

ORDINANCE #03032020

AN ORDINANCE REPEALING ORDINANCE #10242017-B PROVIDING A REQUIREMENT FOR BUILDING PERMITS FOR CONSTRUCTION AND DEMOLITION IN THE VILLAGE OF CURTISS.

The Village Board of the Village of Curtiss do ordain as follows:

SECTION 1. PURPOSE.

In order to provide certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures erected, constructed, enlarged, altered, improved, moved, converted to other uses or demolished and regulated the equipment, maintenance, use and occupancy of such buildings and/or structures, it is deemed necessary to require all persons engaging in such erection, construction, enlargement, alteration, improvement, or conversion to obtain a building permit prior to the time the construction, erection, enlargement, alteration, improvement, or conversion is undertaken. The purpose is to protect and foster the health, safety and well-being of persons occupying or using such buildings and general public.

SECTION 2. PERMIT REQUIRED.

No building of any kind shall be moved within or into the Village of Curtiss, and no new building or structure or any part thereof shall be erected or ground broken for the same, and no existing building or structure shall be enlarged, altered, moved, demolished, improved or razed within the Village until a building permit shall have been approved by the Village Board and obtained from the Village Clerk by the owner or his authorized agent. Erection, enlargement, alteration, demolition, improvement, razing or conversion when cost is \$2,500.00 or less will not require a permit. (Exemptions- Permits are not needed for roof replacements or window replacements. In general, permits are not needed for repairs to existing structures, but every repair over \$2,500 must be brought before the Village Clerk who will decide whether the work that will be done is a repair or improvement.)

SECTION 3. APPLICATION.

Application for a building permit shall be made in writing upon a form furnished by the Village Clerk or his/her designee and shall state the name and address of the owner of the land and also the owner of the building, if different, the legal description of the land upon which the building is to be located, the name and address of the builder and the use to which said building is to be put and such other information as the Village Clerk may require.

SECTION 4. UTILITIES REQUIRED FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.

No building permit shall be issued for the construction of any building until sewer, water, storm sewer, grading, and streets are installed in the streets necessary to serve the property for which the permit is required unless an exemption is granted by the Village Board.

SECTION 5. PLANS.

With the application of a commercial/industrial building permit for new structures, or additions, there shall be submitted two (2) sets of plans and specifications showing the dimensions of the lot, setbacks of all buildings on the lot and proposed grade of the proposed structure.

SECTION 6. FEES.

The fee for a building permit shall be **\$25.00** and shall be paid to the Village Clerk at the time the application form is obtained.

SECTION 7. LAPSE OF PAYMENT.

A building permit shall lapse and be void unless the building operations are commenced within six (6) months of construction and completed within one (1) year from the date of issuance.

SECTION 8. DISPLAY OF PERMIT.

Building permit shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress at all times during the construction work.

SECTION 9. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10. PENALTIES.

Any person violating the provisions of the ordinance shall be subject to a forfeiture of not less than \$25.00 nor more than \$100.00 for each violation.

SECTION 11. EFFECTIVE DATE.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

SIGNED:

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Randall Busse, Village President

ATTEST:

\_\_\_\_\_

Megan Zoellick, Village Clerk

Adopted: \_\_\_\_\_