

1 CITY OF HOMER

2 HOMER, ALASKA

3
4 ORDINANCE 84 -5

5 AN ORDINANCE GENERALLY AMENDING PORTIONS OF
6 CHAPTER 12.04, BUILDING PERMITS, OF THE HOMER
7 MUNICIPAL CODE.

8 WHEREAS, the City Planning Department has reviewed
9 Chapter 12.04 of the Code and recommended several amendments
10 thereto for the purpose of clarification and uniformity of
11 administration,

12 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

13 Section 1. Section 12.04.010 of the Homer Municipal
14 Code is amended to read as follows:

15 12.04.010 Building permit required. No person, firm
16 or corporation shall erect, construct, enlarge, alter,
17 repair, move, improve, remove, convert or change the use, or
18 demolish any building or structure in the City or cause the
19 same to be done, without first obtaining a separate building
20 permit for each such building or structure from the City;
21 provided, however, that permits will not be required for
22 ordinary maintenance of a residential building or structure.
23 Ordinary maintenance shall include any separate type or item
24 of work up to and including five thousand dollars in valuation.

25 Section 2. Section 12.04.040 of the Homer Municipal
26 Code is amended to read as follows:

1 12.04.040 Permit--Diligence in completing work. After
2 the work has been started, the work shall be diligently and
3 continuously prosecuted by permittee until completed. If the
4 work has not been started within 365 days of issuance of this
5 permit, this permit will be void.

6 Section 3. 12.04.050 of the Homer Municipal Code is
7 amended to read as follows:

8 12.04.050 Permit--Forms and conditions. All applications
9 for building permits hereunder shall be submitted to and
10 approved by the City. The following conditions shall govern
11 the issuance of permits:

12 a. All necessary permits and approvals shall be
13 secured prior to construction.

14 b. Permits may not be transferred or assigned by the
15 original permittee.

16 c. Each permit shall provide a time limit within
17 which the work shall be completed.

18 d. No building will be certified for occupancy
19 unless the use or structure conforms to all zoning and land
20 use regulations contained in this code and Alaska Statutes.
21 Permits may be revoked if the terms and conditions of any
22 land use regulations, conditional use, or variance are violated.

23 e. The granting of a permit shall be conditioned
24 primarily upon the proposed project being compatible with the
25 overall development plan for the City of Homer.

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Reviewed and approved as to form
this 2~~nd~~ day of February, 1984.



A. Robert Hahn, Jr.
City Attorney

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