

City of Richland

Residential-Commercial Building Permit

Date: _____ Fee: _____

Owner/Applicant: _____ Contractor: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Building Site: _____ Residential _____ Commercial _____

Usage: _____ Number of Units: _____

Width: _____ Length: _____ Height: _____ Slope: _____

Minimum roof slope 4/12; Maximum roof height 16 foot, measured from the middle height of roof.
Truss Plate Institute stamp required on roof truss applications.

Electrical Inspection Required: Yes _____ No _____

Utilities Located

Iowa One Call (1-800-292-8989) Date of Locate: _____

Variance(s) Request: Yes _____ No _____

Describe:

Below, please provide a drawn detail (the dimensions of the proposed construction) and the location of the existing structures as they appear on the site.

Signed: _____

Restrictions and Regulations

Application must be SUBMITTED for approval, 14 days prior to the regular city council meeting (first Monday of each month). Special meetings will not be called with the exception of hardship caused by fire or natural disaster. Construction must commence within sixty (60) days after approval and must be completed within 240 days of permit approval. Construction plans must conform to IBC2000, the laws of the State of Iowa and the City of Richland Municipal Codebook of Ordinances. Variance requests must be petitioned in person.

Setbacks

New Construction (Residence / Occupancy): No construction can be erected on or across an easement. A permit will not be issued if the structure or building is to be erected more than 25 feet from the front and 20 feet from the rear lot lines; less than six (6) feet from the adjoining lot lines, alleys, or an existing structure on the building lot.

New Construction (Accessory Buildings): No construction can be erected on or across an easement; less than six (6) feet from the adjoining lot lines, alleys, or an existing structure on the building lot. No accessory building or non-occupancy structure can be erected or located other than in the rear yard, and shall not occupy more than thirty (30) percent of the available rear lot.

Permitting

Utility sheds, decks, porches, additions, renovations or restorations require a building permit if a water or sewer hook-up is utilized; it will require or expand 500 square feet or more in dimension; the construction is considered extensive (\$5000 or more in labor and materials) or, the construction will require an inspection for an electrical application. (Refer to Richland Municipal Codebook of Ordinances 7-4-8 Building Permit)

Non-Permitting Restrictions and Regulations

Driveway Approach: The entrance or approach to a garage or accessory structure requires installation of a drainage tube. (double-wall plastic, galvanized metal, or concrete) with minimum dimensions of ten (10) feet in length and twelve (12) inches in diameter, installed at the required location to insure the flow of surface water between the street and the building lot.

Fences: No fence can be erected on or across an easement or alley. Boundary identification is required, and utilities must be located by Iowa One Call prior to digging. A minimum setback of twelve (12) inches inside the sidewalk (private property side) is determined as the established public easement to a frontal (and side, if applicable) lot. Contact abutting property owners to identify lot lines.

The city takes no responsibility for elevations, property lines or locations of any utilities. The property owner shall assume full responsibility for all work performed in relation to the project.

Compliance Agreement _____