

14.06. BUILDING PERMIT REQUIRED.

(1) APPLICATION. No building or part thereof shall be erected within the Village, until a permit therefore is obtained by the owner, or his authorized agent, from the building inspector. The term "building" as used in this section shall include any building or structure and any enlargement, alteration, heating or ventilating installation, or anything affecting the fire hazard or safety of any building or structure. The application shall include the following where applicable:

(a) For new buildings and additions to buildings:

1. Name of owner.
2. Address and lot and block numbers where construction is proposed.
3. A plot plan showing the size and location of the building or addition and distances to all lot lines.
4. The intended use of the building or addition.
5. The estimated cost of materials and labor.

(b) For remodeling:

1. Name of owner.
2. Address of premises where remodeling is proposed.
3. A description of the remodeling.
4. The estimated cost of labor and materials.
5. Any change of use, resulting from remodeling.

(2) EXCEPTIONS.

(a) Remodeling. No permit is required if the estimate cost of the proposed remodeling is less than \$1,000.00, including the fair market value of the labor of the owner or others.

(b) Replacements. No permit is required for replacement roofs, furnaces or fixtures. Replacement windows are also exempt if replaced with ones of equal size and area.

(c) One and Two Family Dwellings. (created Ord. #183) No building permit is required under this chapter for the construction or remodeling of buildings for which a building permit is required under Chapter 21 of this code. In lieu of a building permit under this section, a Zoning Permit must be obtained from the Zoning Administrator prior to applying for a building permit under Chapter 21 to ensure that all requirements of this Chapter have been met. The fees applicable to building permits under s. 14.06(3) shall be paid for Zoning Permits issued pursuant to this subsection in addition to any fees required under Chapter 21.

(3) BUILDING PERMIT FEE. The building permit fee shall be \$1.00 for each \$1,000.00 or part thereof of the cost of the proposed building, addition, or alteration up to \$25,000.00, plus \$.50 for every additional \$1,000.00 or part thereof up to \$50,000.00, plus \$.25 for every \$1,000.00 or part thereof in excess of \$50,000.00. The minimum fee shall be \$5.00.

(4) GRANT OR DENIAL OF PERMIT. The building permit shall be granted or denied by the building inspector within 30 days. In the event the permit is denied the Building Inspector shall state the reasons therefore in writing. The permit shall expire within 6 months unless substantial work has commenced. Any permit issued in conflict with the provisions of this chapter shall be null and void.

(5) APPEAL. Any person aggrieved by any decision of the Building Inspector may file a written appeal with the Zoning Board of Appeals within 30 days.