

7.24 BUILDING PERMITS

- (1) **Applicability.** No building or structure (except signs exempt from the provisions of this ordinance) shall be erected, constructed, reconstructed, altered, moved or enlarged until a building permit has been obtained from the Administrator or Town Building Inspector.
- (2) **Application for Building Permit.** Application for a building permit shall be made in writing upon a form furnished by the Town of Greenville and shall include the following information:
 - (a) Name and address of the owner of the land and the owner of the building or structure if different.
 - (b) Plot and construction plans drawn to scale, showing the actual shape and dimensions of the lot to be built upon and the exact sizes and locations on the lot of buildings or structures already existing, if any, and the exact sizes and locations on the lot of buildings or structures proposed to be erected, constructed, reconstructed, altered or enlarged.
 - (c) The existing and/or proposed use of all buildings or parts thereof on the lot.
 - (d) The number of families the building is designed to accommodate, the gross leasable floor space of the building, or the number of employees the building is designed to accommodate.
 - (e) The location and number of required off-street parking and loading spaces.
 - (f) Such other information with regard to the lot and existing or proposed buildings or structures as may be necessary to determine compliance with and provide enforcement of these regulations including, but not limited to, a detailed plan of any existing private domestic sewage treatment and disposal system.

- (3) **Approval and Issuance of Building Permit.** If the Administrator or Town Building Inspector determine that the proposed structure or building will comply with the provisions of this ordinance, he shall officially approve one set of plans and return it to the owner or applicant, and shall issue a building permit which shall be kept on display at the site of the proposed building or structure.
- (4) **Construction to be as Provided in Applications.** Building permits issued on the basis of applications and plans approved by the Administrator or Town Building Inspector authorize only the use, arrangement and construction set forth in such approved applications and plans. Use, arrangement and construction of variance with that authorized shall be deemed a violation of this ordinance.
- (5) **Lapse of Permit.** A building permit shall have lapsed and be void unless substantial construction or operations described in the permit are commenced within one year from the date of its issuance.
- (6) **Improper Issuance.** A building permit that was issued in error or under a misstatement of fact by the applicant shall not create any right in such permit, and the Town shall be entitled to revoke such permit.
- (7) **Prior Permits.** No building permit lawfully issued by the Administrator or Town Building Inspector prior to the effective date of adoption or amendment of this ordinance shall be invalidated by the adoption or amendment of this ordinance. Such permit shall remain valid and subsisting subject only to its own terms.