

## CHAPTER 8

### BUILDING CODE

#### ARTICLE 1 - General Building Code

##### **8.0101 Adoption of Code**

The erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, uses, height, area, and maintenance of buildings or structures in the City of Thompson shall meet with the provisions of the rules and regulations of the North Dakota State Building Code and any future updates and amendments to that code, a copy of which is on file with the city auditor. That code is hereby adopted and made a part of this chapter by reference with the exception of the following sections affecting local conditions in the City.

##### **8.0102 Amendments, Deletions, Additions to Code**

Reserved.

##### **8.0103 Clarification of Code**

For the purpose of clarifying the Building Code adopted above.

1. "Municipality" or "City" shall mean the City of Thompson.
2. Whenever the Building Code shall conflict with the zoning ordinances, the zoning ordinances shall govern.
3. Any reference to fire limits within the City shall mean the fire limits set out by the Thompson Rural Fire Protection District as set out in Chapter 4.
4. Structures may rest on wood foundations or wood basements providing they comply with the following:
  - a. All footings shall be concrete and installed as specified consistent with the standard of the industry as to such footings.
  - b. All wood foundations shall be constructed consistent with structural designs as set forth in the North Dakota State Building Code. The building permit shall specifically specify that the structure is to be built on a wood foundation or wood basement and the contractor shall indicate in writing strict compliance with this ordinance and the North Dakota State Building Code.
  - c. All wood foundation materials must meet treatment requirements for below grade foundation materials. Wood foundation materials must be approved by the city building inspector either before construction begins or constructed in such a manner that treatment level stamp is visible for inspection after material is in place.

January 3, 2005

**8.0104 Fees**

**BUILDING PERMIT FEES**

\$1 to							
\$1,001-							
1,000	36.00		34,000	262.50		68,000	456.00
2,000	43.00		35,000	269.00		69,000	461.00
3,000	50.00		36,000	275.50		70,000	466.00
4,000	57.00		37,000	282.00		71,000	471.00
5,000	64.00		38,000	288.50		72,000	476.00
6,000	71.00		39,000	295.00		73,000	481.00
7,000	78.00		40,000	301.50		74,000	486.00
8,000	85.00		41,000	308.00		75,000	491.00
9,000	92.00		42,000	314.50		76,000	496.00
10,000	99.00		43,000	321.00		77,000	501.00
11,000	106.00		44,000	327.50		78,000	506.00
12,000	113.00		45,000	334.00		79,000	511.00
13,000	120.00		46,000	340.50		80,000	516.00
14,000	127.00		47,000	347.00		81,000	521.00
15,000	134.00		48,000	353.50		82,000	526.00
16,000	141.00		49,000	360.00		83,000	531.00
17,000	148.00		50,000	366.00		84,000	536.00
18,000	155.00		51,000	371.00		85,000	541.00
19,000	162.00		52,000	376.00		86,000	546.00
20,000	169.00		53,000	381.00		87,000	551.00
21,000	176.00		54,000	386.00		88,000	556.00
22,000	183.00		55,000	391.00		89,000	561.00
23,000	190.00		56,000	396.00		90,000	566.00
24,000	197.00		57,000	401.00		91,000	571.00
25,000	204.00		58,000	406.00		92,000	576.00
26,000	210.50		59,000	411.00		93,000	581.00
27,000	217.00		60,000	416.00		94,000	586.00
28,000	223.50		61,000	421.00		95,000	591.00
29,000	230.00		62,000	426.00		96,000	596.00
30,000	236.50		63,000	431.00		97,000	601.00
31,000	243.00		64,000	436.00		98,000	606.00
32,000	259.50		65,000	441.00		99,000	611.00
33,000	256.00		66,000	446.00		100,000	616.00
			67,000	451.00			

\$100,001 and Up - \$616.00 + 4.00 for each additional \$1,000

Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum charge of two hours is assessed) - \$47.00 per hour<sup>1</sup> or Actual Costs<sup>2</sup>, whichever is greater.
2. Reinspection fees<sup>3</sup> assessed by the City - \$47.00 per hour<sup>1</sup> or Actual Costs<sup>2</sup>, whichever is greater.
3. Inspections for which no fee is specifically indicated (minimum charge of two hours is assessed) - \$47.00 per hour<sup>1</sup> or Actual Costs<sup>2</sup>, whichever is greater.
4. Additional plan review required by changes made to plan by any party - Actual Costs<sup>2</sup>
5. Use of outside consultants for plan checking, inspections, or both - \$47.00 per hour<sup>1</sup> or Actual Costs<sup>2</sup>, whichever is greater.

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<sup>1</sup> Or the total hourly cost to the City, whichever is the greatest. The total hourly cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

<sup>2</sup> Actual Costs include administrative and overhead costs.

<sup>3</sup> In the event a party is instructed to correct a defect identified by the City building inspector, City engineer, City Council, or other agent of the City, it is the responsibility of the party receiving such instruction to notify the City of the completion of the correction, so that the City may re-inspect the property. When an inspection has been requested for work, or a portion of work that has not been completed, a re-inspection fee may be assessed. Re-inspection fees may be assessed in the event: (i) the approved plans are not readily available to the inspector, (ii) there is a failure to provide access to the inspector on the date for which the inspection is requested, (iii) a deviation from approved plans exists, as determined by the inspector, or (iv) a previously identified defect has not been corrected. When re-inspection fees have been assessed, no additional inspections will be performed until the required fees have been paid. The City reserves the right to conduct as many intermittent inspections as it deems necessary, in its sole discretion, in addition to any inspections or re-inspections requested by the property owner or agent thereof, and may issue any such notices of required corrections that may arise from said intermittent inspections.

July 6, 2020

### **8.0105 Sewer Connection – Minimum Fee**

When applying for a building permit for the construction of an improvement that will be connected to municipal sewer systems, a sewer connection fee will be charged to the applicant, regardless of whether there was a previous connection to the property. The fee for said connection shall be determined by the City Council, and may be adjusted from time to time. A schedule of the current connection fees shall be available at the office of the City Administrator during normal business hours. The sewer connection fee provided for in this Section 8.0105 shall be paid prior to the commencement of any construction activities.

July 6, 2020

### **8.0106 Road Deposits – Bond**

When applying for a building permit for the construction of an improvement to real property that will be connected to or otherwise contiguous with municipal roadways, sidewalks or alleys, the applicant shall, prior to the commencement of any construction activities, deposit a bond with the City Auditor in an amount to be determined by the City Council, the amount of which may be adjusted from time to time. A schedule of the current required bond amounts shall be available at the office of the City Administrator during normal business hours. Upon completion of construction activities, the applicant shall notify the City building inspector of such completion, at which time the City building inspector shall inspect the municipal roadways, sidewalks or alleys to which the improvement is connected or otherwise contiguous with, to determine that the construction activities of the applicant or agents of the applicant have not caused damage to the roadways, sidewalks or alleys. In the event that damage has occurred, as determined by the City building inspector in his or her sole discretion, the cost of repairs for said damages shall be deducted from the bond deposited by the applicant. The balance of a bond deposited by an applicant after deduction of costs of repairs, if any, shall be returned to the applicant upon completion of construction and final inspection by the City building inspector. In the event the cost of such repairs to municipal roadways, sidewalks or alleys exceeds the bond deposited with the City Auditor, the applicant shall be assessed the costs that exceed the amount of the bond.

July 6, 2020