

## 5.2 BUILDING PERMITS -

5.21 Required Prior to Construction or Alteration - It shall be unlawful to commence the excavation for or the construction of any building, including accessory buildings, or to commence the moving or alteration of any buildings, including accessory buildings, until the Administrative Officer has issued a building permit for such work.

5.22 Exceptions - No building permit or certificate of occupancy shall be required in the following cases:

5.221 - Recurring maintenance work.

5.222 - Those structures and uses exempted by Section 4.45.

5.223 - Installation of required improvements according to an approved subdivision plat.

### 5.23 Procedure -

5.231 Application - In applying to the Administrative Officer for a building permit, the applicant shall submit a plan along with the application, drawn to scale, showing the dimensions of the lot to be built upon, the outside dimensions of all structures to be constructed or altered and all existing structures, the use of structures, yard depths, and any other information necessary for determining conformance with this order. The County Health Officer's certificate approving proposed water and sewerage facilities must accompany applications according to Section 2.46 of this Regulation.

5.232 Issuance - If the proposed construction or alteration conforms with all applicable provisions of this Regulation and all other applicable ordinances, regulations and codes, the Administrative Officer shall issue a building permit authorizing such construction or alteration. If the proposed construction or alteration fails to conform, the Building Inspector shall refuse to issue a building permit and shall deliver written notice to the applicant stating the reasons for the refusal. The Administrative Officer shall act upon applications for building permits within two (2) weeks from the date of their submission.

5.233 Validity - The issuance of a building permit by the Building Inspector shall not waive any provisions of this Regulation.

5.234 Duration - A building permit shall become void six (6) months from the date of issuance unless substantial progress has been made by that date on the construction or alteration authorized therein. A building permit may be renewed without fee upon review by the Building Inspector before it becomes void.

5.235 Permanent File - The Building Inspector shall keep a permanent file of all applications with accompanying plans and all permits issued.