

## 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 affecting local conditions in the City shown in the sections that follow. In the event the North Dakota State Building Code or this Article is silent as to any provision, the City shall utilize such applicable building code provisions as are adopted by the County of Grand Forks.

March 7, 2022

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

### **8.0107 Additional Requirements for Trucking Activity**

When applying for a building permit for the construction of an improvement to real property that will require truck traffic to operate on City roadways as regulated by Chapter 15, Article 20 of the Thompson City Ordinances, the applicant shall provide such additional information in the building permit application pertaining to truck traffic for the building project, in form and substance as the City may prescribe, and as may be amended from time to time. The approval of a building permit shall be contingent upon the approval of the additional information submitted by the applicant pertaining to trucking activity.

As part of the building permit application process, the City is authorized to assess a trucking fee, that is in addition to any building permit application fee or other fees provided in Ordinance 8.0104. The trucking fee contained in the trucking application shall be paid at the same time as all other building permit fees, and shall be assessed as follows:

- a. \$200.00 for the first ten (10) loads estimated, plus \$150.00 for each ten (10) load increment in additional in the first ten (10) loads.

Within and in addition to any other information requested in the building permit application, Applicant shall submit estimates to the City regarding the type of truck traffic, number of trips, average total weight for each trip, and any other information reasonably required by the City, that is necessary to complete the project described in applicant's building permit application. The trucking fee shall be assessed at the time of application based upon these estimates, and reconciled upon project completion. The applicant shall provide documentation to the City supporting the actual type, volume, and average total weight of truck traffic occurring on City roadways during the project described in applicant's building permit application. In the event that a deficiency in fee assessment is discovered upon reconciliation based on the actual reconciled type, volume and average weight of truck traffic, applicant shall make payment of any additional fees within ten (10) days of being notified of the same by the City.

March 7, 2022