

Answers To Your Building Questions

Building Department

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THINGS YOU NEED TO KNOW ABOUT

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THINGS YOU NEED TO KNOW WHEN BUILDING AN ADDITION TO A RESIDENCE

To obtain a building permit, you must provide a site plan showing where the addition is to be located in relation to the house and the lot with the distances noted to the lot lines. All other buildings on your property must be shown on this drawing.

Locate property lines exactly. Estimates are not acceptable. The Building Official will request you show lot pins at the time of the foundation inspection. Approval will not be given if there is any doubt as to where they are located.

The building addition must meet the setback requirements that apply to the residence. Call the building department to obtain the zoning district and setback information applicable to the building project. Handouts are available with setback information for most zoning districts. Zoning information can also be found on the city website www.boonegov.com. In most instances, setbacks are 9' for the side yard, 30' for the rear & front yards.

On minor additions, building plans may not be necessary. However, larger additions may require submission of plan, section, foundation and elevation drawings as determined by the Building Official.

You will be responsible for calling to arrange for inspections of the addition at least 24 hours in advance. An inspection of the footings and foundation wall shall be made prior to pouring concrete, a rough framing prior to insulating or drywall installation, and a final inspection when the addition has been completed are required. Electrical and plumbing permits and inspections will also be required, if applicable.

The building permit fee is based upon the valuation of the addition, material plus labor. The valuation may be determined by a contract price, or by the Building Official using known construction costs.

These are only basic minimum guidelines. For more information, or if you have any questions, contact the Building Department at **(515) 433-0633**.

NOTE: Utilities may need to be relocated

THINGS YOU NEED TO KNOW WHEN BUILDING A DECK

To obtain a building permit, you must provide a plot plan showing where the deck is to be located in relation to the house and the lot with the distances noted to the lot lines. All other buildings on your property must be shown on this drawing.

Locate property lines exactly. Estimates are not acceptable. The Building Official will request you show lot pins at the time of the foundation inspection. Approval will not be given if there is any doubt as to where they are located.

The deck must meet the setback requirements that apply to the residence. Call the building department to obtain the zoning district and setback information applicable to the building project.

If you are planning to build a deck or entryway onto the front of your house, the following obstructions may be permitted in your front yard area: the usual steps of unenclosed decks/porches which meet the approval of the Building Official.

Steps with 3 or more risers shall have at least one grippable handrail.

If you are using posthole footings, they must be a minimum of 42" deep and 8" in diameter. They may have to be enlarged to properly support the deck.

Decks that are constructed more than 30" above grade level are required to have guardrails. Guardrails installed on decks of single family dwellings shall not be less than 36" in height and banisters installed so that a sphere 4" in diameter cannot pass through at any point.

You will be responsible for calling to arrange for inspections of your deck at least 24 hours in advance. An inspection of the foundation shall be made prior to pouring concrete if installing posts, and a final inspection when the deck has been completed are required.

The building permit fee is based upon the valuation of the deck, material plus labor. The valuation may be determined by a contract price or by the Building Official using known construction costs.

These are basic minimum guidelines. For further information or if you have any questions call the Building Department at **(515) 433-0633**

NOTE: Utilities may need to be relocated.

FINISHED BASEMENT REQUIREMENTS

All habitable rooms shall have 5 percent of the floor area in window glass for natural light and ventilation. Houses built prior to April 1, 1993, may use mechanical ventilation and artificial light. All bedrooms shall have an egress window. If there are existing bedrooms, they will need to be retrofit with an egress window. See guidelines for egress windows on page 10.

- Need outlets every 6' of wall space (6' from starting point).
- All outlets shall be tamper proof.
- Bathrooms need an operable window or bath fan, vented to the outside.
- All clothes dryers shall be vented to the outside.
- All open stairways need a grippable handrail on at least one side.
- Hard wired heat/smoke detectors shall be installed in each bedroom, outside each bedroom, and on each level of house.
- Carbon monoxide detectors shall be installed outside each bedroom.
- Electrical panels cannot be behind doors or in closets. Need 36" of clear space in front of panel.
- Install combustion air into mechanical room or area.
- Wood stud walls shall have treated bottom plates when on concrete floors.
- All bedroom circuits shall have an AFCI (Arc Fault Circuit Interrupter).
- Bathrooms and bedrooms shall not open directly into mechanical rooms.
- Need GFCI (Ground Fault Circuit Interrupter) outlets in bathrooms and within 6" of laundry sinks and bar sinks.
- All foam plastic insulation shall be covered with drywall.
- Headroom clearance shall be 7' 6", except kitchens, halls and bathrooms may be 7'. Furred ducts, etc. may be 7'. Stairways and doorways may be 6' 8". Houses built prior to April 1, 1993, shall be a minimum of 7'.

THINGS YOU NEED TO KNOW WHEN BUILDING A GARAGE OR ACCESSORY BUILDING

To obtain a building permit, you must provide a site plan showing where the structure is to be located in relation to the house and the lot with the distances noted to the lot lines. All other buildings on your property must be shown on this drawing.

A structure less than 120 square feet of roofed area does not require a building permit, unless permanently affixed on a concrete slab, at which time all setbacks must be adhered to.

Locate property lines exactly. Estimates are not acceptable. The Building Official will request you show us lot pins at the time of the foundation inspection. Approval will not be given if there is any doubt as to where they are located.

Any driveway, sidewalk, or utility work in the public right-of-way (PROW) requires a public right-of-way excavation permit. Contact the building department for the necessary permit.

If the proposed garage is detached, it shall be a distance of at least two (2) feet to roof overhang, from alley lot lines, and from lot lines of adjoining lots which are an "R" district. On a corner lot, they shall conform to the setback regulations of a main building from the side street and where garage doors face the side street. The garage shall be a minimum of 5' from the house (or rear wall). The maximum height for a detached garage is 16' feet.

If the garage is attached either directly to the house or by a breezeway, it is considered part of the residence and must meet the setbacks requirements that apply to the residence.

If the garage is going to be attached to the house, the wall next to the house shall not have any openings other than a door, which will be required to be minimum of 1 3/8" solid core wood door or steel door with a 20 minute fire rating. No glass is allowed in the door except 1/4" wired glass held with steel stops.

The wall next to the house shall be covered with 5/8" Type X sheetrock on the garage side of the wall. This sheetrock shall extend from the floor to the underside of the roof sheathing, or the ceiling must be sheet rocked.

Frost depth footings are required if the structure is greater than 1000 square feet, or if it is attached to the house. Detached garages 1000 square feet or less may be built on a 4" minimum reinforced slab. (EXAMPLE: a 24' x 24' detached garage equals 576 sq. ft., therefore can be built on a slab without footings.)

Frost depth footings are 42" deep and a minimum of 12" wide.

All new driveways shall be concrete.

NOTE: Utilities may need to be relocated.

THINGS YOU NEED TO KNOW ABOUT EGRESS WINDOWS

This requirement for emergency escape and egress openings in basements and sleeping rooms is because a fire will usually have spread before the occupants are aware of the problem, and the normal exit channels will most likely be blocked. The dimensions prescribed in the code for exterior wall openings used for emergency egress and rescue are based on extensive testing by the San Diego Building and Fire Departments to determine the proper relationships of height and width of window opening to adequately serve for both rescue and escape. The minimum of 20" for the width was based on two criteria: the width necessary to place a ladder within the window opening and, the width necessary to admit a firefighter with full rescue equipment. The minimum 24" for the height was based on the minimum necessary to admit a firefighter with full rescue equipment.

It is the intent of the code that the windows required for emergency escape or rescue be located on the exterior of the building so that rescue can be effected from the exterior or, alternatively, so that the occupants may escape from that window to the exterior of the building without having to travel through the building itself. If these windows open into an interior courtyard, the courtyard must have an exit passageway, which provides access to the public right-of-way.

As stated in the code, these windows used for emergency escape or rescue must be operable windows. The intent is that they open from the inside without special knowledge or tools. They may be of the usual double-hung, horizontal sliding or casement windows operated by the turn of a crank.

Window wells in front of emergency escape windows must provide a minimum clear opening of 9 sq.ft, with a minimum dimension of 36" from the face of the glass to the face of the window well, and at least as wide as the window. When the depth of a window well exceeds 44", a permanently affixed ladder or stair from the window well is required.

FENCE INFORMATION

The height, density and location of fences are regulated by the Zoning Ordinance. Fences can be constructed on the property line but are limited a maximum height (see below).

For more information, or if you have any questions contact the Building Department at **(515) 433-0633**.

Before installing any type of fence, it is required that all property lines be located and verified. Approval will not be given if there is any doubt as to where they are located.

Front Yard: Fences in the required front yard shall be limited to a maximum of 4'. The required front yard is determined by your zoning district. Please contact the building department to determine your zoning district.

Side Yard: Fences in the side yard shall be limited to a maximum of 6'.

Rear Yard: Fences in the rear yard shall be limited to a maximum of 10'.

If you live on a corner lot, a 25' site triangle shall be provided for visibility reasons. The site triangle shall include nothing over 2 ½ feet in height, measured from the gutter of the street.

The required front, side, and rear yard requirements are measured from the point at which the City right-of-way ends (not at the curb) and your property begins. If your dwelling is closer to the street than the required front yard distance, your fence must meet the required front yard requirements for your zoning district.

Maintenance of the fence is the responsibility of the owner.

The finished side of the fence must face the adjoining property.

Please visit our website for additional information

<https://www.boonegov.com/department/index.php?structureid=14>

Permits can be found on our website

To complete online:

[Click Here](#) for on-line Building Permits, Demolition, Electrical, Plumbing, and Mechanical Permit Applications

OR

To print and email, mail or drop off:

[Click Here](#) for all Building Applications

A set of detailed drawings must be submitted with the building permit.

No drawings are needed for Electrical, Mechanical, or Plumbing permit applications.