

SECTION**4.0.0 Permit and Contractor's Bond****4.1.0 Construction Subject to Code**

All new construction work and alterations, additions, enlargements, or repairs for any purpose in, to, or upon any existing building, shall be subject to this code, and if the reasonable value of such work is in excess of the sum of Five Hundred Dollars, (\$500.00), than a Building Permit and an Electrical Permit, (if electrical work is included) shall be required; except that a Building Permit shall be required for any new, free-standing structure, regardless of cost.

4.2.0 Remodeling for Human Habitation

Any building or part thereof, erected or used for other than human habitation in the Village, which the owner thereof may desire to change, remodel, or rebuild for human occupancy, shall, for the purpose of this ordinance, be considered as a new building. The owner, thereof, shall, before commencing to change, remodel, or rebuild such building, present a plat, plans, and specifications and obtain a permit as required for a new building, and shall in all respects comply with this ordinance.

Where additional work is contemplated on a building for which a Building Permit has been issued, the owner or contractor shall submit a letter of explanation along with a corrected copy of the plan involved, made from a corrected tracing, along with an application for a permit. This shall be a "Supplementary Building Permit" and the fee charged will be calculated on the same basis as for new work. In no case will this be less than the minimum fee for a Building Permit.

4.3.0 Exemptions

General repairs, decorating, and minor alterations, in which no structural, plumbing, or sewer changes are involved, shall be exempt from the provisions of this Section of the Building Code, except that any changes in electrical work will require a "Supplementary Permit."

4.4.0 Contractor Required

Where a permit is required, all work shall be performed by or under the direction of a contractor, except that in minor alterations or repairs, the owner thereof may act as his own contractor, providing that he complies with all other provisions of this code.

4.5.0 Contractor's Bond

Every contractor engaged in construction work in the Village shall, before beginning construction in the Village, file with the Village Clerk, an annual surety bond approved by the Commissioner of Public Works, in the amount of Ten Thousand Dollars (\$10,000.00). Said bond shall run to the Village and shall be conditioned that all work performed by the said contractor shall be performed in compliance with all ordinances of said Village and that the work performed by him will be so carried out as to prevent the same from becoming a hazard to the residents of said Village and that he will take all such reasonable measures as may be requested in writing of him by the Commissioner of Public Works to prevent such construction from becoming an attractive nuisance and thereby a hazard to persons in the Village. No construction work shall begin until such bond has been filed with the Village Clerk and approved by the Commissioner of Public Works and until a Building Permit for such work has been issued.

4.6.0 Contractor's Bond - Exceptions

If an owner performs his own minor construction work or alterations, he may obtain a permit in his own name for such work, without a bond; but if such owner shall contract for the performance of any part of the work, the contractor shall furnish bond for that part of the work, with good and sufficient sureties.