

CITY OF HANKINSON BUILDING PERMIT FAQs - 2017

(Please note: building permits are required before construction or demolition begins. Some demolition projects require state approval due to asbestos regulations. Contact City Hall for more details.)

1. DO I NEED A PERMIT FOR SHINGLING MY ROOF?

A building permit is not required for shingling projects.

2. DO I NEED A PERMIT FOR SMALL BUILDINGS OR DECKS?

A building permit is required for all structures of more than 100 square feet in dimension. That would include garages and sheds regardless of how they are attached to the ground. It also includes decks that are more than 100 square feet in dimension not counting stairs.

3. DO I NEED A PERMIT FOR INTERIOR REMODELING?

Yes, if the total cost is greater than \$2,000 in a calendar year. If you are planning several remodeling steps and can complete them within one year's time, include all on one permit with fee of \$25.

You do not need a permit for carpeting, painting or other cosmetic or maintenance work. However, a permit will most likely be needed for bathroom and/or kitchen remodeling as materials and labor usually total more than \$2,000.

4. DO I NEED A PERMIT FOR SIDING?

Building permits are not required for siding projects.

5. DO I NEED A PERMIT WHEN I DEMOLISH A STRUCTURE OR MOVE A BUILDING FROM ONE LOT TO ANOTHER?

Demolition or removal of a structure requires a building permit as a method of removing the structure's value from your property taxes. Any structures being demolished, by state regulations, are required to be inspected by a qualified asbestos inspector and any and all asbestos must be removed by qualified removal experts prior to demolition. Plan ahead. Contact City Hall for further information. (City landfill is not licensed to accept any asbestos except in some cases where a state variance can be granted.)

6. WHAT IF I WISH TO MOVE A BUILDING FROM MY PROPERTY TO ANOTHER PROPERTY OUTSIDE OF CITY LIMITS?

A building permit is required. North Dakota Century Code 49-01-08 prohibits a structure from being removed from a property until all property taxes (including past due amounts) and all current and future special assessments against the property have been paid. Failure to pay constitutes a Class A Misdemeanor. Check with the City Auditor for more information and to determine what is owed on the property before you make plans to move a structure.

7. DO I NEED A BUILDING PERMIT FOR A FENCE?

Effective 2017, a permit is required for constructing a fence. It is required that you locate actual boundaries before you start. Stop by City Hall with your construction plans and to obtain a fence permit with no fee.

8. DO I NEED A BUILDING PERMIT FOR NEW WINDOWS?

If the total cost of labor and materials for window replacement is more than \$2,000, a building permit is required.

9. DO I NEED A BUILDING PERMIT FOR NEW RESIDENTIAL OR COMMERCIAL CONSTRUCTION? NEW RESIDENTIAL ADDITIONS?

Effective 2017, all new residential construction will require a building permit. The City of Hankinson has employed a building inspector who will review plans and specifications, footings, foundation wall, concrete slab inspection, framing and other inspections prior to the final inspection before occupying the structure. Any addition to a current residence or commercial structure that involves new foundation work, will also be required to purchase building permit with reduced fee. Call City Hall 242-7885 for further details.

Basic Building Permit Fee: \$25

Includes, but not limited to, decks, garages, interior remodeling and windows.
Please contact City Hall for further information.

New Residential House Building Permit Fee: \$750 (New additions with foundations - reduced fee)

New Commercial Structure Building Permit Fee: \$1,000 (New additions with foundations - reduced fee)

PLEASE NOTE: New residential construction and new commercial construction will be inspected by a licensed building inspector. He will inspect plans and specification of structure, placement on lot, setbacks, and then will follow through with inspections once plans and specs have been approved and construction begins.

Electrical and plumbing inspections must be completed by state officials. Other inspections will be completed as required to ensure all state building codes have been followed.

Some projects may need a variance due to setback requirements from property lines.
Contact City Auditor for more details.

SETBACKS OF BUILDINGS FROM PROPERTY LINES

Residential District Homes R-1		Accessory Buildings	
Front	30 feet	Front	30 feet
Sides	8 feet	Sides	8 feet
Rear	35 feet	Alley	10 feet

Residential District Homes R-2		Accessory Buildings	
Front	30 feet	Front	30 feet
Sides	8 feet	Sides	8 feet
Rear	30 feet	Alley	10 feet

Commercial District C-1			
Front	10 feet		
Sides	None except when adjoining an R district, then same as R District		
Rear	10 feet except adjoining an R district		

Commercial District C-2			
Front	50 feet		
Sides	None except when adjoining an R District		
Rear	None except when adjoining an R district		

Industrial District I-1
Setback is 60 feet except when it abuts any other district. Then setback shall be at least 100 feet.

Agricultural District
Setback is 50 feet. Lot area one acre and lot width 100 feet.

**701-242-7885 or email: auditor@hankinsonnd.com
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