

CITY OF HANKINSON BUILDING PERMIT FAQs

(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 OR SIDING?

A building permit is not required for shingling or siding 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 RESIDENTIAL 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. You do not need a permit for carpeting, painting or other cosmetic or maintenance work. 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 COMMERCIAL INTERIOR REMODELING?

Yes. You do not need a permit for carpeting, painting or other cosmetic or regular maintenance work. Refer to Commercial/Industrial Building Permit Fee schedule.

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?

A permit is required for constructing a fence. It is required that you locate your property lines before you start. Stop by City Hall with your plans and to obtain a fence permit.

8. DO I NEED A BUILDING PERMIT FOR NEW WINDOWS IN MY HOME OR BUSINESS?

Yes, 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/ALTERATIONS?

All new residential construction requires 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, call City Hall at 701-242-7885 for further details.

Basic Building/Fence Permit Fee: \$25 (for residential)

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

NEW Single-Family Residential House Building Permit Fee: \$750 (and New additions with foundations - \$150 per inspection)

NEW Multi-Family Residential House Building Permit Fee: \$1,000

NEW Commercial Structure Building Permit Fee: (refer to Commercial/Industrial Building Permit Fees)

NEW Accessory Building over 901 s.f. will be charged based on inspections needed by the Building Inspector at \$150/site visit. Typically, it will need 2-3 inspections.

PLEASE NOTE: New residential, commercial and industrial construction will be inspected by a licensed building inspector. He will inspect plans and specifications of structure, placement on lot, setbacks, and then will follow through with inspections once plans and specs have been approved and construction begins. **REQUIRED** plans include: (1) Site Plan, (2) Truss Drawings, (3) Foundation Plan, (4) Floor Plan and (5) Elevations.

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

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

Residential District Homes R-1

Front 30 feet
Sides 8 feet
Rear 35 feet

Accessory Buildings

Front 30 feet
Sides 8 feet
Alley 10 feet

Residential District Homes R-2

Front 30 feet
Sides 8 feet
Rear 30 feet

Accessory Buildings

Front 30 feet
Sides 8 feet
Alley 10 feet

Residential District Homes R-3

Front 25 feet
Sides 6 feet
Rear 20 feet

Accessory Buildings

Front 30 feet
Sides 8 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

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.

In any R District, no building shall exceed 35 feet in height. Refer to Ordinance 2023-05 for additional information.

**701-242-7885 or email: auditor@hankinsonnd.com
CITY OF HANKINSON
PO Box 478
Hankinson, ND 58041**