

CHAPTER 155

BUILDING REGULATIONS

155.01 Building Permit Required
155.02 Building Permit and Inspection Fee
155.03 Building Design
155.04 Chimneys
155.05 Doors
155.06 Exterior Wall Openings
155.07 Foundations

155.08 Foundation Walls
155.09 Stairways
155.10 Party and Fire Walls
155.11 Walls in Public Buildings
155.12 Exemption
155.13 Enforcement

155.01 BUILDING PERMIT REQUIRED. It is unlawful to build, enlarge or alter the exterior of, or move from outside to within the City, or from one part of the City to another part of the City, any exterior wall, structure, building or exterior part thereof, until a detailed plan of the proposed work, and the location of the same on the lot or tract of land, together with a statement of the materials to be used, shall have been filed with the building inspector and a written permit issued therefor by the building inspector. If the plans, location and materials comply with the provisions of this chapter, the building inspector, on the payment of the fee for inspection of the construction of the building, shall issue a permit for the work.

155.02 BUILDING PERMIT AND INSPECTION FEE.

1. The fee for the inspection of building plans and for the issuance of a building permit shall be charged at the rate of five cents per square foot for up to 5,000 square feet of floor space with space over 5,000 square feet at one cent per square foot with a minimum charge of \$20.00 and a maximum charge of \$300.00.
2. "Square footage," computed in this section, means the area within the foundation upon and within the earth.
3. Of the fees computed in this section, 50 percent thereof shall be paid to the building inspector for inspection fees.
4. In addition to the regular fees required to be paid for a building permit, there shall be a \$25.00 penalty, which shall be paid prior to issuance of a building permit, assessed against any person who commences construction without first applying for and being issued a building permit as required by this chapter.
5. The permit becomes null and void if work or construction authorized is not commenced within 60 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced, or if the work is not completed within a one year time frame. Extensions to these time frames may be granted by an affirmative vote of three-fourths of all of the members of the Council.

155.03 BUILDING DESIGN. All parts of every building shall be designed to safely carry the loads to be imposed thereon, and shall in all other respects conform to good engineering and building practice.

155.04 CHIMNEYS. All chimneys, except for high pressure boilers, shall rest on the ground or foundation and shall not be used to support any part of the building. The same shall be constructed of brick or reinforced concrete, and the wall of a brick chimney shall be of sufficient thickness to conform to good engineering and building practice.

155.05 DOORS. All doors in schools, churches, hospitals, theaters and other places of public assembly, and in all stairways, shall open outward, or in the direction of travel in leaving the building, and shall be at least 30 inches wide.

155.06 EXTERIOR WALL OPENINGS. No opening in an exterior masonry wall shall exceed eight by ten feet except when fronting on a street or alley, or where there is no other building within 10 feet of such opening.

155.07 FOUNDATIONS. It is unlawful to build, enlarge or alter, or move from the outside to within the City, or from one part of the City to another part of the City, any wall, structures, building or part thereof, unless such wall, structure, building or part thereof shall have or be placed upon a foundation of the type set out in this chapter, except that this section shall not apply to small utility sheds measuring 12 feet by 12 feet or less and such small utility sheds shall be exempt from the requirements of having or being placed upon a foundation.

155.08 FOUNDATION WALLS. Foundation walls shall be constructed of any suitable material other than wood, but a hollow or concrete block construction shall not be allowed in the foundation wall of any building exceeding three stories in height. All foundations shall be of such thickness, and constructed in such a manner, as to be able to carry the load imposed thereon. If a permit is desired for the purpose of adding additional stories to any building, the building inspector shall determine if the foundation walls are sufficient to carry additional load.

155.09 STAIRWAYS. Every school, church, hospital, theater and other place of public assembly over one story high, shall have at least two stairways constructed entirely of incombustible material, located as far apart from each other as the plan of the building will permit and continuous from the grade line to the topmost story.

155.10 PARTY AND FIRE WALLS. In all buildings, except dwellings or frame or skeleton construction buildings constructed for the purpose of party walls and serving as bearing walls on both sides of such wall, the party or bearing wall shall be constructed from the foundation to a point at least two feet above the roof level and properly coped and the same shall be constructed of brick, stone, concrete, hollow or solid concrete or clay blocks in a manner and of a thickness approved by the building inspector.

155.11 WALLS IN PUBLIC BUILDINGS. All walls and partitions in schools, churches, hospitals and other places of public assembly, over one story high, and all walls and partition in theaters, shall be built of stone, brick, concrete, hollow or solid concrete or clay blocks, or metal lath and Portland cement plaster on metal studding, or other equivalent incombustible material and construction.

155.12 EXEMPTION. Nothing contained in this chapter shall in any manner operate to prevent the establishing by ordinance of fire limits within the City, or from adopting requirements and restrictions in addition to those imposed by this chapter to the building, rebuilding, repair and maintenance of buildings within such fire limits as may hereafter be established within the City.

155.13 ENFORCEMENT. It shall be the duty of the building inspector to enforce the provisions of this chapter, but any or all of the powers and duties conferred on the building inspector by this chapter may be delegated or transferred to any other officer or employee of the City, by resolution passed by a majority vote of all the members of the Council.

[The next page is 641]