

CHAPTER 144

BUILDING CODE

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144.1 SHORT TITLE. This chapter shall be known as the Panora, Iowa, Building Code, and may be cited as such, and will be referred to herein as “this chapter.”

144.2 ADOPTION OF BUILDING CODE. Pursuant to published notice and public hearing, as required by law, the *International Building Code, 2015 Edition* (except as modified by Section 144.05 of this chapter), is hereby adopted to regulate the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings, or structures, in the City, and the same is by this reference incorporated herein as fully and completely as though set forth in full herein. (*Ord. 305.*)

144.3 3 ADDITIONAL PROVISIONS ADOPTED. The Building Code shall also include the adoption by reference of the *Int. Residential Code, 2015 Edition*; *Int. Plumbing Code, 2015 Edition*; *Int. Mechanical Code, 2015 Edition*; *Int. Existing Building Code, 2015 Edition*; *Int. Fuel /Gas Code, 2015 Edition*; *Int. Energy Conservation Code, 2015 Edition*; and the *Int. Property Maintenance Code, 2015 Edition*. Int. Zoning Code. Int., Fire Code , Int. Swimming Pool Code, (*Ord. 305.*)

144.3 3A ELECTRICAL CODE AND INSPECTIONS. State of Iowa Electrical inspectors will conduct all electrical inspections in the City, in accordance with the inspection standards established pursuant to Iowa Code Chapter 103, as amended from time to time. All electrical wiring and its installation must comply with the standards established by the Iowa Electrical Examining Board, or its successor agency, and by any Electrical Code adopted and enforced by the Iowa Electrical Examining Board. Applicants must file a separate electrical permit application with the State of Iowa, and pay all applicable fees for such permit, in addition to the fees established in Section 144.05 of this chapter. (*Ord. 305.*)

144.4 COPIES ON FILE. Official copies of the standard codes adopted herein and a certified copy of the ordinance codified in this chapter are on file in the office of the Clerk and the Building Official. (Ord. 305.)

144.5 BUILDING PERMIT FEE Applications for a building permit shall pay a fee to the City based upon the valuation of the project as set by resolution of the Council to cover the cost of issuing the permit, supervising, regulating, and inspecting the work. The determination of the value or valuation under any of the provisions of this chapter shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees, if any, shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

144.6 BUILDING OFFICIAL. The Building Official, who shall be appointed by the Council, shall administer and enforce the provisions of the Building Code, including the Plumbing, Mechanical and Electrical Codes, Fire Code and such other codes/ordinances as shall assign the Building Official that function. The Building Official also may serve as the Zoning Administrator and may be a Corporation or any other entity. The Building Official shall perform such other duties as may be required by the City and shall be accountable for the issuance of all applicable permits under this chapter. The Building Official shall have the power to render interpretations of codes and to adopt and enforce rules and regulations supplemental to such codes, subject to the approval of the Council, as the Building Official may deem necessary in order to clarify the application of the provisions of the codes. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of the codes.

144.7 BUILDING PERMITS IN NEW SUBDIVISIONS. An applicant for a building permit in a subdivision that has been platted after January 1, 2002, shall certify on the application for a building permit whether sewer, water, electricity and natural gas utility services are available at the property line of the lot for which the building permit is sought. If the utility services are not available, a building permit will not be issued by the Building Official until such time as the applicant files a new application certifying that the utility services are available at the property line. In the event, however, both the property owner and builder waive in writing the requirement that sewer, water, electricity and natural gas utility services be available at the property line, the Building Official shall proceed to issue the building permit, if all other requirements are met. (Ord. 305)