



All new construction, remodels, additions, enlargements, repair, moving, removal, conversion, demolition, and alterations require a building permit, as well as decks, fences, signs, and sheds. A trade permit is required for all plumbing, electrical, and mechanical work.

The application for a building permit must be filled out completely including complete contact information and must include the following:

- A scalable set of building plans. Electronic plan files are acceptable and encouraged.
• Site plans that include property lines, existing structures, location of existing structures with measurements to property lines and other structures and location of proposed building or structure.
• Description of work to be performed.
• 2012 IECC Energy Compliance information: Prescriptive, Trade Off (ResCheck), Performance (HERS)
• Trade permits for any electrical, mechanical or plumbing work completed.

All work must conform to the applicable building code and/or City Ordinances.

Work must not commence until all associated fees are paid and an approved building permit issued. A preconstruction conference with the building official may be required prior to the issuance of the permit.

When all requirements have been met, a permit will be issued. A permit is valid for 1 year and work must commence within 180 days from date of issuance.

Required Inspections: (some circumstances may require additional inspections)

Table with 2 columns: INSPECTION and NOTES. Rows include Footing, Foundation, Sewer/Water/Storm, Groundwork Plumbing, Plumbing, Electrical, Mechanical, Framing, Sidewalk/Approach, and Final. Final note: No structure may be occupied until a Certificate of Occupancy is issued.

Work must not be completed beyond the point indicated in each inspection without first obtaining the approval of the building inspector. Any portions that do not comply must be corrected and not covered or concealed until authorized. The building inspector can require construction to be removed if the appropriate inspections were not completed.

One business day notice is requested on all inspections. Inspections will be completed by the end of the next business day if one day's notice is provided. All attempts will be made to accomodate same-day inspections, but a same-day inspection cannot be guaranteed. It is the responsibility of the permit applicant to alert the building inspector and schedule necessary inspections or to cancel or reschedule an existing scheduled inspection for any reason. A trip charge may be assessed if you are not ready at the time of the scheduled inspection and a reinspection is required.

By following these guidelines, the proper inspections can be completed in a timely manner with minimal disruption of your work schedule. Please call Safe Building with any questions about this process, building code or inspection results.