

BUILDING CODES AND BUILDING PERMITS**Section 2201—Purpose:**

The adoption and enforcement of Building Codes for the construction reconstruction, restoration, extension, alteration, expansion, or enlargement of buildings and structures located within the City serves the public interest by providing for structural stability, fire resistance, adequate ventilation and other safety and sanitary features.

Section 2202—Building Permit Required:

1. The construction, reconstruction, restoration, extension, alteration, expansion, or enlargement of any building or structure shall not be commenced until a Building Permit Application is approved, as required by the adopted Building Codes, unless exempt by the Building Code or State Law.
2. For any construction exempt from the requirements of the adopted Building Codes or State Law, the Building Official may require the submission of information and materials necessary to ensure compliance with the provisions of the Land Use Ordinances, Building Codes, and State Law.

Section 2203—Building Permit Application:

1. Applications for Building Permits shall be presented to the Building Official, including all information and materials as required by the adopted Building Codes.
2. Prior to the issuance of any required Building Permit(s), the proposed use(s), building(s), or structure(s) shall have received the necessary approvals, permits or licenses, or other Land Use Application approvals, as applicable, and as required by this Ordinance, and the City's other Land Use Ordinances.

Section 2204—Building Code Compliance:

All structures requiring a Building Permit shall comply with the requirements of the adopted Building Codes.

Section 2205—Certificates of Occupancy:

1. A Certificate of Occupancy (CO) shall be required before any building or structure, or part thereof, may be used or occupied, as required by the adopted Building Codes. No Certificate of Occupancy shall be issued permitting the occupancy or use of any building or structure unless and until;
 - 1.1. All construction reconstruction, restoration, extension, alteration, expansion, or enlargement has been completed, as authorized, if a Building Permit is required.
 - 1.2. The use conforms to the regulations of the Land Use Ordinances of the City and all other applicable statutes, ordinances and regulations, if no Building Permit is required.
 - 1.3. Payment of all applicable fees, charges, other requirements have been provided, and all conditions for the establishment of the use, building, or structure have been met.