

---

**CHAPTER 4 BUILDING REGULATIONS****Article I: Building Code.**<sup>2</sup>**Section 4-1. Adoption of State Building Code.**

The Town Board of Athens hereby adopts the Minnesota Building Code (M. S. A. § 16B.50 to 16B.75).

**Section 4-2. Administration.**

The Town will retain the services of a certified building official to enforce the provisions of the state building code.

**Section 4-3. Permits, Inspections, Fees and Time Limits.**

- (a) Issuance of Permits. The issuance of permits, conduction of inspections, and collection of fees shall be as established by the Town Board. The Town will establish a fee schedule by ordinance that may be revised from time to time. Such fees are due and payable to Athens Township at or before commencement of work.
- (b) Expiration. Notwithstanding continuing or on-going work, any building permit issued by the Township shall expire and be null and void if a certificate of occupancy and final inspection has not been issued within the following applicable period of time after the date of permit issuance:
- (1) Single-family residential dwellings, including new construction, remodeling or additions shall be completed within twelve (12) months.
  - (2) Accessory buildings on single-family residential properties shall be completed within twelve (12) months.
  - (3) All multi-family and non-residential construction shall be completed within eighteen (18) months.
  - (4) An expired building permit may be reissued once, for a term of one-half of its original duration, upon payment of an amount equal to one-half (1/2) the original permit fee. Thereafter, if the permitted work is not completed within the applicable time period, a new permit must be issued only upon such conditions as the Town Board by resolution may prescribe, including financial guarantees of completion by a specified date.

**Section 4-4. Time Limitations for Exterior Work.**

Notwithstanding continuing or on-going work or the validity of any permit, all exterior work shall be completed as follows:

---

<sup>2</sup> Adopted under Ordinance #97-01, March 3, 1997.

- (1) No land shall remain disturbed and exposed without established grass or other ground cover for a period exceeding twelve (12) months or any lesser period as may be specified in the permit.
- (2) All exterior construction including siding, roofing, doors, windows and finish shall be completed and present a finished appearance with twelve (12) months of the start of construction.
- (3) Effect of Outstanding Permits. Any permit outstanding at the time of adoption of these provisions shall be limited as herein set forth and shall meet the current building code regulations.

Section 4-4 thru 4-20.

**Reserved.**

**Article II: ISTS Regulations**

Section 4-21 thru 4-60.      **Reserved.**