

TITLE 2: NATURAL RESOURCES
DIVISION 7: BUILDING AND ZONING CODES

§ 7131. Building Permits.

(a) *Developer Tax; Permits Required.* Except as exempted by this code, before a person commences construction, enlargement, or removal of any building or structure, or engages in new development as defined by law, such person shall first pay any applicable developer tax to the Director of Finance and obtain from the building safety official a separate permit for each building or structure.

Prior to the application for a building permit, such person shall first obtain all other applicable permits required by law from the Division of Environmental Quality, office of Historical Preservation, Coastal Resources Management Office, U.S. Army Corps of Engineers, or other federal or Commonwealth government agency regulating the particular activity for which a building permit will also be required. No building permit shall be issued unless the grading and building plans indicate full compliance with flood insurance regulations adopted under this chapter.

(b) *Expedited Permits.* The building safety official shall publish a list of those types of works or projects which may receive expedited building permits. Receipt of an expedited building permit shall not be construed to grant authorization for any work to be done in any manner in violation of the provisions of this building safety code or any other Commonwealth law.

(c) *Application.* The building safety official shall establish by regulation the procedure for the application for and issuance of any building or occupancy permit, including a time frame under which such application will be reviewed.

(d) *Plans on Site.* Plans, drawings, and specifications upon which a building permit has been issued shall be kept on the building site at all times while the permitted activity is being conducted and shall be available to the building safety official at all such times. All such documents shall be written in the English language.

Source: PL 6-45, § 1 (§ 7131); amended by PL 8-7, § 5; PL 8-23, § 10.

Commission Comment: With respect to the reference to the “Director of Finance” and the “Division of Environmental Quality,” see Executive Order 94-3 (effective August 23, 1994), reorganizing the executive branch, changing agency names and official titles, and effecting other changes, set forth in the Commission comment to 1 CMC § 2001.