

Development Checklist

- Know Your Code Requirements for the City Codes and the 2006 International Building Codes**
 - Determine Use:** _____
 - Determine Zone:** _____
 - Determine set-backs, height, size limitation:**
Front _____ Side _____ Rear _____, Height _____
 - Determine Flood Damage limitations: Flood Zone** _____
 - Determine wind storm requirements: Contacted Risk Pool or Engineer**
 - Determine availability of water and sewer: Well & Septic**____ **WCID**____
 - Determine handicapped accessibility requirements: Local**____ **State**____
 - Determine flood water detention requirements:** _____
 - Determine code type of construction and limitations: Code type**_____
 - Determine parking requirements: Parking spaces**_____
 - Minimum parking standards: Paving**_____ **Lighting**_____
 - Off street loading and storage requirements:** _____
 - Ingress and egress requirements:** _____
 - Determine if Special Use issues exist (see below)**
 - Group Homes** _____
 - Child Care** _____
 - Special Events**_____
 - Critical plateaus effecting construction requirements**
 - 5000 SF building area: Area?** _____
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Development Checklist

- \$50,000 in value: Market value?** \$ _____
 - 3 or more rental units: Apartment?** ____ **No. units?** _____
 - Building Codes**
 - Who is responsible for obtaining a permit?** _____
 - Codes used:** _____
 - Code modifications by ordinance:** 03-2009 _____
 - 2006 International Building Code, including Appendix A, C, E, F, G, H, I and J
 - Section 112 amended so appeals administered by Section 1, General, (F) Appeals.
 - Limits minimum distances between buildings.
 - Establishes minimum first floor height above grade (16 ½”) and street (8”).
 - Establishes penalties for violations.
 - Establishes minimum driveway thickness.
 - Establishes minimum foundation specifications.
 - Requires compliance with the State Board of Insurance, Windstorm Inspection Program.
 - Minimum non-metallic sheathed cable size -No. 12 AWG.
 - Prohibits the use of aluminum wiring in all conditions.
 - Approved wiring methods are listed in ordinance.
 - Provide means of disconnect at meter
 - Construction Issues**
 - Documentation: Pages of Dwg's.**_____ **Specs.**_____
 - Site requirements:** _____
 - Code Uses of the building**
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- Large Assembly and Meeting Rooms, Educational, Institutional
- Windstorm: Arrange inspection & Certification** _____
- Flood Damage Prevention: Elevated?**_____ **Height?**_____
- Detention of Storm Water: Applicable?** _____, **Engr.?**_____
- Water and Sewer: Contact WCID?**_____, **Contact GCHD?**_____
- Inspection: Insp. Req'd.?**_____
- Culverts: Pipe purchased?** _____, **Streets Dept. contacted?**_____
- Licensing: All electrical, plumbing and mechanical contractors licensed?**_____

Zoning: Notes_____

- Determine in what zone you are working?** _____
- To what use are you placing the building?**

- Determining conformity and non-conformity**
 - Location on site _____
 - Size of building _____
 - Insufficient or wrong type of parking _____
 - Inappropriate construction materials _____
 - Unsafe means of exiting building _____
 - Lack of adequate drainage system _____
 - Lack of sanitary facilities or improperly install facilities _____
 - Unsafe physical characteristics _____
- Conforming Uses and Structures:** _____
- Non-conforming Uses and Structures** _____

Development Checklist

- Special Issues**
 - Health and Safety _____
 - Food and Drink Handling Facilities _____
 - Size and Construction materials _____
 - Exits _____
 - Fire Protection: Issues? _____
- Health issues and cleanliness:**
 - Back flow prevention? _____
 - Indirect drains _____
 - Grease traps _____
- Group Homes: Extra reqmts.** _____
- Day Care: reqmts.** _____
- Adult Uses: reqmts.** _____
- Nuisance controls: Issues?** _____
- Subdivision of Property**
 - Minor subdivision
 - Major subdivision
 - Subdivision in the ETJ