

CHAPTER 155

BUILDING PERMITS

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155.01 PERMIT REQUIRED. No person shall erect or construct or alter any building or structure of any nature, including but not limited to portable buildings, modular homes or any prefabricated building within the City limits or cause the same to be done without first obtaining a separate building permit for each such building or construction from the City. The term “building” includes concrete or other hard-surfaced patios, sidewalks, driveways, platforms or any additions thereof. The permit shall not be transferable to another individual or organization. No person shall erect or construct a fence without first securing a building permit from the City. “Building” as used in Chapter 155 includes fences.

(Ord. 2018-05 – Jan. 19 Supp.)

therefor in writing on a form furnished by the Clerk for that purpose. Every such application shall:

1. Identify and describe work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done, by lot, block, tract and home and street address, or similar description that will readily identify and definitely locate the proposed building or work;
3. Indicate the work or occupancy and use for which the proposed work is intended;
4. Be accompanied by plans and specifications for proposed construction or written description of said construction;
5. Be signed by the permittee or an authorized agent, who may be required to submit evidence to indicate such authority;
6. Give such other information as reasonably may be required by the Clerk.

155.03 REVIEW OF APPLICATION. The Superintendent of Public Works and the Clerk shall review the building permit applications. If the proposed construction would be, in their judgment, offensive in the immediate neighborhood in which it is proposed to be constructed, or in their judgment would be burdensome or disadvantageous to any resident or property in the immediate neighborhood, or in their judgment would not be in the best interests of the development of the City, the permit may be denied.

155.04 BOUNDARY LINE DETERMINATION. A survey is required prior to the issuance of a building permit if the cost of construction exceeds ten thousand dollars (\$10,000.00), or if the size of the construction exceeds 50 square feet. If the proposed construction is a fence to be located on the lot-line that is shared by two different property owners, the property owners shall sign a written agreement that outlines the material the fence will be constructed from, the location of the fence, and the height of the fence. The property owners shall file the agreement with the Poweshiek County Recorder. The City shall not issue

a building permit for the lot-line fence until the agreement has been recorded. If the property owners cannot agree, then any fence constructed must be at least three feet from the shared lot-line.

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155.05 SIDEWALKS AND DRIVEWAYS. Any existing sidewalks which are removed must be replaced. Any driveway curb opening must be saw cut to prescribed width. If driveway is not paved, a twelve-inch concrete lip must be placed behind the curb. All culverts under driveways shall be purchased at the expense of the property owner and shall be installed by the property owner at no charge to the City. All culverts shall be of a size to be determined by the Superintendent of Public Works. All work shall be done under the direction and supervision of the Superintendent of Public Works.