



BUILDING PERMIT APPLICATION

CITY OF REMSEN | REMSEN MUNICIPAL UTILITIES

008 W 2nd STREET | 712-786-2136

Property Owner:	Date:
Project Address:	
Zoning District: <input type="checkbox"/> "A" Residence <input type="checkbox"/> "B" Commercial <input type="checkbox"/> "C" Industrial	
Project Description:	
Do utility services need to be added, removed, or modified? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain:	
The valuation shall include: the total value of all construction work for which the permit is issued, as well as all finished work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment.	
Project Valuation (Required): _____ Square Feet: _____	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Engineer	
Applicant Name (if different than property owner):	
Mailing Address:	Phone:
Contractor (if applicable):	
State of Iowa Contractor Registration No:	

THE FOLLOWING TASKS MUST BE COMPLETED BEFORE TURNING THIS APPLICATION IN:

	Iowa One Call (800-292-8989) has been called to locate utility lines
	A plat in duplicate, drawn to scale including: actual dimensions of the lot, size, shape, and location of the building to be erected
	Other need information attached that may be necessary for the enforcement of the building and zoning regulations of the City
	I understand and have thoroughly read this application.
	I also understand no construction is allowed to begin until permit is approved, and all fees are paid to City Hall.

Applicant Signature: _____ **Date:** _____

Applications will be approved by City Council. A bill will be sent as notification of approval. The bill must be paid before construction is allowed to begin.

Approved by:	Date:
City Council Meeting Date of Approval:	Permit No:

LOCATING PROPERTY LINES: The City of Remsen DOES NOT verify or locate property lines and/or property pins/markers. A surveyor may be required to locate property lines.

147.02 PERMIT REQUIRED. No building shall be undertaken without a building permit as required by this chapter or a zoning certificate of occupancy. All building permits which change the outside dimensions of any structure including decks and also any construction of cement patios, sidewalks or cement structures of any kind, and construction of a fence in the Residential District shall require a permit and City of Remsen Council approval and inspection by the appropriate City of Remsen employee shall be required. If an owner commences construction of a building, building additions, or fences prior to obtaining a building permit, a fine of \$500 shall be assessed to the owner of said property where the building, building additions or fences are constructed. **(Ord. 2012-004,07) (Ord.2023-001)**

147.04 PERMIT FEES. Fees are calculated based total valuation of building. Fee schedule is available upon request. When permit is issued, a bill will be sent.

147.05 ZONING ADMINISTRATOR FEES. Fees are calculated based on valuation of building and will be included on the bill for the building permit. Fee schedule is available upon request.

147.12 LENGTH OF A VALID BUILDING PERMIT. Upon the issuance of a building permit, the permit holder must start construction no later than 60 days from the date on the permit. The construction progress must meet the approval of the enforcement officer. If construction does not begin within 60 days, the permit becomes void and a new permit must be obtained and permit fees charged according to Section 147.04. All construction shall be completed twelve (12) months from the date the building permit is issued. Unless for good cause shown, a penalty for not completing the construction within twelve (12) months shall be \$20.00 per day. **(Ord. 2000-1 – Mar. 02 Supp.)**

147.13 UTILITY EASEMENTS. It shall be unlawful for anyone to construct a structure, plant any trees or shrubs of any kind, construct a fence or place any obstruction on the City of Remsen Utility Easements. The City shall have the right to remove any obstruction from the City of Remsen Utility Easements and assess the costs to the violator. **(Ord. 2002-04 – Apr. 04 Supp.)**

FENCE ORINANCE (Ord. 2022-002). Residential District: No fence, wall or hedge in any front yard shall exceed 42” in height and no fence, wall or hedge should exceed 42” along the side street yard of a corner lot. No fence or wall in any rear yard shall exceed 8’ in height. Commercial and Individual District: No fence or wall in any rear yard shall exceed 10’ in height.

- Every fence hereinafter erected shall be done in the following manner: posts, supporting rails and other such supporting elements and shall be located on the property and face the property on which the fence is located.
- Fences shall be constructed one foot (1’) off the property line to allow room to maintain both sides of the fence.
- When constructing a fence along an alleyway the fence must be constructed at least twenty feet (20’) from the center of the alley.
- It shall be unlawful for a person to use barbed wire or electric fences to enclose land without the written consent of the Council unless such land consists of ten acres (10 A) or more and is zoned agricultural land.
- No fence shall be constructed or installed on a utility easement.
- No fence is allowed to project onto a public right of way.
- A building permit shall be required prior to any construction of a fence.
- Fence materials will also need to be in the building permit.
- The property owner shall be responsible to verify and locate the property lines and/or property pins/markers. The property owner shall be required to survey if location cannot be verified. The City of Remsen shall not be responsible.

IF YOUR PROJECT INVOLVES BUILDING A NEW HOME OR BUSINESS, REPLACING A METER SOCKET, OR REPLACING A BREAKER BOX, YOU MUST CONTACT THE STATE OF IOWA ELECTRICAL INSPECTOR @ 712-240-0903. YOU MUST ALSO HAVE THE STRUCTURE INSPECTED BY A CITY OF REMSEN EMPLOYEE FOR GROUNDWATER/SURFACE RUN-OFF PER SECTION 95.04.

ALL CONSTRUCTION WILL FOLLOW THE REGULATIONS SET FORTH IN THE CODE OF ORDINANCES, REMSEN, IOWA



CALL BEFORE YOU DIG...

IT'S THE LAW!