

Building Standards and Processes Act

Article 1: Civilian Building Approval Process:

To begin the construction of a new civilian building outside the territory of an established State, the following process must be followed:

1. The prospective property owner must select a vacant plot, derelict building, or un-demarcated piece of land that they are interested in and submit an application in #building-approvals - see Index I.
2. The Secretary of the Interior will then review the application and may then ask additional questions or impose stipulations. At this point, the Secretary of the Interior may contact any relevant stakeholders and request their opinions.
3. Finally, the Secretary of the Interior will either approve or deny the building application. If the application is approved, construction may begin immediately. If the build is a shop, see Article 3, if the build is an apartment or skyscraper, see Article 4.

Article 2: Civilian Building Standards:

Plans for new builds, or substantial changes to the exterior of an existing build within Icenia City limits must adhere to the following standards to be approved:

Location and Dimensions

1. Conforms to zoning regulations if any are in effect.
2. Conforms to the bounds of the assigned plot, if constructed on a plot.
3. Extend no higher than y:170 (exceptions may be made for antenna or other decorative parts). A standard motion by the Senate and Sol approval may bypass this requirement.
4. Extend no lower than y:16 (unless approved by the Secretary of Defense).
5. Cannot be built in a body of water or extend more than 10 blocks into the body of water. A standard motion by the Senate and Sol approval may bypass this requirement.
6. All private snitches must be placed within the bounds of the property or plot.

Obstructions

7. Cannot obstruct or impede upon the function of defensive infrastructure without explicit permission from the Secretary of Defense.
8. Cannot obstruct or impede upon existing public works projects, like railways or roads without explicit permission from the Secretary of the Interior.
9. Cannot infringe on another's property as defined in Article VII (a) of the Constitution.

Visuals

10. Cannot be constructed in such a way that is intentionally or unintentionally offensive or unsightly to the general population.
11. Cannot be "floating." All building foundations should visibly touch the ground.
12. Must use no less than three types of blocks in reasonable quantities in its block pallet.
13. Excessive terrain flattening, "dirt bubbling," or the construction of unrealistic or unsightly terrain is disallowed unless given special permission by the Secretary of the Interior.

Article 3: Shop Starter Fund:

A subsidy of 15d and 10 emerald blocks will be paid to new shopkeepers opening a business in Icenia City, which meets the following requirements:

1. Clearly visible advertising from the exterior of the building through signage or banners.
2. Competitive pricing on par with similar products sold in other metropolises such as Pavia and Yoahltl.
3. Multiple products offered for sale with sufficient quantities stocked.
4. Once the shop is ready for customers, the shop owner must advertise their shop in either the Icenia Discord, CivMC Discord, or the CivMC subreddit.

The subsidy will be paid half upfront and half two weeks after the completion of the shop in question. The shop owner will be immediately opted into the program when filling out the building application - see Index II.

Article 4: Apartment Housing

Apartment buildings or skyscrapers may be constructed in a fashion where they are able to house players within them and be made available to the Secretary of the Interior to do so. The building owner will be given first choice on who they want to house in their apartments. The Government may then advertise any remaining vacant remaining units and subsequently lease them out.

These buildings must adhere to the following standards, in addition to the Civilian Building Standards in Article 2:

1. A reasonable portion of the building must be dedicated to apartments.
2. All apartment floors and ceilings must be at minimum, two thick and either built on a tenant group or left unreinforced so that the tenant can CTR them onto a personal group.
3. Floors dedicated to apartments must be accessible via lodestone and must be separated from the elevator room by a wall and door, both of which must be built on a tenant group or left unreinforced.
4. The elevator room must be accessible via street level to tenants.

The building owner will receive a subsidy of 15d and 10 emerald blocks once interior modifications are complete and the government is able to advertise the vacant units.

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This is a note on how we should set up the discord ticket / forum system.

- I. The Building Application will include the following questions:
 - A. Please provide a screenshot of the plot, piece of land, or derelict building you wish to build and / or renovate. Additionally, describe where it is or provide coordinates.
 - B. Please select what type of building this will be:
 1. House
 2. Shop - see Index II
 3. Apartment building / skyscraper - see Index III
 4. Public works project
 5. Farm
 6. Decorative
 7. Other
 - C. Please supply any other information you may wish to share such as schematics, screenshots of the planned build, ect. This question is not always required to be answered and primarily applies to larger projects.
- II. If the applicant selects “shop” they will be immediately opted into the Shop Starter Fund and will be informed of its requirements. Additionally, both the Secretary of the Interior and the Secretary of the Treasury will be notified in the ticket.
- III. If the applicant selects “Apartment building / skyscraper,” they will be immediately directed to Article 4 Apartment Housing.