City of Dallas Center

DALLAS CENTER { Quietly PROGRESSIVE }

Email: cityhall@dallascenter.com

1502 Walnut Street, PO Box 396, Dallas Center, IA Ph: 515-992-3725 Fax: 515-992-3764

BUILDING PERMIT

Permit #:_____

TYPE OF PERMIT ☐ Building ☐ Deck ☐ Pool ☐ Other:_____

Date of Application:	*Rec'd By:*	*Date Issued:*

JOB SITE

ADDRESS: _____

NAME: _____

DATE: _____

☐ Commercial ☐ Industrial ☐ Public

☐ One-Family ☐ Two-Family ☐ Multi (No._____)

ZONING DISTRICT **VARIANCE NO. or CONDITIONAL USE**

_____ _____

OWNER

Name	Email
Address	Fax No.
City	Telephone No.
State/Zip	Cell No.

CONTRACTOR

Name	Email
Address	Fax No.
City	Telephone No.
State/Zip	Cell No.

ARCHITECT-ENGINEER

Name	Email
Address	Fax No.
City	Telephone No.
State/Zip	Cell No.

SUB-CONTRACTORS

Company Name	Phone: State Lic. #
Company Name	Phone: State Lic. #
Company Name	Phone: State Lic. #

BUILDING SQUARE FOOTAGE

Level 1_____ Pool Size_____

Level 2_____ Deck_____

Finished Base_____ Unfinished_____

DESCRIPTION OF PROJECT

PERMIT FEES (*Official Use Only*)

VALUATION: $_____(*If Applicable*)

BUILDING/ZONING	**$_____**
TRADE PERMITS	**$_____**
WASS SEWER CONNECT	**$_____**
WATER CONNECT	**$_____**
DRIVEWAY (Separate Permit)	**$_____**
UTILITY/METER DEPOSIT	**$_____**
BULK WATER - $250 (New Home/Non-Refundable)	**$_____**
TOTAL PERMIT FEE	**$**

I agree to comply with all city ordinances and state laws regulating building construction. I further agree and understand that the City has not, by issuance of this permit, reviewed, nor does it make any representation concerning, any covenants or any restrictions prohibiting the proposed improvements. I understand that construction on any easement will be at my own risk and responsibility and that I will be liable for any necessary removal should it become necessary. It is the property owner's responsibility to determine their own property line and to assure improvements are built in compliance with this application. Except as provided by law, where any work, has been started prior to obtaining this permit, the regular fee shall be doubled. This permit shall expire if work has not commenced or has been abandoned for 120 days. A new permit will be required. Permit expires if work has not been substantially completed within two (2) years of issuance.

SIGNATURE OF OWNER OR AGENT

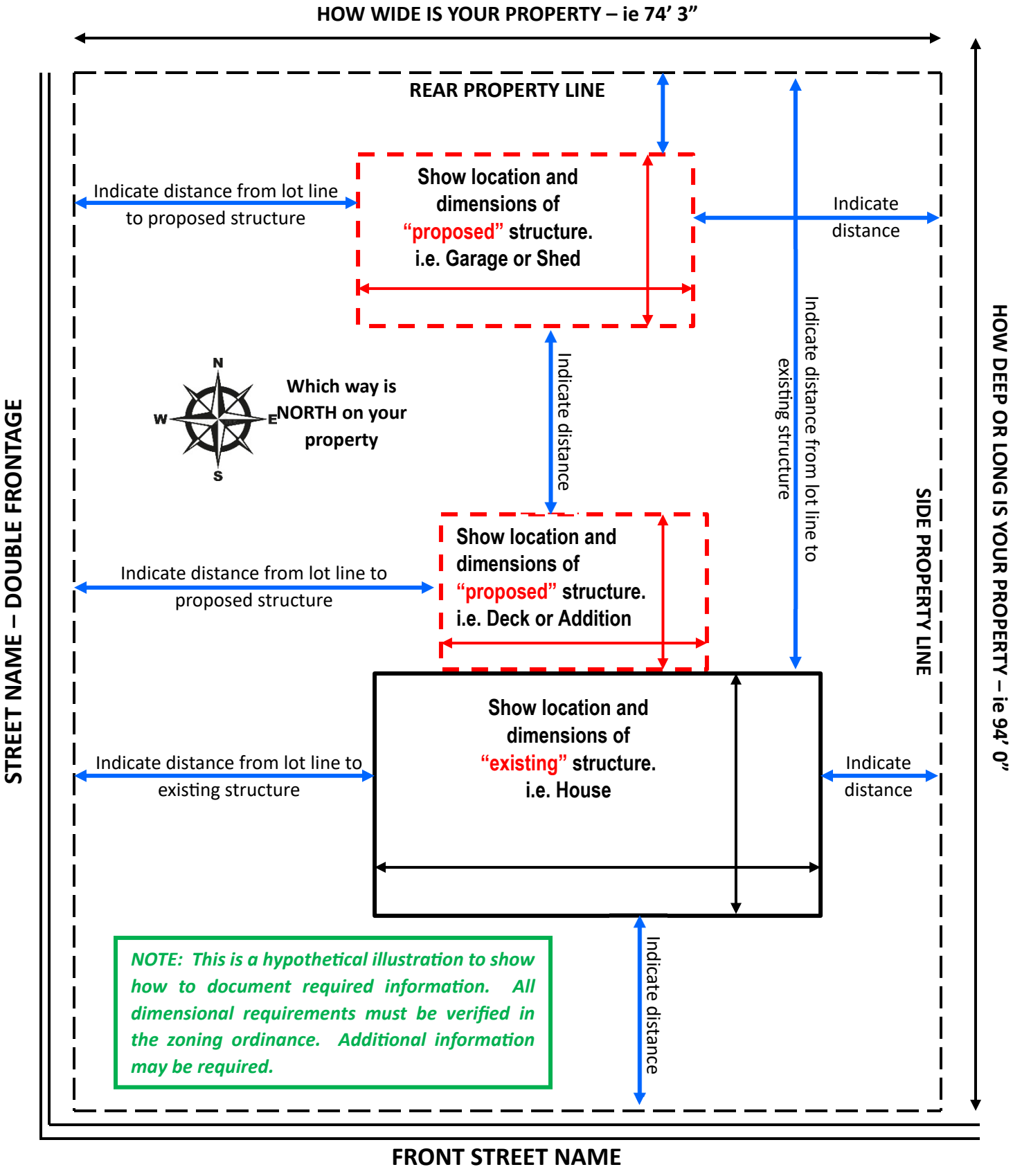
X **DATE:**

To schedule an inspection, or if you have any questions, please call Veenstra & Kimm at 515-850-2980.
Email: Buildinginspection@v-k.net
A 24-hour inspection notice is needed.

ISSUED BY:_____ DATE:_____
BUILDING OFFICIAL

ATTACH SITE PLAN, DRAWINGS, AND/OR BUILDING PLANS

SITE PLAN EXAMPLE – SAMPLE ONLY
For Proposed Structure



****Check the City Ordinances for setbacks in your area****

Required Building Inspections -New Construction
Call Veenstra & Kimm at 515-225-8000 to schedule an inspection
Inspections are between 8:00 AM and 4:30 PM Monday-Friday

FOOTINGS	Prior to pouring concrete, after forms and rods
FOOTING WALLS	Prior to pouring concrete, non-centered uprights tied to center
ELECTRICAL TEMP POLE	After pole in place, ground rod and GFCl's installed
TAR TILE GRAVEL	Prior to backfill (may be done with plumbing ground work)
SEWER/STORM/WATER	Drainage pipe with 10ft head, gravel, bed, tracer wire on Pex
GROUNDWORK	10ft head wet test or air test, gravel bed, staked down
SHEAR WALL NAILS	Inspect before house wrap, every 3", #8s straps on headers
PLUMBING ROUGH	Prior to insulation, wet test 10ft head or an air test
ELECTRICAL ROUGH	Prior to insulation {electrical released to power company after)
HVAC ROUGH	Prior to insulation
FRAMING ROUGH	Prior to insulation, after all mechanicals roughed in
INSULATION	Prior to drywall
SIDEWALK & APPROACH	Prior to pouring concrete, granular compacted gravel, stop box sleeved (see SUDAS)
FINAL	Structure may not be occupied until final inspection and Certificate of Occupancy has been issued

*Temporary **safety railings** are required around open stairwells **before** mechanicals are installed!*

GENERAL BUILDING PERMIT REQUIREMENTS

Accessory Building Requirements (i.e. detached garages}
Ordinance Section Regulating Accessory Buildings 165.24

*Detached garages with an overall area of 720 square feet or less do not require frost footings and can be placed on a concrete slab. The slab must be a minimum of four {4} inches thick. It is recommended that the outer perimeter edge be thickened to eight (8) inches for better support and durability.

- Front: No accessory structure can be located in the front yard or within a street side yard.
- Side: Accessory buildings may be located a minimum of three (3) from the side lot line of the property if it is located between the rear building line of the principal building and the rear property line.
- Rear: The minimum rear yard setback for accessory buildings shall be three {3} feet.
- No accessory building shall exceed 750 square feet
- Detached garages shall not exceed 30% of the building coverage of the back lot.
- The maximum height for a garage shall be fifteen {15) feet.
- No accessory building shall be placed within five (5) feet of any other building.

165.12 EXPIRATION OF CONDITIONAL CERTIFICATE

If the work described in any Conditional Certificate of Zoning Compliance has not begun within 120 days of its issuance, the Certificate shall expire, and it shall be canceled by the Zoning Administrator. Written notice of such cancellation shall be given to the applicant. If the work described in any Conditional Certificate of Zoning Compliance has not been substantially completed within two years of its issuance, the Certificate shall expire and it shall be canceled by the Zoning Administrator. Written notice of such cancellation shall be given to the applicant, together with notice that further work as described in the canceled Certificate shall not proceed unless and until a new Certificate has been obtained.

City of Dallas Center



Swimming Pools Any structure intended for swimming, recreational bathing or wading that can contain water over 24 inches deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools, but excludes manmade lakes or ponds created through the collection of storm water or drainage runoff.

Pools shall be enclosed in a **4ft non climbable fence** or barrier. Openings in the fence/barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere. An exception to a fence is a powered safety cover complying with ASTM F 1346

Pedestrian access gates shall open outward away from the pool, shall be self-closing and have a self-latching device. Gates shall be lockable.

Where a wall of the house serves as a portion of the fence (barrier) one of the following shall apply:

1. Pool shall be equipped with a powered safety cover.
2. Doors and windows (48” or lower) from the house opening into the pool area shall have an audible alarm that activates within 7 seconds for a period of 30 seconds. A 15 second momentary deactivation switch shall be place at least 54” up from floor. (Google Search “UL 2017 alarms”, approx. $20)

All other 15-20amp electrical outlets within 20ft of a pool (6ft for storable pools) are to be **GFCI protected.**

All lighting and switches within **10ft are to be GFCI protected.**



(For more information refer to the 2015 International Swimming Pool Code)

Veenstra & Kimm Inc.
3000 Westown Parkway
West Des Moines, IA 50266
515 850-2980