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www.cityofclive.com



A plan review, permit fee, and inspections are required for all residential additions and remodels. If Restrictive Covenants for the property are on file with the applicable county, the more restrictive requirements apply.

Inspections Required Additions:

- Footing and foundation wall inspections before concrete is placed.
- Electrical, plumbing, and mechanical rough-ins, and framing inspections before insulation.
- Final inspection before occupancy.

Remodels:

- Demolition inspection if walls, beams, or posts, are modified.
- Electrical, plumbing, and mechanical rough-ins, and framing inspections before insulation.
- Final inspection before occupancy.

Residential Addition or Remodel Requirements

Addition: An extension or increase in floor area or height of a building or structure.

1. Detailed plans and specifications, including a wall section detail, shall be submitted to the city for review.
2. An updated site plan shall be submitted to the city showing proposed addition dimensions and setback distances from property lines. Erosion/sediment controls shall also be added to this plan.
3. Engineering may be required if the opening through existing exterior wall into the addition is modified to more than 6 feet.
4. Electrical, plumbing and mechanical contractors shall be licensed through the state of Iowa.
5. Additions utilizing the existing mechanical system for heating and/or cooling shall have the system reviewed for new loading.
6. New electrical branch circuits shall be run from the panel to the addition for new loads. New electrical installations shall follow currently adopted codes.
7. Crawl space foundations shall be designed and built to allow adequate ventilation and insulation. Access to the crawl space is required.
8. Additions under construction while occupants are occupying the existing dwelling can be dangerous. Please take precautionary measures to create a barrier between the construction area and the existing dwelling.

Remodel: Any construction or renovation to an existing structure other than an addition. Also, a change in plumbing, electrical, or heating and cooling that involves an extension, addition to, or change to the arrangement, type or purpose of the original installation. *Painting, papering, tiling, carpeting, cabinets, countertops, and other similar finish work are exempt from needing a permit.*

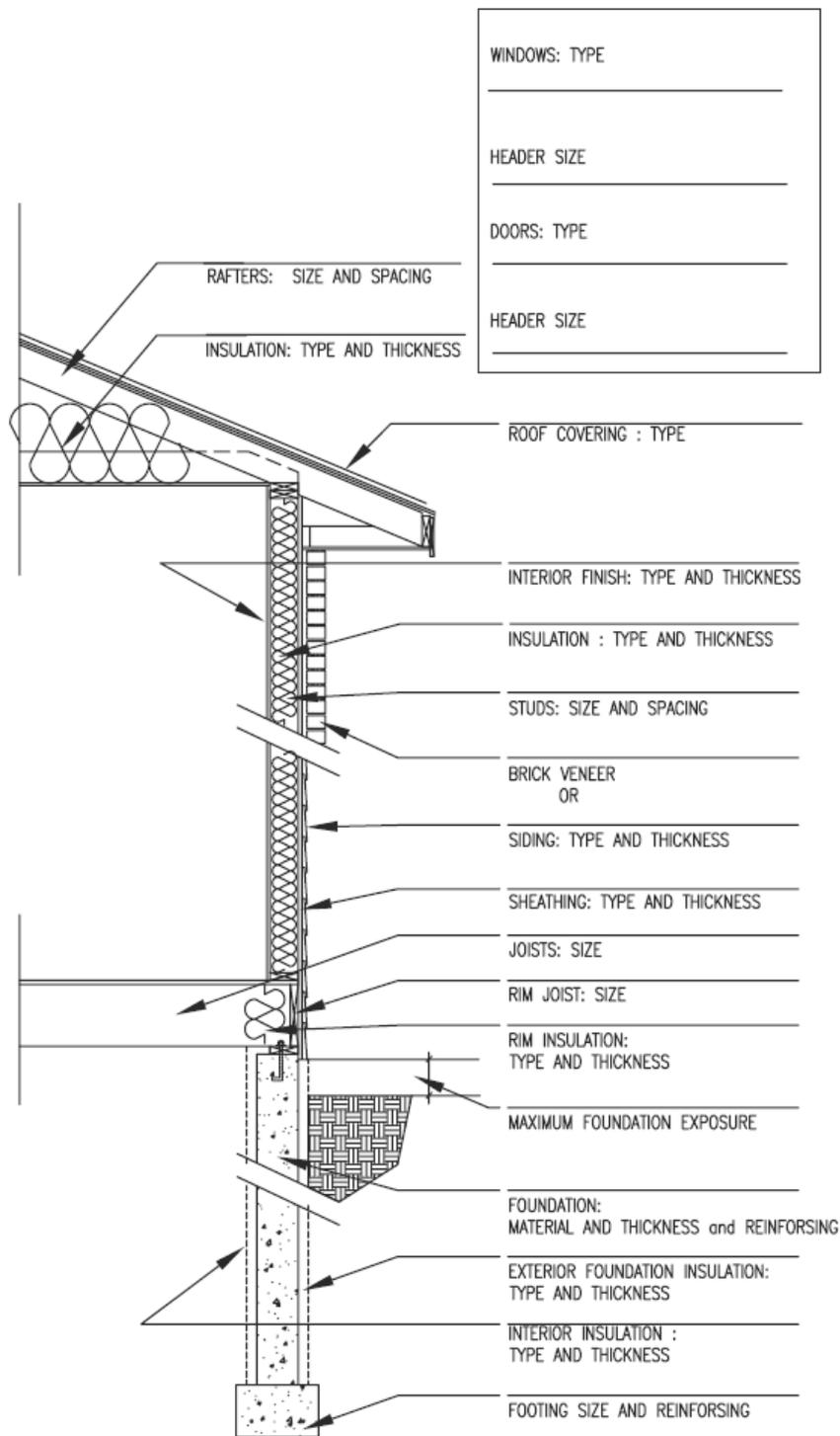
1. Detailed plans and specifications shall be submitted to the city for review. Plans shall include proposed changes of the existing dwelling.
2. Engineering may be required if bearing walls, beams or point load areas of the existing dwelling are modified.
3. Any existing electrical, plumbing or mechanical work that is abandoned shall be inspected before it is covered up.
4. Dwelling areas under remodel require the existing electrical, plumbing and mechanical work to be brought up to the most current code if any of these items are moved or added.
5. Bedrooms under remodel are required to have smoke detectors installed per code.
6. Remodels under construction while occupants are occupying the existing dwelling can be dangerous. Please take precautionary measures to create a barrier between the construction area and the existing dwelling.

Inspections must be scheduled at least 24 hours in advance.



Call Before You Dig!
1.800.292.8989
Call the toll-free number at least
48 hours
prior to ALL excavations in Iowa.

See reverse for a sample wall section detail.



TYPICAL CONSTRUCTION DETAIL FOR ADDITIONS
 FILL IN ALL APPLICABLE INFORMATION