

## BUILDING PERMIT REQUIREMENTS

1. For all commercial and residential construction, Additions, alterations, renovation and demolition Both interior and exterior as defined and determined By the city engineer and/or his designees.
2. For all fencing, signs, street cuts and alley cuts.
3. For Plumbing (excluding repairs), Gas Pipe Test.
4. Before a mobile home is placed, set or affixed upon a lot(s), Tract or parcel of land within the city (Section 6-7.2.)
5. For roofing, siding, decks and windows
6. HVAC installations and replacements of existing units

**Building Permits** are **NOT** required for the following:

- One-story detached accessory buildings used as tool and Storage sheds, playhouses, etc., provided the area is under 200 square feet as measured at the maximum exterior wall Dimension.
- Sidewalks and driveways
- Painting, papering, tiling, carpeting, cabinets, counter tops And similar finish work.
- Although a project may not require a building permit, Other requirements may apply. It is recommended you contact The Building Department before beginning any project.

## ADOPTED CODES

2015 International Residential Code including all indices and appendices excluding Sections R313 and P2904  
2015 International Building Code  
2015 International Plumbing Code  
2015 Mechanical Code excluding Appendix B  
2015 International Fuel Gas Code

## CONTACT INFO

City Hall  
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8 AM to 5 PM  
Monday - Friday  
except holidays

### **Mike Moore**

City Engineer

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### **Adam McFarlin**

Building Inspector

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## Inspections

- Residential and Commercial Buildings

- ❖ Foundation

- After Poles, Piers, Trenches or basement areas are excavated
- Any required Forms and Re-bar

- ❖ Plumbing, Mechanical, Gas Inspection

- Rough In of Plumbing, Mechanical, Gas shall be made prior to covering or concealment, before fixtures or appliances are set or installed and prior framing. **Exception: Backfilling of ground-source Heat Pump Loop Systems**

- ❖ Frame and Masonry Inspection

- Floor Systems, Wall Framing, Roof Systems, Fire stopping & Draft stopping, required Bracing, ventilation

- ❖ Wall Coverings and Roof Coverings

- Exterior fasteners to sheeting, house wrap, roof underlayment, window tape, siding & roof coverings to be applied,
- Interior sheetrock( fasteners, ½ Type X or 5/8 type X if texturing on ceilings) before it is taped and finished

- ❖ Other inspections may be require to ascertain compliance with code

- Exhaust Fans in Bathroom ( Vented to Outside)
- Smoke Detectors in all bedrooms, hallways
- Dryer Vents to Outside

- ❖ Final Inspection

- Plumbing fixtures, gas piping (Test),HVAC, fire prevention, test on smoke detectors

**\*Certification of Occupancy is issued after the building official inspects the building or structure and does not find violations of the provisions of the code or other laws that are enforced by the department of building safety**

- ✚ Residential Re-Roof

1. Deck-inspection/Ventilation System
2. Nailing and Progress inspection
3. Final Inspection

## **Building Permit Application and Fees**

- **Building Permit Application**
- **Attachment form for Construction Plans**
- **Permit Fees (Appendix L) IRC 2015**

## **Plumbing Permit Application**

- **Fee Schedule (Appendix A) IPC 2015**

## **Fence**

## **Inspections**

- **Residential and Commercial Buildings [PDF]**
  1. **Foundation**
  2. **Plumbing, Mechanical, Gas Inspection**
  3. **Frame and Masonry Inspection**
  4. **Other inspections may be require to ascertain compliance with code**
  5. **Final Inspection**
    - \***Certification of Occupancy is issued after the building official inspects the building or structure and does not find violations of the provisions of the code or other laws that are enforced by the department of building safety**
- **Residential Re-Roof [PDF]**
  1. **Deck-inspection/Ventilation System**
  2. **Nailing and Progress inspection**
  3. **Final Inspection**