

CHAPTER 15.08 – GENERAL PROVISIONS ¹

Sections:

- 15.08.010 Building Permits Required–Fees–Signs
- 15.08.020 Building Permits–Issuance.
- 15.08.030 Building Permits–Exceptions
- 15.08.040 Permit for Single Purpose Agricultural Building
- 15.08.050 Inspections
- 15.08.060 Unlawful–Penalties

15.08.010 Building Permits Required–Fees–Signs

It shall be unlawful for any individual person, association, partnership, company, firm, corporation or any entity to erect, construct, enlarge, alter, repair, move, improve, remove, convert, equip, use, occupy or maintain any building or structure or cause or permit the same to be done without first obtaining a building permit. (Ordinance 2004-C §1, 2004)

Permit Applications, both residential and commercial, shall be designed for the City, approved by the appropriate City building official(s) and the City Council, and made available to the public at the office of the City Clerk.

Fees shall be determined by Resolution of the City Council and made available to the public from the office of the City Clerk for but not limited to Mechanical, Plumbing, Electrical, Building Permits, and Inspection Fees.

Signs shall be posted at the three (3) main access roadways into the City of Arco, indication that Building Permits are required within the City of Arco.

15.08.020 Building Permits–Issuance

Building permits may be issued after:

- a. The construction plans and application have been reviewed and approved by the building official;
- b. The appropriate fees paid;
- c. A Building Permit shall not be issued without construction plans being prepared by an Idaho licensed Engineer or Architect, except as follows:
 - i. Dwellings and Lodging houses (Code Occupancy Group R, Division 3) of two stories or less ;
 - ii. Private garages, carports, sheds.

Idaho licensed Engineer or Architect must certify that their plans meet the current Uniform Building Code adopted by ordinance, all local ordinances, and that the City’s plan checking and field inspection does not relieve them from the responsibility of the contents of their plans.

Construction plans exempted from being prepared by an Idaho licensed Engineer or Architect as listed above, shall be plan checked by the building officer and appropriate fee collected. Plan checks are for compliance to ordinances, Uniform Building Code, prescriptive engineering designs, and engineered members such as trusses and wooden I-beams.

(Ordinance 2004-C §3(part), 2004)

15.08.030 Building Permits–Exceptions

No building permit is required (electrical and plumbing permits may still be required) for:

1. Re-roofing;
2. Storage sheds of less than 250 sq. feet;
3. Signs (as permitted by code),
4. As determined by the appropriate building official,
5. As determined by the City Council of the City of Arco.

(Ordinance 2004-C §3(part), 2004)

15.08.040 Permit for Single Purpose Agricultural Building.

A Building Permit for a Single Purpose Agricultural Building may be issued after:

- a. A plot plan and application have been reviewed and approved by the building official;
- b. A detailed description of the use of the Single Purpose Agricultural Building has been reviewed and approved by the building official; and
- c. The appropriate fees have been paid.

(Ordinance 2004-C §4, 2004)

15.08.050 Inspections

That in all situations where designated by several Codes adopted under 15.04 of this Title, inspections will be required by the appropriate City Official.

15.08.060 Expiration.

Every permit issued pursuant to this Chapter shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official for City of Arco is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and for justifiable cause demonstrated.
(Ordinance 2004-C §5, 2004)

15.08.070 Initial Building Permit Fees.

Initial Building Permit fees are on file, and may be from time to time, revised, changed, modified or established by resolution of the City Council of the City of Arco, at the office of the City Clerk. (Ordinance 2004-C §§ 8-9, 2004)

15.08.060 Unlawful–Penalties

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure, or cause, or permit the same to be done in violation of this code unless otherwise determined and prescribed by the City Council of the City of Arco. Violations are a misdemeanor and shall be punished by fine not to exceed three hundred dollars (\$300.00) per day for each day of the violation or imprisonment for a term not exceeding six months, or both such fine and imprisonment.

----- **NOTES** -----

(1) Ordinance 2001-F §§9,12,13, 2001