



RESIDENTIAL ACCESSORY STRUCTURE CONSTRUCTION PERMIT APPLICATION

MILLS COUNTY, IOWA
BUILDING & ZONING DEPARTMENT
 403 RAILROAD AVENUE
 GLENWOOD, IA 51534
 Phone: 712-527-4347
 Fax: 712-527-4439
 Website: www.millscoia.us

| | | |
|----------------------|-----------------|----------------------|
| Permit Amount | Township | Permit Number |
|----------------------|-----------------|----------------------|

| | |
|--------------------------|-----------------------|
| JOB SITE ADDRESS: | PARCEL NUMBER: |
|--------------------------|-----------------------|

| | |
|---|-----------------|
| LEGAL DESCRIPTION: <input type="checkbox"/> Attachment | ACREAGE: |
|---|-----------------|

| | |
|--|--|
| AGRICULTURAL EXCEPTION FILED: <input type="checkbox"/> Yes <input type="checkbox"/> No | ZONING DISTRICT: <input type="checkbox"/> AG (<i>Agricultural</i>) <input type="checkbox"/> AR (<i>Agricultural/Residential</i>) <input type="checkbox"/> LH (<i>Loess Hills Conservation Develop.</i>) <input type="checkbox"/> V (<i>Village</i>) <input type="checkbox"/> C-1 (<i>Convenience Commercial</i>) <input type="checkbox"/> C-2 (<i>Highway Oriented Commercial</i>) <input type="checkbox"/> I (<i>Industrial</i>) <input type="checkbox"/> OS (<i>Open Space</i>) |
|--|--|

| | |
|------------------------|----------------------|
| PROPERTY OWNER: | PHONE NUMBER: |
|------------------------|----------------------|

| | | |
|---------------------------------|---------------|------------------|
| PROPERTY OWNERS ADDRESS: | STATE: | ZIP CODE: |
|---------------------------------|---------------|------------------|

| | | |
|---------------------------------|-------------------------|----------------------|
| GENERAL CONTRACTOR NAME: | STATE LICENSE #: | PHONE NUMBER: |
|---------------------------------|-------------------------|----------------------|

| | | |
|------------------------------------|---------------|------------------|
| CONTRACTOR MAILING ADDRESS: | STATE: | ZIP CODE: |
|------------------------------------|---------------|------------------|

| | | |
|---|-------------------------------|-------------------------------|
| SUB-CONTACTORS NAME & STATE LICENSE #: | | |
| Electrical: _____ | Plumbing: _____ | Mechanical: _____ |
| State License #: _____ | State License #: _____ | State License #: _____ |

Building Type/Use: Garage Storage Shop Other _____

Will this Building House Animals: Yes No

Class of Work: New Structure Addition Other _____

Electrical: Yes No

CONSTRUCTION INFORMATION

| |
|---|
| PROPOSED CONSTRUCTION DESCRIPTION: |
|---|

| | | |
|---|--|------------------------------|
| ESTIMATED CONSTRUCTION COST: \$ | PROPOSED BUILDING AREA (<i>square footage</i>): | TYPE OF CONSTRUCTION: |
|---|--|------------------------------|

| PERMIT FEES | AMOUNTS |
|--|---|
| After calculating the square footage with the permit valuation multiplier and determining your total permitted valuation. Use the Building Permit Fee Schedule and determine your Building Permit Fee. This permit fee will be verified during plan review and collected at the time of permit issuance. (<i>see next page to figure cost</i>) | Building Permit Fee Receipt #: \$ |
| Figuring the Plan Review Fee at 25% of the calculated Building Permit Fee cost. The Plan Review Fee will be a required deposit at the time of your permit application submittal. (<i>see next page to figure cost</i>) | Plan Review Fee (<i>submittal deposit</i>) Receipt #: \$ |
| | Total Amount \$ |

Applicant is responsible for obtaining all other necessary permits or approvals related to the proposed activity, including those that may be required by the State or Federal Government. Applicant will save, indemnify, and keep harmless the County of Mills, Iowa its officers, employees, and agents against all liabilities, judgments cost, and expenses which may accrue against them in consequence of the granting of this permit, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws. Applicant understands all permit fees are non-refundable except as set forth in section 24.1.74 Refunds of Chapter 24 – Building and Property Maintenance of the Mills County Code of Ordinances. Signature constitutes an attestation by the applicant that application complies with all covenants, conditions, and restrictions.

APPLICANTS SIGNATURE _____ **DATE** _____

| | |
|--------------------|--------------|
| Issued By : | Date: |
|--------------------|--------------|

RESIDENTIAL ACCESSORY STRUCTURES PERMIT VALUATION WORKSHEET

Building Valuation Schedule

(Construction Valuation Multipliers to determine Permit Valuation)

| BUILDING VALUATION OF: | PER SQUARE FEET |
|--|---------------------|
| Garage or Storage Building – Attached or Detached (conventional construction) | \$ 28.00 per Sq.Ft. |
| 2 nd Floor – Garage or Storage Building (conventional construction) | \$ 14.00 per Sq.Ft. |
| Storage Basement – Unfinished Storage Area | \$ 18.25 per Sq.Ft. |
| Storage Building (post & beam construction) w/ Finished Floor | \$ 10.75 per Sq.Ft. |
| Existing Foundation w/ new Storage or Garage Built | \$ 14.40 per Sq.Ft. |
| Covered Deck/Patio/Porch | \$ 15.75 per Sq.Ft. |
| Open Covered Storage/Carport/Awning – Attached or Detached (covered roof area) | \$ 7.50 per Sq.Ft. |
| Storage Structure/Pole Barn/Shed (post & beam construction) | \$ 9.25 per Sq.Ft. |
| Existing Pole Barn/Storage Shed moved onto New Foundation | \$ 9.25 per Sq.Ft. |
| Deck – Elevated Wood Deck not covered (30 inches above grade) | \$ 8.25 per Sq.Ft. |
| Existing Storage Structure/Shed Moved on New Foundation | \$ 7.50 per Sq.Ft. |

| <u>Type of Building Area</u> | <u>Square Footage</u> | <u>Multiplier</u> | <u>Valuations</u> |
|------------------------------|-----------------------|-------------------|-------------------|
| _____ | _____ | X | \$ _____ |
| _____ | _____ | X | \$ _____ |
| _____ | _____ | X | \$ _____ |
| _____ | _____ | X | \$ _____ |
| _____ | _____ | X | \$ _____ |
| ESTIMATED VALUATION: | | | \$ _____ |

(Please see last attached sheet for Example)

BUILDING PERMIT FEE SCHEDULE

| TOTAL VALUATION | FEE |
|--------------------------|---|
| \$1 to \$500 | \$ 23.50 |
| \$501 to \$2,000 | \$ 23.50 for the first \$ 500.00 plus \$ 3.05 for each additional \$ 100.00, or fraction thereof, to and including \$ 2,000.00 |
| \$2,001 to \$25,000 | \$ 69.25 for the first \$ 2,000.00 plus \$ 14.00 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 25,000.00 |
| \$25,001 to \$50,000 | \$ 391.75 for the first \$ 25,000.00 plus \$10.10 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 50,000.00 |
| \$50,001 to \$100,000 | \$ 643.75 for the first \$ 50,000.00 plus \$ 7.00 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 100,000.00 |
| \$100,001 to \$500,000 | \$ 993.75 for the first \$ 100,000.00 plus \$ 5.60 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 500,000.00 |
| \$500,001 to \$1,000,000 | \$ 3,233.75 for the first \$ 500,000.00 plus \$ 4.75 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 1,000,000.00 |
| \$1,000,001 and up | \$ 5,608.75 for the first \$ 1,000,000.00 plus \$ 3.15 for each additional \$ 1,000.00, or fraction thereof... |

SECTION B – ZONING INFORMATION

| SITE AREA PER UNIT | V | AG | AR | LH |
|--|-------|--------|----------------------------|----------------------------|
| Minimum front yard | NA | 75 ft | 75 ft | 75 ft |
| Minimum front yard - Major subdivision <i>(with public water and sewer)</i> | NA | 25 ft | 25 ft | 25 ft |
| Minimum side yard | NA | 10 ft | 10 ft | 10 ft |
| Minimum rear yard | NA | 25 ft | 25 ft | 25 ft |
| Minimum lot width | NA | 300 ft | 300 ft | 300 ft |
| Minimum lot depth | NA | 300 ft | 300 ft | 300 ft |
| Maximum height | 35 ft | NA | 35 ft | 35 ft |
| Maximum building coverage | NA | 5%* | 15%* | 5%* |
| Maximum impervious coverage <i>(excluding structures)</i> | NA | 10%* | 10%* | 10%* |
| Grading Permit Standards <i>(County Code Section 7)</i> | Yes | Yes | Yes | Yes |
| Conservation Development <i>(County Code Section 5)</i> | No | No | No | Yes |
| Landscape Requirement <i>(County Code Section 27.6.3)</i> | No | No | For Special Permit Uses | For Special Permit Uses |
| Bufferyard Requirement <i>(County Code Section 27.6.5)</i> | No | No | For Special Permit Uses | Yes |

V – Village District **AG** – Agricultural District **AR** – Agricultural/Residential District **LH** – Loess Hills Conservation Development

Note: Density, front yard setback, building coverage, impervious coverage and height requirements may be varied within Planned Unit Developments as set forth in Section 20.7(4).

Note: In Loess Hills Conservation Development, the development criteria and grading permit standards may be the same as in the Agriculture/Residential District, if the land has crop land history as proven by Farm Service Agency (FSA) maps.

** Not applicable to existing non-conforming lots as approved by the County Zoning Official/Officer.*

SECTION C- FLOOD PLAIN DEVELOPMENT

| | | | | | | | |
|---------------------------------|---|---|---------------------------------------|--|-----------------------------|------------------------------|------------------------------|
| Rate Map Information | | Rate Map <input style="width: 100%;" type="text"/> | Flood Zone: | | | Floodplain? | Floodway? |
| | | <input type="checkbox"/> .2% | <input type="checkbox"/> A4 | <input type="checkbox"/> A7 | <input type="checkbox"/> AH | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| | | <input type="checkbox"/> A | <input type="checkbox"/> A5 | <input type="checkbox"/> A8 | <input type="checkbox"/> B | <input type="checkbox"/> No | <input type="checkbox"/> No |
| | | <input type="checkbox"/> A3 | <input type="checkbox"/> A6 | <input type="checkbox"/> A9 | <input type="checkbox"/> C | | |
| PROJECT DESCRIPTION | Type of Development | <input type="checkbox"/> Filing <input type="checkbox"/> Routine Maintenance <input type="checkbox"/> Substantial Improvement <input type="checkbox"/> Grading/Excavation <input type="checkbox"/> Minor Improvement <input type="checkbox"/> New Construction(Skip Structural Improvements) | | | | | |
| | Detailed Description of Development Proposed | <input type="checkbox"/> Per Attachment | | | | | |
| STRUCTURAL IMPROVEMENTS | Is the existing structure non-conforming? | <input type="checkbox"/> Not Applicable <input type="checkbox"/> There is no existing structure <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |
| | Size of existing structure(s): | | | | | | |
| | Value of existing structure(s): | \$ | Source of value of existing structure | <input type="checkbox"/> Assessor <input type="checkbox"/> Appraisal | | | |
| | Size of proposed structure and/or addition: | | | | | | |
| | Estimated cost of improvements: | \$ | | | | | |
| | Type of structure being constructed/improved: | <input type="checkbox"/> Residential Dwelling <input type="checkbox"/> Non-Residential <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other: <input style="width: 100%;" type="text"/> | | | | | |
| FLOODPLAIN/FLOODWAY DATA | Is property located in a designated floodway? | <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If answered yes, certification must be provided prior to the issuance of a permit to develop, that the proposed development will result in no increase in the 100-year base flood elevation. No new residential or substantially improved buildings are permitted in the floodway.</i> | | | | | |
| | Is property located in a designated floodway fringe? | <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If this permit is issued, it will be with the condition that the lowest floor (including basement) of any new or substantially improved residential building will be elevated at least 1.0 foot above the 100-year base flood elevation. If the proposed development is a non-residential building, this permit will be issued with the condition that the lowest floor (including basement) of a new or substantially improved non-residential building will be elevated or flood proofed to at least 1.0 foot above the 100-year base flood elevation. Detached accessory structures to a residential use may be exempt if it meets certain criteria. Contact the Planning Dept. for details.</i> | | | | | |
| | MSL/NGVD=Mean Sea Level/National Geodetic Vertical Datum of 1929 | <i>Elevation of the 100-Year Base Flood:</i> | | <i>MSL/NGVD:</i> | | | |
| | | <i>Elevation of the proposed development site (natural ground/grade):</i> | | <i>MSL/NGVD:</i> | | | |
| | <i>Required elevation/flood proofing level for lowest floor:</i> | | <i>MSL/NGVD:</i> | | | | |
| | <i>Proposed elevation/flood proofing level for lowest floor (including basement):</i> | | <i>MSL/NGVD:</i> | | | | |

Please be certain that you want to proceed with this project when you submit your application. The fees that you submit are not refundable once the application is submitted.

PLAN SUBMITTAL REQUIREMENTS

GENERAL INFORMATION FOR SUBMITTAL

- Submit two (02) complete sets of plans in blueprint or photocopy form, with a plan check deposit.
 - Provide two (02) additional plot (site) plans if parcel is on septic along with a completed septic permit application
 - Pencil drawings or original drawings are not acceptable.
- If plans are prepared by an Iowa Registered Professional, ALL plans must be wet stamped, signed and dated.
- If plans are NOT prepared by a Licensed Iowa Design Registered Professional then either A or B option shall be used on the plans.
 - a. Iowa Licensed Contractor must place their business name and license number on all sheets prepared by them along with the required signature and date.
 - b. Owner/Builder must place their name on all sheets and note on the cover sheets, denoting their responsibility for the design and preparations of the plans.
- Provide Title Block on each sheet of plans with the following information;
 - Address, Assessor's Parcel Number of proposed construction site
 - Name and Address of design professional, contractor or owner/builder
- The cover sheet for the plans must indicate the square footage break-down, providing areas separately for the living (first & second floors) area, basement (unfinished) area, garage/storage area and all covered exterior patio, porches and deck areas.
- Plans must be drawn to an approved scale and fully dimensioned: Plot (site) plan approved scales; 1"=10', 1"=20' & 1"=30'/Construction plans (other than details) approved scales; 1/4"=1'-0" & 1/8"=1'-0" can be used if pre-approved by Department Staff.
- Minimum paper size for all plan sets; 11"X 17" paper.
- Revisions to plans must be made on the original drawings and new blueprints or photocopies submitted. No pencil drawing or marks will be accepted on plans at submittal.

Plans and specifications must be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations. The following information must be incorporated on the plans as outlined below:

PLOT PLAN OR SITE PLAN

1. Provide North Arrow and required dimension scale.
2. Provide APN and address of proposed project.
3. Show the entire complete parcel including all property lines dimensional, all easements and all existing structures.
4. Provide structures (complete) footprint along with all setbacks (distances between proposed structure and the property lines) and distances between other structures on the parcel (existing and proposed).
5. Show required and approved drainage around structure; provide single contour lines showing direction (slope) of flow, finished floor elevation and existing pad elevation grade.
6. If available provide or note location of all utility laterals to the structure (water, sewer, septic, replacement field, well power, gas (propane), phone & TV (cable).
7. Provide locations and call out street(s) name(s) and new (if required) or show existing curb, gutter, sidewalk, driveway(s) (proposed cut for new driveway) or County approved residential driveway approach(s)
8. If proposed project is in a flood zone, provide flood zone boundary lines and, if applicable, provide locations of designated multiple flood zone areas.

FOUNDATION PLAN & FOOTING PLAN

1. Provide structure foundation footprint, location and size of all piers and column footings, show all step footings and stem-walls-dimension all construction points-provide details for all footings and piers.
2. Show all locations, size, type, and spacing of floor joists, girders and beams-show locations of all double joists for bearing walls.

FLOOR PLAN

1. Provide floor layout for each level or story and dimension all walls, openings and construction points.
2. Indicate and label the use of each room within the structure.
3. Provide all window locations, sizes and type (fixed, slider, casement, etc.).
4. Note all required fire-wall(s), materials and locations.
5. Provide all door locations, sizes, types and direction of swing.
6. If applicable, show location and size of attic access (min. 22x30).
7. If applicable, provide locations of all plumbing fixtures (toilets, sinks, hose bibs, any other plumbing equipment).
8. Provide location of all built-in cabinets, shelves and fixed any applications.

BUILDING SECTIONS

1. Show a typical building cross section to clearly show framing details.
2. Provide complete construction details including bearing walls, spans of rafters, ceiling joists or trusses spacing and sizes.
3. Call out roof sheathing type and size.
4. Call out roof slope and type of roof covering.
5. Provide details or note all required connections of columns, posts and beams.
6. If applicable, provide and show insulation of R-value in ceiling and walls.
7. Provide dimensions for all points of construction.

ROOF FRAMING PLAN

1. Provide required attic ventilation calculations. (1/150 of the area of the space ventilated).
2. Provide locations, types and size of attic roof vents.
3. If applicable, show location and size of attic access (min. 22"x30").
4. Provide and call out all beam and header locations, type and sizes.
5. Provide any special framing detail or special connections.
6. Call out all locations and types of mechanical hardware to be used.
7. Show any and all roof features (sky-lights) with required manufacturer specifications.

Pre-Manufactured Trusses - each truss will be designed by a Registered Iowa Engineer. Two (2) truss packages should be submitted with plans and shall bear the wet stamp, signature and date from the engineer.

- Provide location and spacing for trusses layout per truss drawings
- Provide locations of all girder trusses as per truss drawings.

Conventional Roof Framing - design as per IRC Chapter 8

Provide location, size and spacing for all roof joists, rafters and ridge beams.

EXTERIOR ELEVATIONS

1. Provide typical exterior elevation views (4-sides typical) of structure.
2. Show all exterior windows and door locations.
3. Call out all exterior finishes (siding/stucco/brick) and any special features.
4. Provide vertical height dimensioning from finish grade to finish floor(s), wall heights and roof peaks on each elevation side along with roof pitch slopes and overhang lengths.

ELECTRICAL PLAN (if applicable)

1. Provide complete floor(s) plan, identifying room areas, doors and windows.
2. Provide all electrical receptacles (outlets) and identify all required GFCI receptacles and dedicated receptacles (outlets/lights/switches) with single line designation, any sub-panels and identify any 240-volt receptacles.
3. Show location of main meter/service panel and provide panel size (amperes) along with description or required grounding.
4. Provide location of all built-in cabinets, shelves and fixed appliances with all electrical serving the counter areas.
5. Provide location of all electrical disconnects in relationship to fixed equipment.
6. Electrical calculation may be required for a particular size of project (check with the plan review staff).

EXAMPLE ONLY

EXAMPLE OF PERMIT FEE FOR ACCESSORY (GARAGE) STRUCTURE

| <u>Type of Building Area</u> | <u>Square Footage</u> | | <u>Multiplier</u> | <u>Valuation</u> |
|-------------------------------------|------------------------------|---|--------------------------|-------------------------|
| <u>3-Car Garage</u> | <u>600</u> | X | <u>\$ 28.00</u> | <u>\$ 16,800.00</u> |
| <u>Cover Storage (attached)</u> | <u>150</u> | X | <u>\$ 9.50</u> | <u>\$ 1,425.00</u> |
| Permit Valuation: \$ | | | | <u>18,225.00</u> |

Proposed Total Permit Valuation of \$ 18,675.00

For the first \$2,000.00 = \$69.25, plus \$14.00 for each additional 1,000, or fraction thereof...

$$[(\$18,225 - 2,000 = \$16,225) = \frac{16,225}{1,000} = 16.225 \times 14.00] = \$227.15 + \$69.25 = \$ 296.40]$$

Note: Round to the nearest ¼ of a dollar (.25)

| | |
|---|-------------------------|
| BUILDING FEE | \$ <u>296.50</u> |
| PLAN REVIEW <i>(25% of building fee)</i> <i>(Due upon submittal)</i> | \$ <u>74.25</u> |
| TOTAL PERMIT FEE | \$ <u>370.75</u> |

EXAMPLE OF PERMIT FEE FOR ACCESSORY (STORAGE/SHED) STRUCTURE

(Post & Beam Construction)

| <u>Type of Building Area</u> | <u>Square Footage</u> | | <u>Multiplier</u> | <u>Valuation</u> |
|---|------------------------------|---|--------------------------|-------------------------|
| <u>20'x40' Storage/Shed Building</u> <i>(post & beam construction)</i> | <u>800</u> | X | <u>\$ 9.25</u> | <u>\$ 7,400.00</u> |
| Permit Valuation: \$ | | | | <u>7,400.00</u> |

Proposed Total Permit Valuation of \$ 8,600.00

For the first \$2,000.00 = \$69.25, plus \$14.00 for each additional 1,000, or fraction thereof...

$$[(\$7,400 - 2,000 = \$5,400) = \frac{5,400}{1,000} = 5.4 \times 14.00] = \$75.60 + \$69.25 = \$ 144.85]$$

Note: Round to the nearest ¼ of a dollar (.25)

| | |
|---|-------------------------|
| BUILDING FEE | \$ <u>144.75</u> |
| PLAN REVIEW <i>(25% of Building Fee)</i> <i>(Due upon submittal)</i> | \$ <u>36.25</u> |
| TOTAL PERMIT FEE | \$ <u>181.00</u> |

EXAMPLE ONLY

**Please be certain that you want to proceed with this project when you submit your application.
The fees that you submit are not refundable once the application is submitted**