

ORDINANCE NO. 817
BILL NO. 99-10

AN ORDINANCE PROVIDING THAT BUILDING PERMITS BE OBTAINED; PROVIDING FOR FEES TO BE CHARGED FOR SAID PERMITS; PROVIDING FOR THE ISSUANCE OF PERMITS; PROVIDING FOR ENFORCEMENT OF THIS ORDINANCE AND PROVIDING CERTAIN PENALTIES FOR THE VIOLATION THEREOF.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Adrian, Missouri, as follows:

Section 1. Application for permits.

A. Prior to any construction, an application for a building permit shall be filed with the City and a permit obtained. Included with the application shall be an estimated cost of the construction, a simple sketch or drawing indicating the proposed construction, and a general description of the proposed work.

Any person who commences any construction without first obtaining a permit shall be guilty of a misdemeanor and shall be reported to the City Attorney for such action as may be appropriate.

B. All applications for a permit shall be in writing on forms provided by the City Hall. All such applications shall properly describe the property by block and lot number, or by legal description as recorded at the County Recorder's office, setting forth the true ownership at the time such application is made.

C. Plans and specifications, and written itemized estimates of cost must be filed with applications for building permits. Such documents must accurately show location of property lines and lateral dimensions of the work thereof as related to said lines; the elevation of new and existing works, and the location of connections to public utilities, including streets. Plan drawings shall show proposed details of construction or alteration sufficiently illustrated and described to allow a clear understanding of the intent and purpose of the work. The Governing Body of the City, or an authorized representative of said body, shall be the sole judge of the adequacy of such documents.

D. All such documents shall bear the true named of the author thereof, as well as that of the owner or applicant, followed by such title or authorization number as he or she may be lawfully permitted or obligation to use.

Section 2. Fees

No permit shall be issued except on payment of the appropriate fee. The fee shall be based upon the square footage and type of building.

**CATEGORY I
NON-DWELLING,
POLE OR FRAME CONSTRUCTION
NO HEAT, INSULATION OR BATHROOM
.025 cents per square foot**

Sq Feet	Fee	Sq Feet	Fee	Sq Feet	Fee
200	\$ 5.00	700	\$17.50	1200	\$30.00
300	\$ 7.50	800	\$20.00	1300	\$32.50
400	\$10.00	900	\$22.50	1400	\$35.00
500	\$12.00	1000	\$25.00	1500	\$37.50
600	\$15.00	1100	\$27.50	1600	\$40.00

**CATEGORY II
NON-DWELLING
POLE OR FRAME CONSTRUCTION
HEAT, INSULATION OR BATHROOM
.035 per square foot**

Sq Feet	Fee	Sq Feet	Fee	Sq Feet	Fee
600	\$21.00	1100	\$38.50	1600	\$56.00
700	\$24.50	1200	\$42.00	1700	\$59.50
800	\$28.00	1300	\$45.50	1800	\$63.00
900	\$31.50	1400	\$49.00	1900	\$66.50
1000	\$35.00	1500	\$52.50	2000	\$70.00

CATEGORY III
DWELLING
FRAME CONSTRUCTION
NO BASEMENT
.075 CENTS PER SQ.FT.

Sq. Feet	Fee	Sq. Feet	Fee	Sq. Feet	Fee
1200	\$ 90.00	1700	\$127.50	2200	\$165.00
1300	\$ 97.50	1800	\$135.00	2300	\$172.50
1400	\$105.00	1900	\$142.50	2400	\$180.00
1500	\$112.50	2000	\$150.00	2500	\$187.50
1600	\$120.00	2100	\$157.50	2600	\$195.00

CATEGORY IV
DWELLING
FRAME CONSTRUCTION
PARTIAL OR FULL BASEMENT
.08 CENTS PER SQUARE FOOT

Sq. Feet	Fee	Sq. Feet	Fee	Sq. Feet	Fee
1200	\$ 96.00	1700	\$136.00	2200	\$176.00
1300	\$104.00	1800	\$144.00	2300	\$184.00
1400	\$112.00	1900	\$152.00	2400	\$192.00
1500	\$120.00	2000	\$160.00	2500	\$200.00
1600	\$128.00	2100	\$168.00	2600	\$208.00

CATEGORY V
DWELLING
BRICK FAÇADE, FULL BRICK OR STONE
WITH OR WITHOUT BASEMENT
.10 CENTS PER SQUARE FOOT

Sq. Feet	Fee	Sq. Feet	Fee	Sq. Feet	Fee
1200	\$120.00	1700	\$170.00	2200	\$220.00
1300	\$130.00	1800	\$180.00	2300	\$230.00
1400	\$140.00	1900	\$190.00	2400	\$240.00
1500	\$150.00	2000	\$200.00	2500	\$250.00
1600	\$160.00	2100	\$210.00	2600	\$260

Fee Schedule Continued

\$3.00 for fences, decks and patios.

Section 3. Permits

A. If the proposed construction meets the requirements of Adrian's zoning and subdivision ordinances, and the application indicates the likelihood that the construction will be done in a manner consistent with the City's building codes, the city shall issue a building permit upon payment of fee.

B. After the permit has been obtained, it shall be posted in a conspicuous location at the construction site until after the final inspection.

C. The City must be notified within 30 days of any changes to building that would cause an increase in the permit fee.

Section 4. Inspections

A. The construction work shall be inspected as many times as the inspector deems necessary to insure compliance of all ordinances and regulation are followed in a timely manner.

B. It shall be the responsibility of the contractor to notify the City at the time the inspections are desired. All work shall cease until the inspection has been completed, or until the inspector has given the contractor written or oral authorization to proceed without immediate inspections.

C. Should the building inspection reveal defects or non-compliance, the building inspector shall refuse to sign the building permit and shall notify the contractor of the deficiencies. The contractor shall make the required corrections, or may appeal the decision to the Governing Body.

D. Should the building inspector think it is necessary, he may require more inspections or waive any scheduled inspections.

Section 5. Expiration of Permits

A. Every permit issued within the provisions of this code shall expire by time limitation if the work authorized by such permit is not commenced within ninety (90) days or if the work is suspended for more than one hundred eighty (180) days, or if the work is abandoned thereafter.

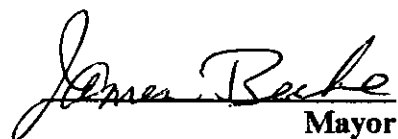
Section 6. Enforcement

A. The Governing Body shall appoint or designate an inspector who will be empowered to order compliance with the code or other laws and ordinances, serve notice that permits must be obtained, and have the right to enter any building or premises at all reasonable hours for the purpose of inspection, or investigation of alleged violations.

Section 7. Penalties

A. Any violations regarding health, welfare, or provisions of the code shall constitute a misdemeanor, and any person, firm or corporation found guilty thereof shall be subject to a fine of not less than five (5) dollars or more than twenty (20) dollars for each day exceeding five (5) days during which the violating condition remains uncorrected.

Section 8. This ordinance shall become effective on December 7, 1999.


Mayor

ATTEST:


City Clerk