CHAPTER VIII

BUILDING CODES

ARTICLE 1

General Building Code

8.0101 Adoption of Code

The erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, uses, height, area and maintenance of building or structures in the City of Hazen shall meet the provisions of the Rules and regulations of the State Building Code, State Mechanical Code, State Plumbing Code and State Electrical Code and any existing supplements and subsequent amendments, one copy of which code is on file with City Auditor and is hereby made a part of this chapter by reference with the exception of the sections hereinafter set forth affecting local conditions in the City, which are amended, deleted, or added to, for use and application in the city, and the city hereby adopts said code as so modified. The City does not inspect for compliance with the State Mechanical Code, State Plumbing Code or State Electrical Code and are subject to inspections by the appropriate State agencies and their employees.

8.0102 Permits Required

Building permits are required for all new construction, additions to existing structures, decks larger than one hundred (100) square feet or additions to a deck that make it larger than one hundred square feet, remodeling, in ground swimming pools, commercial standalone signs or towers, commercial storage tanks greater than 1,000 gallons. For the purposes of this section new construction shall include site constructed structures, pre-constructed structures, modular homes and manufactured homes, except for storage sheds one hundred forty four (144) square feet or less.

Remodeling is defined as a project that changes the use of a space or spaces and/or changes in the floor plan. Remodeling does not include a renovation, to make a space new without changing its use.

8.0103 Inspections Required

A: Site built structures/additions:

1. Staking: Staking of the building location prior to any excavation.
2. Footing: When all forms and rebar are in place, prior to pouring any concrete. For detached garages where a floating slab is permitted the inspection will be made prior to the pouring of concrete. If the building is a pole structure the

inspection will be made prior to the installation of the poles.

3. Foundation Walls: When all forms and rebar are in place and prior to pouring any concrete.
4. Framing/Insulation: After all interior walls are in place and installation of insulation, prior to any interior sheeting.
5. Interior Sheeting: After all interior sheeting is installed, prior to any taping (unheated storage buildings NA).
6. Final: After all work is completed and the building is ready for occupancy.

Remodeling/repurposing projects will be subject to items 4-6 above.

B: Pre-constructed structures:

1. Staking: Staking of the building location prior to any excavation.
2. Footing: When all forms and rebar are in place, prior to pouring any concrete.
3. Foundation Walls: When all forms and rebar are in place and prior to pouring any concrete.
4. Final: After all work is completed and the building is ready for occupancy.

C: Water/Sewer Connections

The city must also inspect all connections to city water/sewer mains, curbstops, sewer service connections, prior to backfill, and water meter installation as applicable. All such connections shall be made by a licensed installer or plumber.

8.0104 Notification of Inspections

The contractor/owner shall notify the building inspector 48 business hours in advance of any required inspection.

8.0105 Standards for Steel Buildings

In addition to the standards set forth by the State Building Code for the construction of steel buildings, the following standards shall also apply:

a. Roof - Minimum live load of 30 pounds per square foot. An engineer's Certificate of Compliance is required.

b. Walls - Minimum wind load shall comply with the Uniform Building Code. An engineer's Certificate of Compliance is required.

c. Footings -

1. All footings shall be below the frost line,

except as provided for trench footings in Article 4.

2. In cases where a column is poured on a footing, there shall be four (4) re-rods placed in such a manner that they will continue from the footing into the column.

d. Exterior Wall- Shall be painted. Unpainted walls are prohibited.

8.0106 Clarification of Code

For the purpose of clarifying the Building Code adopted above.

1. "Municipality" or "City" shall mean the City of Hazen.

2. Whenever the Building Code shall conflict with a city ordinance, the ordinance shall govern.

3. Any reference to fire limits within the City shall mean the fire limits set out in Chapter IV.

4. The City Commission shall serve as the "Board of Appeals".

8.0107 Fees

Fees for Building Permit matters shall be as established from time to time by resolution of the Board of City Commissioners.

All fees are due at the time the building permit is issued and shall include the inspection fees for one inspection as required in 8.0103 (A) 2-6 or 8.0103 (B) 2-4 as applicable. The contractor shall be billed for any additional inspections and/or re-inspections that may be required.

8.0108 Penalties

The violation of any of the provisions of this Chapter shall be punishable as provided in Chapter II of this code.

8.0109 Variances

The City Commission may grant a variance from the building code requirements where such variance will not be contrary to the public interest, where the characteristics of the particular property warrant a variance, and strict enforcement of code provisions would result in unnecessary and undue hardship.

ARTICLE 2

Moving Buildings

8.0201 Structures exempt from this article

This chapter shall not apply to yard-built and factory-built homes that have not been previously used for occupancy. Yard-built and factory-built homes shall be considered as new construction and shall be subject to the same requirements for permits, inspections and code compliance as site-built buildings.

8.0202 Moving permit required; payment of taxes, special assessments required.

(a) No person shall move any house or building within the city without first obtaining a permit therefor from the city commission.

(b) No person shall remove from any lot or tract of land within the city any buildings until after the taxes and special assessments then due have been paid, nor until the owner shall have paid into the appropriate sinking funds of the city for the retirement of any bonded indebtedness of the City of Hazen an amount equal to the just share of the tax which would then be required against the property to pay the outstanding, less amount in sinking funds, of the bonded indebtedness of the city of Hazen. This section shall not apply where a building is removed to permit the erection or installation of improvements equal or greater in value than the building removed. No moving permit shall be issued by the city commission until provision for the payment of the taxes and special subsection shall first have been made.

(c) When a structure is to be moved out of the City and it is not anticipated that a new structure will be placed on the vacated foundation, the lot owner shall be responsible for removing the foundation, and any basement floor, and filling the excavation within 30 days after removal of the overlying structure.

Final passage of (c): May 24, 1993

8.0203 Procedure for obtaining permit to move building.

The following procedure must be followed in connection with obtaining a permit to move buildings into or within the city.

(a) The city building inspector shall make an inspection of the proposed building and certify as to whether it meets the building code requirements.

(b) The city assessor shall inspect and establish a valuation on the building and shall certify that the structure is comparable to average type dwellings in the area or that plans have been submitted showing that the structure will be remodeled to conform with the area dwellings.

(c) If conditions of subsections (a) and (b) are met, then the application, together with the reports of the building inspector and city assessor, shall be referred to the city auditor, who shall cause the publication provided in Subsection (d) herein to be made and refer the matter to the city commission.

(d) Except in the case of yard-built and factory-built homes which have not been previously used for occupancy and which have complied with the section of this code relating to permits, inspections and code compliances in the manner provided for site-built buildings, a notice of intention to move shall be published once in the local newspaper. The publication shall include the location to which the building is to be moved and a hearing date within 12 days of such publication at the next regular meeting of the Board of City Commissioners. A copy of the notice shall be posted on the proposed location and a public hearing shall be held at which time any property owner within one hundred fifty (150) feet of the boundaries of the proposed location shall have the right to protest either in person or in writing to the commission.

(e) The city commission shall either grant or deny each application.

8.0204 Moving permit to show route.

The moving permit shall show the actual streets or alleys over which the building is to be moved.

8.0205 Moving permit fee and issuance.

The fee for moving buildings shall be established by resolution from time to time by the Board of City Commissioners and permits shall be issued to licensed movers only upon payment of the fee and upon authorization by resolution of the Board of City Commissioners.

8.0206 Building permit required.

When a moving permit has been obtained pursuant to this division the owner or licensed house mover shall obtain from the building inspector a building permit.

8.0207 Completion bond required.

(a) Before any building permit required by this division is issued the applicant shall furnish to the City a bond in the amount of not less than One Thousand and no/100 Dollars ($1,000) conditioned that the house or alterations or improvements shall be in all respects complied with in a manner sufficient to meet the requirements of this Article and that the construction improvements or alterations will be completed ten (10) months after the building is located on any lot or property within the City. The bond shall either be written by a corporate surety or be of sufficient private surety, to be approved by the City Attorney as to form and by the City Commission as to sufficiency of the sureties where no corporate surety writes the bond.

(b) When a structure is to be moved out of the City and it is not anticipated that a new structure will be placed on the vacated foundation, the lot owner shall furnish to the City a bond in the amount of not less than $1,000 conditioned that the vacated foundation will be reclaimed as provided in 8.0202(c). The bond shall either be written by a corporate surety or be of sufficient private surety, to be approved by the City Attorney as to form and by the City Commission as to sufficiency of the sureties where no corporate surety writes the bond.

8.0208 Liability for damages.

The house mover or owner shall be responsible for all damages, claims, repairs, and other costs occasioned by the pursuit of his work, due to negligence or otherwise, and shall save harmless the city from all claims, damages and costs.

8.0209 Violations

Failure to conform to this ordinance shall be a violation thereof and punishable as provided in the general penalties of Hazen City Ordinances.

ARTICLE 3

Demolition of Structures

8.0301 Scope of Provisions

The provisions of this portion of the building code shall relate to and regulate the demolition of structures and buildings within the jurisdiction of the City of Hazen.

8.0302 Purpose

The purpose of this division of the building code is to establish and enforce minimum requirements for the demolition of buildings and structures within the jurisdiction of the City of Hazen. The requirements of this division shall be deemed to supplement the ordinances, rules and regulations of the City of Hazen, under Chapter 23 of the Revised Ordinances of 1977 of the City of Hazen, as amended.

8.0303 Demolition Permits

The demolition of a building or a structure within the City of Hazen shall be permitted only upon the issuance of a demolition permit, which shall be issued by the City Auditor only upon the following conditions:

1. Prior to demolition the sewer and water connections shall be disconnected from the City water and sewer systems to the satisfaction of the building inspector.

2. Adjacent streets, sidewalks, and alleys will be properly protected by fences and scaffolds, and pedestrian traffic re-routed with approval of the city building inspector.

3. All debris, rubbish and combustible material shall be removed from the premises upon completion of the demolition, including the foundation. Upon completion of the demolition, the site shall be filled and leveled with earth to conform with the grade of the adjacent properties.

First Reading: May 10, 1993
Second Reading: May 24, 1993
Publication and Effective date: June 03, 1993.

4. The estimated time for completion shall not exceed 60 days.

5. The permit shall be delivered by the City Auditor only upon proper application with the above items incorporated therein, and with the approval of the City Building Inspector.

8.0304 Performance Bond Required

Before any building or structures demolished as hereinbefore provided, the owner shall supply and furnish to the city a bond in an amount of not less than $1,000.00 conditioned that such demolish shall in all respects comply with the requirements of this ordinance, and that such demolish will be completed within three months after the issuance of the demolish permit. Such bond shall be either written by a corporate surety or with sufficient surety to be approved by the City Attorney as to form and by the Board of City Commissioners as to sufficiency.

First Reading: November 26, 1979
Second Reading: December 10, 1979

ARTICLE 4

Trenched Footings

8.0401 Trenched Footings Allowed:

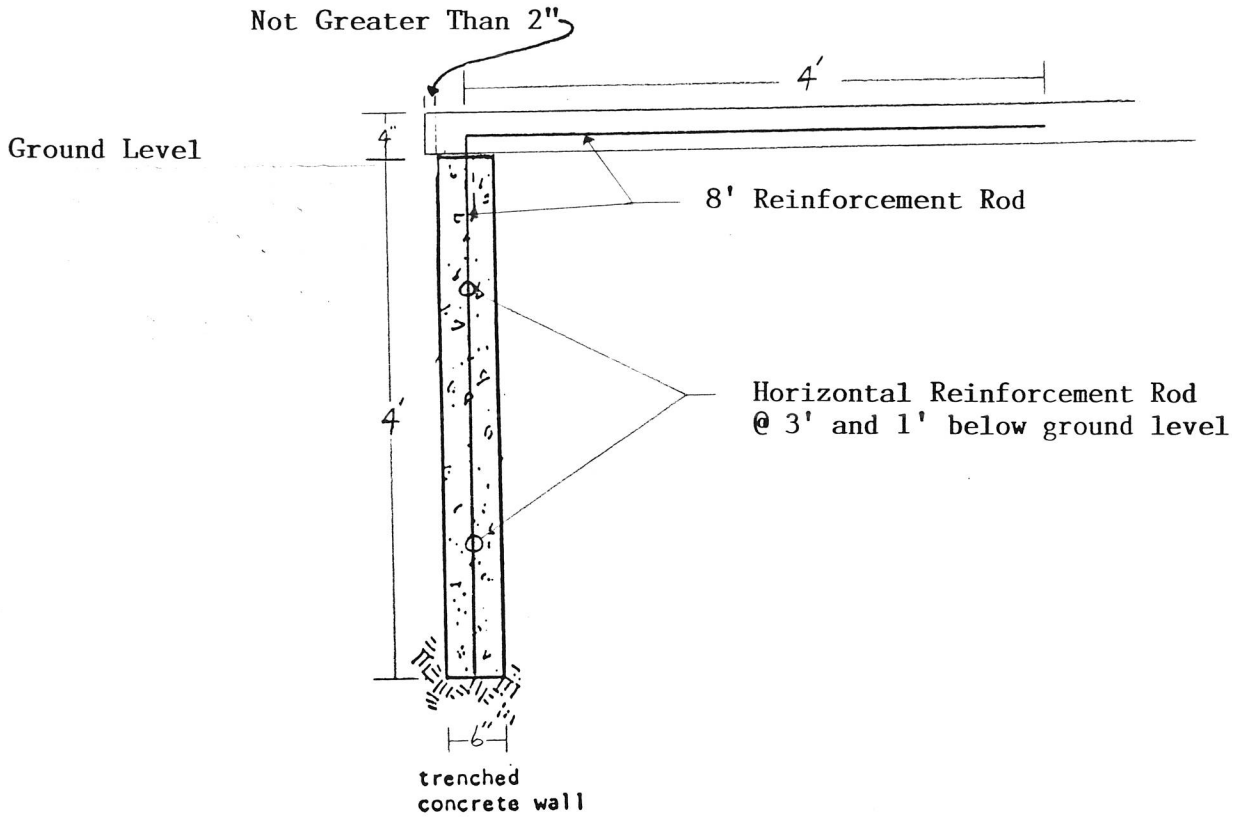
Trenched footings shall be allowed for attached garages, sun porches and such other additions to an existing home when authorized by the building inspector, provided the footing is constructed as specified in this section.

8.0402 Trenched Footing/Concrete Floor Specifications:

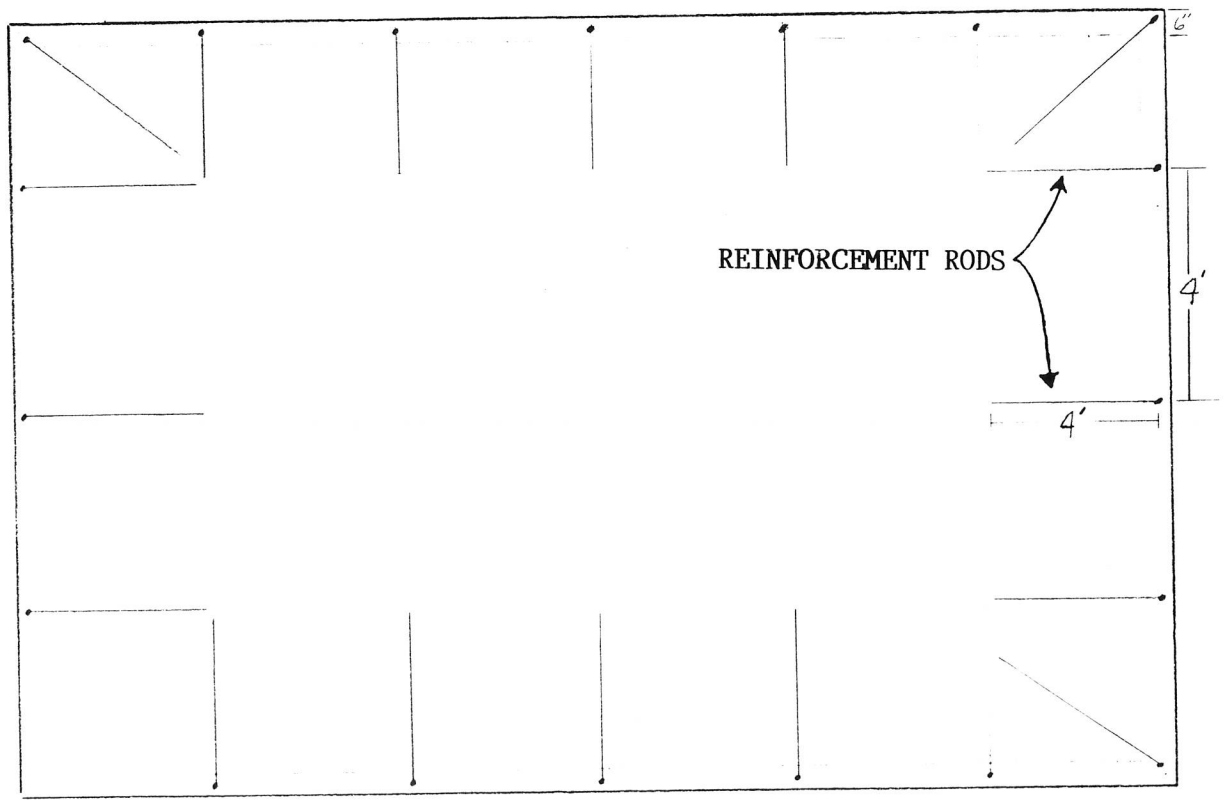
1) Footing shall be six (6) inches thick
2) Shall extend four (4) feet below ground level.
3) All loose material shall be removed from the trench.
4) Eight (8) foot lengths of reinforcement rods shall be placed around the perimeter of the wall, four feet on center. The re-rods shall be placed so it extends four (4) feet below ground level and four (4) feet shall be bent to tie into the concrete floor.
5) Reinforcement rods shall be laid horizontally around the wall at three (3) feet and one (1) foot below ground level.
6) The floor shall be four (4) inches thick.

7) The perimeter of the concrete floor shall not extend more than two (2) inches beyond the outside edge of the footing wall.
8) The building inspector shall be notified when the trenching is completed and before any cement is poured.
9) The building inspector shall be notified after the wall has been poured and before the cement floor is poured.
10) See figure 1 for diagram of footing and floor.

FIGURE 1



SIDE VIEW



TOP VIEW

First Reading 4-20-1987
Second Reading 5-4-87