

CHAPTER 10 - BUILDING PERMITS REQUIRED

SECTION:

10.01: Building Permits Required

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10.03: Expiration and Extension of Building Permit

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10.01: BUILDING PERMITS REQUIRED.

Except as hereinafter provided, no person, firm, or corporation shall construct, erect, structurally alter, remodel, demolish or move any building or structure or parts thereof within the corporate limits of the City of Osakis without first securing a building permit from the City. The review and approval of site improvements pursuant to the requirements of City adopted Building and Fire codes shall be in addition to the site and building design plan review process established under Chapter 11, (Site and Building Plan Review) of this Ordinance, if applicable. The site plan approval process established under Chapter 11, (Site and Building Plan Review) of this Section does not imply compliance with the requirements of Building and Fire codes. Application for a building permit shall be made on form(s) to be furnished by the City.

10.02: CERTIFICATE OF SURVEY REQUIRED – PROPERTY PINS EXPOSED, PROJECT STAKED.

Construction projects exempt from the application requirements of Chapter (Site and Building Plan Design Review) which involve new construction, additions and enlargements may be required to submit a certificate of survey if the property pins are not found or established. Furthermore, property pins must be exposed and the project staked out prior to the issuance of a building permit, unless specifically waived by the Zoning Administrator.

10.03: EXPIRATION AND EXTENSION OF BUILDING PERMIT.

Expiration of permits shall be in accordance with the Building Code unless otherwise specified. If the work for which a permit was issued does not commence within 180 days or if the work is suspended or abandoned for a period of 180 days, the permit shall be considered void and invalid. The Building Official may grant, in writing, extensions for periods of not more than 180 days each. The extension shall be requested in writing prior to the expiration of the permit and justifiable cause demonstrated. The decision of the Building Official may be appealed to the Board of Adjustment and Appeals.

10.04: CERTIFICATION OF TAXES PAID.

Prior to approving an application for building permit, the applicant shall provide certification to the City that there are no delinquent property taxes, special assessments, interest, or City utility fees due upon the parcel of land to which the application relates.