promotes public safety, maintains uniform development standards, and upholds the integrity of the city's environment.