

Proposed Amendments to Chapter 218

Draft 9/6/2023

Article V Permits, Fees and Plans

§ 218-26 Purpose and Applicability

A. The purpose of this article is to clarify the activities for which a building permit is required to be obtained, and those for which it is not. This Article further explains the procedures, fees, and plan requirements for the application process.

B. The provisions of this Article shall apply to the following, which all require building permits:

- (1) New construction or reconstruction of single and two-family dwellings, and to installation and placement of mobile homes and manufactured homes.
- (2) Interior Alterations (i.e. removing walls, structural alterations or changing an existing layout) to existing single and two-family dwellings, or to established mobile or manufactured homes.
- (3) Addition of living area to existing single and two-family dwellings, or to established mobile or manufactured homes. This also includes converting basement areas to bedrooms or any type of sleeping area.
- (4) Any structural repairs, alterations, or reinforcement to any dwelling.
- (5) New electrical, plumbing, and/or HVAC work, in any new dwelling construction, or in ~~existing buildings or structures~~ dwellings where such utilities did not exist before.
- (6) Below ground swimming pools.
- (7) New construction decks with a walking surface ~~2~~ 3 feet or more above ground level, including steps, ramps, railings, or any other related construction.
- (8) All commercial buildings and structures including but not limited to:
 - (a) Multi-family residential (three or more dwelling units).
 - (b) Retail, commercial service, office,
 - (c) Industrial
 - (d) Storage, distribution and warehousing.
 - (e) Institutional buildings and structures.

C. The provisions of this Article shall not apply to the installation, replacement, repairs, or construction

of the following, and which do not require a building permit:

- (1) Any repairs or replacement of, furnaces; plumbing fixtures of all types; electrical outlets or switches; electrical fixtures such as fans, light fixtures, heating baseboards, built-in appliances, etc;

HVAC equipment, including heat pump systems or air conditioning units; roofing systems, doors and windows of the same size. All work is required to comply with the standards set forth in SPS 320-325.

(2) All garage, storage or other detached accessory buildings and tool sheds. All work must comply with the standards set forth in SPS 320-325.

(3) New construction decks with a walking surface less than 3 feet above ground level. All work must comply standards set forth in SPS 320-325.

(4) Carports, securely anchored.

(5) Solid fuel-fired heating devices (subject to regulation in Article III)

(6) Geothermal or solar energy systems (solar systems subject to provisions of Article IX)

(7) Yard features and accessories such as children's play structures; patios and fire pits; fish and flower ponds, pools, and fountains; irrigation systems; gazebos; flagpoles; greenhouses. 8. Above-ground swimming pools.

(8) Any siding, soffit or rain gutter work.

(9) Black top, concrete, gravel, or another surface work.

(10) Farm structures such as corn cribs, barns, silos, and grain elevators, etc.

(11) Lp Tank installations (Subject The State Liquefied Petroleum Gas Code SPS 340) D.

All of the

above may be subject to zoning regulations such as setbacks, etc. described in Chapter 520, as well as any other applicable Chapter of this Code. E. In all cases, the quality, safety, and compliance to indicated standards and regulations of such installation and construction, are the sole responsibility of the property owner doing the installation and construction, or the licensed contractors they hire. Voluntary inspections can be applied for under the terms of Article VI.