

CHAPTER 155

BUILDING CODE

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155.01 STATE BUILDING CODE ADOPTED. Pursuant to public notice and public hearing, the City adopts the *Iowa State Building Code*.

155.02 SHORT TITLE. The *Iowa State Building Code*, as adopted in this chapter, shall be known as the “Building Code.”

155.03 DEFINITIONS. The following terms are defined for use in the Building Code:

1. “Building Official” means the City Building Inspector.
2. “Corporation counsel” means the City Attorney.
3. “Estimated cost” means the reasonable value of all services, labor, materials and the usual scaffolding and other appliances or devices entering into and necessary to the prosecution and completion of the work ready for occupancy, provided that the cost of excavation or grading and of painting, decorating or other work that is merely embellishment or not necessary for the safe and proper use of the building or structure is not deemed a part of such estimated work.

155.04 BUILDING INSPECTOR.

1. Appointment. The office of Building Official is created and such official shall be known as the City Building Inspector. At the first meeting of the Council each year, the Council shall appoint the Building Official for a term of one year. During the temporary absence or disability of the Building Inspector, the Mayor shall designate an acting Building Inspector.
2. Qualifications. To be eligible for appointment, the candidate for the position of City Building Inspector shall have experience in building construction. Such person shall not be actively engaged in the building construction business or engaged in any phase of building construction work requiring inspection.
3. Duties.

A. The City Building Inspector shall devote such time as is required to the duties of the office. Such official shall receive applications required by the Building Code, and shall examine the premises for which permits have been issued and shall make the necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. The Building Inspector shall enforce all provisions of the Building Code and, when requested by proper authority, or when the public interest so requires, shall make investigation in connection with matters referred to in the Building Code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction, or to require adequate exit facilities in and from buildings and structures, the Building Inspector shall issue such notices or orders as may be necessary.

B. Inspections required under provisions of the Building Code shall be made by the City Building Inspector. The Building Inspector may accept reports of inspectors of recognized inspection services after investigation of their qualifications and reliability. This shall include the right to accept inspections for new construction under the rules and regulations of the Federal Housing Authority and the Veterans Administration or any other government agency having established building rules and regulations which are equal to the Building Code adopted in this chapter.

C. The City Building Inspector shall keep such records as are required and shall make reports of inspections to the City Clerk. The Building Inspector shall have the right to deposit with the Clerk copies of required plans and documents relating to building work to be retained by the Clerk so long as any part of the building or structure to which they relate may be in existence.

D. All records shall be open to public inspection for good and sufficient reasons at regular business hours, but shall not be removed from the office of the Building Inspector or Clerk, without written consent of the Building Inspector. The Building Inspector shall make such reports to the Council as it shall require and in any event shall make a report annually.

4. Compensation. The Council shall, by resolution, determine fees to be paid to the Building Inspector for carrying out duties under this chapter.

155.05 BUILDING PERMIT REQUIRED. Before the commencement of the construction, alteration, removal or demolition of a building or structure, or the

installation of equipment as contemplated by the Building Code, a permit shall be obtained and the fee paid. Irrespective of the provisions of any other ordinance, the building permit may include all other work for which a permit is or may be required to complete a building or structure, including but not by way of limitation, plumbing permit, electrical permit, sewer permit, excavation permit and water permit.

155.06 SATELLITE DISHES.

1. Any satellite receiving disc or dish for the purpose of receiving communication signals exceeding thirty inches in diameter shall not be placed in residential areas except after permit granted by the Building Inspector and only upon compliance with the following:
 - A. Any such disc or dish placed on the ground shall be permanently anchored to a concrete foundation, which shall extend under the ground forty-two inches or more.
 - B. Any disc placed on a building shall first have a certification from a licensed engineer that the building or structure is able to hold the disc and both the disc and structure are capable of withstanding wind and weather stress.
2. Any satellite disc or dish placed in commercial areas shall comply with paragraphs A and B of subsection 1 of this section.
3. Any person desiring to install a satellite disc or dish shall first submit to the Building Inspector a plot or plan showing the size of the proposed structure, its location in relation to other structures and the size and lot lines of the property on which the structure is proposed to be built and shall pay a permit fee in the amount of fifteen dollars (\$15.00).

155.07 COOPERATION OF OTHER OFFICIALS. The Building Inspector may request and shall receive so far as may be necessary in the discharge of official duties the assistance and cooperation of other officials of the City.

155.08 RIGHT OF ENTRY. The Building Inspector, in the discharge of official duties and upon proper identification, shall have the authority to enter any building, structure or premises with consent of owners or by warrant.

155.09 BUILDING PERMIT FEES. The Council shall establish by resolution the building permit fees to be charged. The fees shall be based on the total construction costs of the proposed work, exclusive of the cost of land or costs for which other permit fees are required. No permits required by the Building Code shall be issued until the fee prescribed in this chapter has been paid, nor shall any amendment to a permit be approved until the additional fee, if any, due to an increase in estimated cost of the building or structure, has been paid.

155.10 DEMOLITION PERMIT FEES. The fee for a permit for the demolition of a building or structure shall be set by resolution of the Council.

155.11 FEES FOR OTHER PERMITS. The permit fees provided for in this chapter shall be construed to include the fees provided for in other chapters of this Code, if the total valuation for which the permit is issued includes such work. Nothing in this section, however, shall be construed as repealing the permit fees provided for in the other chapters if the work proposed to be done is not a part of the total building structure.

155.12 REFUND OF FEES. In case of abandonment or discontinuance, the cost of work performed under a permit may be estimated, an adjustment of the fee made and the portion of fee for uncompleted work returned to the permit holder. The number of inspections made shall also be a factor in determining the amount to be refunded. If such discontinuance is due to revocation of the permit, a similar adjustment and return may be made, provided that no refund shall be made until all penalties incurred or imposed by due authority have been collected. After such a refund has been made, no work shall be resumed until a new application has been made and a new permit issued.

155.13 DETERMINATION OF VALUES. All values or valuations under the provisions of this Building Code shall be made by the Building Inspector.