

2016 ZONING AND BUILDING PERMIT REQUIREMENTS AND FEES
CITY OF MT PLEASANT, IA
319-385-1474

TOTAL VALUATION	BUILDING PERMIT FEE
\$1.00 to \$500.00	\$11.75
\$501.00 to \$2,000.00	\$11.75 for the first \$500.00 plus \$1.525 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$34.63 for the first \$2,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$195.63 for the first \$25,000.00 plus \$5.05 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$321.88 for the first \$50,000.00 plus \$3.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$496.88 for the first \$100,000.00 plus \$2.80 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$1,616.88 for the first \$500,000.00 plus \$2.375 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$2,804.38 for the first \$1,000,000.00 plus \$1.825 for each additional \$1,000.00, or fraction thereof.
ADDITIONAL PERMITS AND FEES	FEE
Certificate of Zoning Compliance	No fee. Required when the occupant or use of any building or land changes
Plumbing fee	\$10.00 base fee plus \$2.00 for every fixture, outlet, HVAC equipment, gas outlet
Electrical fees:	\$0 for minor work in panel, \$10 for up to 2 additional circuits
	New Residential: \$50 + \$5/circuit; Existing Res.: \$35 + \$5/circuit
	Commercial: \$25 per \$1000 electrical contract, \$800 max charge
Demolition fee	\$5.00 for under 750 sq. ft.; \$20.00 for 750 sq. ft. and larger
Moving fee	\$50.00; or \$500.00 if city services required
Sign fee	Same as building permit fee
Temporary sign, permit required	No fee. Permit required for off premise signs only
Driveway, permit required	No fee
Sewer tap	\$50.00 to \$175.00 varies
Excavation, permit required	No fee
Plan review fees:	No fee for projects under \$100,000.00
	\$50.00 for projects \$100,000.00 - \$500,000.00
	\$100.00 for projects \$500,001.00 - \$1,000,000.00
	\$150.00 for projects \$1,000,001.00 - \$2,000,000.00
	\$150.00 plus \$50.00 per additional \$1,000,000.00 (no maximum)
PERMIT EXEMPTIONS	
Unless exempt, all work requires permits, including changing the use of buildings, site work, repairs, additions, remodeling, new buildings, plumbing, HVAC, and electrical. All work must comply with applicable codes, whether exempted from permits or not.	
Change of use/occupancy	Only if specifically approved by the Building and Zoning Administrator
Minor or routine repairs/maintenance/work	Call for questions. Painting, trim, flooring, wallpapering, most cabinetry. Doors not exempt.
Plumbing	Minor repairs, replacement of plumbing fixtures (toilets, sinks, etc.). Water heaters, furnaces, A/C, grease traps all require permits
Electric	Work performed by a licensed electrical contractor that is not in a panel, less than 30 amps, less than 277v
Interior remodeling/repairs	1 & 2 family dwellings
Shingling, siding, windows	1 & 2 family dwellings
Fences	Wood/vinyl fences not over 3 ft. high; chain link/wire fences not over 4 ft. high
From 2012 IBC and IRC	Additional exemptions not listed here. Call for more information.
One-story detached accessory buildings	Not exceeding 120 sq. ft. in floor area
Retaining walls	Not over 4 ft. in ht. from bottom of ftg. to top of the wall unless supporting a surcharge or impounding Class I, II, or III-A liquids
Water tanks directly supported on grade	Capacity less than 5,000 gallons and the ratio of height to diameter or width less than 2:1
Sidewalks	Not on accessible path, not more than 30 in. above grade and not over any basement or story below
Exterior painting	Unless in downtown business district
Temporary stages	
Window awnings on 1 & 2 family dwellings, accessory buildings	Project less than 54 inches from the wall and do not require extra support
Prefabricated swimming pools	Accessory to 1 & 2 family dwelling in which the pool walls are entirely above grade and capacity does not exceed 5,000 gal. Call for additional setback requirements.
Playground equipment	Accessory to 1 & 2 family dwellings, detached from dwelling
Shade cloth structures	Constructed for nursery/agricultural purposes - not including service systems
Decks - 1 & 2 family dwellings	Detached from dwelling, and less than 30 inches tall and 200sq/ft