TITLE VII

BUILDING AND STRUCTURES

Chapter 1

Building Code

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7-101. BUILDING INSPECTOR. The office of Building Inspector is hereby created. The Building Inspector shall be appointed by the Mayor, with the approval of the Town Council. The Mayor, with the approval of the Town Council, may designate an Acting Building Inspector who shall be the appointive authority during temporary absences or disabilities of the Building Inspector.

7-102. DUTY OF BUILDING INSPECTOR. It shall be the duty of the Building Inspector to inspect all legally permitted building projects. He shall be a member of the Planning and Zoning Commission. He shall be paid a fee, to be determined by the Town Council, for each inspection.

7-103. PERMIT REQUIRED. It shall be unlawful for any person, firm, or corporation to construct, add to, repair, other than normal maintenance, alter or move any building, structure or fence within the corporate limits of the Town of Cokeville, without first obtaining a permit or approved application, therefore.

(a) Said permit or application shall be obtained upon written application therefore, accompanied by the proper fee, being presented to the Town Clerk.

(b) Each application for a permit hereunder shall be accompanied by the necessary plans, specifications and materials to be used, in order that the Planning and Zoning Commission or staff can determine the location of the structure upon the lot as to yard limits, set back requirements, and compliance with the minimum requirements of this Title and with the zoning ordinances of the Town of Cokeville. If required by the Planning and Zoning Commission, the applicant shall also submit a plot plan prepared by a registered surveyor showing the dimensions of the lot in question, the location of the structures to be constructed, and any other details as requested by the Commission. It is the intent that the Planning and Zoning Commission shall have the authority to require a plot plan in sufficient detail so that determinations can be made as to whether or not the proposed structure complies with the necessary set-back and other requirements of this title and the zoning ordinances of the Town of Cokeville.

7-104 Shed Building Permit (a) Shed for purposes of this ordinance is a building two hundred fifty (250) square feet in area or less. Used for the storage of Animals, Equipment, or a Greenhouse for plants. If

 (1) Square Feet is figured by Length X Width

(b) A Shed Building Permit is required for any shed constructed or placed inside the town limits of Cokeville.

(1) For sheds two hundred fifty (250) square feet or less a Shed Building Permit can be submitted to the Town. Shed Building permits will be approved by Town Staff. For this section town staff include the Building Inspector and town employees appointed by the Mayor and Town Council.

(2) For sheds over two hundred fifty (250) square feet a Building permit will need to be submitted to the Twon and go through the Planning and Zoning Committee Process

(i) If vehicles bigger than UTV’s, ATV’s or Motorcycles are stored in shed it will be classified as a garage and will need to be approved by the Planning and Zoning Commission.

(3) Sheds shall not cover more than twenty-five (25) percent of the rear yard

(c) Sheds shall maintain a minimum of five (5) feet setback from side and back property lines and a minimum of twenty (20) feet set back from front property line. On corner lots no fence shall interfere with the unobstructed view of vehicular or pedestrian traffic for twenty (20) feet from the corner of the intersection or roadway

(1) No shed shall be placed on utility easements. If a shed is placed on easement by mistake, property owner is responsible for repair and cost of shed if damaged when utility needs repair.

(d) Storage containers permitted as sheds and will fall under same measurement guidelines for permitting

(1) Containers need to be painted the same color as other buildings on property with markings covered up.

7-105. BOND MAY BE REQUIRED. The Planning and Zoning Commission shall place upon each permit a specific time for completion of the project. The Planning and Zoning Commission may, if they deem it necessary, require the permittee to post a bond to insure timely completion of the project.

SECTION 7-106: FEES

CONSTRUCTION COSTS & LABOR FEE

$1.00- $1,000.00 $30.00

$1,001.00- $10,000.00

$10,001.00 - $100,000.00

$100,001.00 - $1,000,000.00

$1,000,001.00 and Up

$30.00 for first $1,000.00 plus $5.00 each additional

$1,000.00, or fraction thereof, to and including

$10,000.00.

$75.00 for the first $10,000 plus $2.50 each additional

$1,000.00, or fraction thereof, to and including

$100,000.00.

$300.00 for the first $100,000.00 plus $1.50 each

Additional $1,000.00, or fraction thereof, to and

including $1,000,000.00.

$1,650.00 for the first $1,000,000.00 plus $1.00 each

additional $1,000.00, or fraction thereof.

Example: A. Build Shed (greater than 250 square feet) $6500.00

$30.00 (1st $1,000) plus (5.5x 5.00) 13.90 = $57.50 for permit

B. Remodel back porch $32,000

$75.00 (1St $10,000) pious (22 x 2.50) 55.00 = $130.00 for permit

 C. New Home $225,900.00

 $300.00 (1st $100,000) plus (125.9 x 1.50) 188.85 = $488.85 for permit

D. New Business building $2,539,000.00

$1,650 (1st $1,000,000) plus (1,539 x 1.00) 1,539.00 = $3,189.00 for

permit.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_Estimated hours of labor x $\_\_\_\_\_\_\_\_ = cost

Council to set labor charge.

Requirements: A. Minimum Plan Requirements:

1. Two (2) sets of plans containing:

a. Site plan- minimum scale 1/16” equals 1 ft

b. Floor plan - minimum scale 1/4” equals 1 ft.

c. Elevation plan - minimum scale 1/4” equals 1 ft.

d. Standard structural cross section - minimum scale 1/4”

equals 1 ft.

e. Options - designate options to be implemented.

B. Copy of deed and/or survey - description of property identified by

surveyor

C. Designate set back distances on site plans

D. Physical placement of site stakes on property

E. NO CONSTRUCTION MAY PROCEED UNTIL THE BUILDING PERMIT OR APPICATION IS APPROVED AND FEES PAID.

F. Notify the building inspector or city staff when you are ready for inspections.

G. The Planning and Zoning Commission has the option to

require any or all of the above requirements, pending final

approval of the Town Council.

H. Any plan presented for consideration by the Planning and

Zoning Commission shall be presented to said commission no

later than 7 days prior to their next scheduled meeting. Any plan

presented after that shall not be considered until the next

commission meeting, unless approval to do so is granted by the

Planning and Zoning Chairman.

7-107. WORK TO COMPLY WITH PERMIT. All work on any structure or fence within the Town of Cokeville shall be done in compliance with the permit issued therefore. Upon inspection, any member of the Planning and Zoning Commission shall have the authority to order changes in the work to meet the requirements of this Title, the Zoning Code of the Town of Cokeville, and the permit issued for the work. Failure to make changes in the work so as to comply with the permit will result in cancellation of the permit. Whenever a permit is cancelled, all work being done there under shall cease pending a final determination before the Planning and Zoning Commission and the Town Council. The decision of the Town Council shall be final in the matter.

7-108. INSPECTIONS. The Planning and Zoning Commission shall cause at least three inspections to be made of all new buildings. The permit holder shall notify the Commission of the times when the building is ready for inspection, namely:

(a) After the foundation is completed but before backfilling around the structure.

(b) When the framework, electrical wiring, plumbing, and heating, are all completed as to rough in but not yet covered in walls or ceilings.

(c) At completion of the building.

Other inspections may be made as required by the inspector to ensure proper compliance with this ordinance.

7-109. BUILDING REQUIREMENTS - PLUMBING. The minimum requirements established by the National Plumbing Code, for the type and intended use are hereby adopted as the standard for all plumbing installations, additions, or repairs and is hereby made a part of this ordinance. All appliances to which water is piped shall have a pressure rating of 300 pounds per square inch or as is approved by the appliance industry.

7-110. BUILDING REQUIREMENTS - ELECTRICAL. The minimum requirements established by the National Electrical Code, Standards of the National Board of Fire Underwriters for Electrical Wiring and Apparatus, for the type and intended use are hereby adopted as the standard for all electrical installations, additions, or repairs and is hereby made a part of this ordinance.

7-111. MINIMUM STANDARDS OF CONSTRUCTION. In the Town of Cokeville, all materials of construction and standards of construction shall, as a minimum requirement, meet the specifications set forth in Federal Housing Administration, Minimum Property Requirements for Rocky Mountain States, for the type and intended use.

7-112. PENALTIES. Any person violating any of the provisions of this Title shall be punished as provided in Section 1-108, as amended, of the Revised Ordinances of Cokeville.