

CHAPTER 9 – BUILDING REGULATIONS

ARTICLE 1 – BUILDING PERMITS

SECTION 9-101: APPLICATION

SECTION 9-102: LIMITATION

SECTION 9-103: INFORMATION TO COUNTY ASSESSOR

ARTICLE 2 – BUILDING MOVING

SECTION 9-201: REGULATIONS

ARTICLE 3 – CODES ADOPTED

SECTION 9-301: BUILDING CODE; ADOPTED BY REFERENCE

SECTION 9-302: PLUMBING CODE; ADOPTED BY REFERENCE

SECTION 9-303: ELECTRICAL CODE; ADOPTED BY REFERENCE

ARTICLE 4 – PENAL PROVISION

SECTION 9-401: VIOLATION: PENALTY

CHAPTER 9 – BUILDING REGULATIONS

Article 1 – Building Permits

SECTION 9-101: APPLICATION

A. Any person desiring to commence or proceed to erect, construct, repair, enlarge, demolish, or relocate any building or dwelling or cause the same to be done shall file with the city clerk an application for a building permit. The application shall be in writing on a form to be furnished by the clerk. Every such application shall set forth the legal description of the land upon which the construction or relocation is to take place, the nature of the use or occupancy, the principal dimensions, the estimated cost, the names of the owner and contractor, and such other information as may be requested thereon.

B. The application, plans, and specifications filed with the city clerk shall be checked and examined by the utilities superintendent and if they are found to be in conformity with the requirements of this chapter and all other ordinances applicable thereto, the utilities superintendent or city administrator shall be authorized to issue the said applicant a permit upon payment of the permit fee set by resolution of the City Council and kept on file in the office of the city clerk. Standard permit fees shall, however, apply only in the case of on-time (before construction) filings. Any application filed after construction has commenced shall pay a fee that is four times the standard fee.

C. Whenever there is a discrepancy between permit application procedures contained herein and those contained in any building code adopted by reference, the provisions contained herein shall govern.

(Neb. Rev. Stat. §§17-130 through 17-132, 17-550, 17-1001) (Ord. No. 2002-965, 7/15/02)

SECTION 9-102: LIMITATION

If the work for which a permit has been issued shall not have begun within six months of the date thereof or if the construction is discontinued for a period of six months, the permit shall be void. Before work can be started or resumed, a new permit shall be obtained in the same manner and form as an original permit.

SECTION 9-103: INFORMATION TO COUNTY ASSESSOR

Whenever a building permit is issued for the erection, alteration, or repair of any building within the city's jurisdiction, a summary of the information on such permit shall be sent to the county assessor by the city clerk. (Neb. Rev. Stat. §§18-1743)

Article 2 – Building Moving

SECTION 9-201: REGULATIONS

A. It shall be unlawful for any person, firm, or corporation to move any building or structure within the city without a written permit to do so. Application may be made to the city clerk and shall include the present and future location of the building to be moved, the proposed route, the equipment to be used, proof of current, sufficient liability insurance, and such other information as the City Council may require. The application shall be accompanied by a certificate issued by the county treasurer to the effect that all provisions regulating the moving of buildings have been complied with on the part of the owner of the real estate upon which the said building is presently located. The city clerk shall refer the said application to the utilities superintendent for approval of the proposed route over which the said building is to be moved. Upon said approval, the clerk shall then issue the said permit; provided, a good and sufficient corporate surety bond, check, or cash in an amount set by the council and conditioned upon moving said building without doing damage to any private or city property is filed with the clerk prior to the granting of any permit.

B. No moving permit shall be required to move a building that is 10 feet wide or less, 20 feet long or less and, when in a position to move, 15 feet high or less.

C. In the event it will be necessary for any licensed building mover to interfere with poles, wires, gas mains, pipelines, and other appurtenances, the company or companies owning, using, or operating the said appurtenances shall, upon proper notice of at least 24 hours, be present and assist by disconnecting the said poles, wires, gas mains, pipelines, and other appurtenances relative to the building moving operation. All expense of the said disconnection, removal, or related work shall be paid in advance by the licensee unless such disconnection or work is furnished on different terms as provided in the said company's franchise.

D. Whenever the moving of any building necessitates interference with a water main, sewer main, pipes, or wire belonging to the city, notice in writing of the time and route of the said building moving operation shall be given to the utilities superintendent, who shall proceed on behalf of the city and at the expense of the mover to make such disconnections and do such work as is necessary. See also Section 7-408 in regard to the electric system.

(Neb. Rev. Stat. §§60-6,288 to 60-6,294, 60-6,296)

Article 3 – Codes Adopted

SECTION 9-301: BUILDING CODE; ADOPTED BY REFERENCE

The International Building Code (IBC), Chapter 13 of the 2009 edition and all but such chapter of the 2012 edition, published by the International Code Council, is hereby incorporated by reference, in addition to all amendments, as though printed in full herein insofar as said code does not conflict with state statutes. One copy of the International Building Code as described above shall be on file at the office of the city clerk, available for public inspection during office hours. The provisions of the building code shall be controlling throughout the city and throughout its zoning jurisdiction. (Neb. Rev. Stat. §§17-1001, 18-132, 19-902, 19-922)

SECTION 9-302: PLUMBING CODE; ADOPTED BY REFERENCE

To provide certain minimum standards, provisions and requirements for safe and stable installation, methods of connection and uses of materials in the installation of plumbing and heating, the 2015 National Standard Plumbing Code, published by the Plumbing-Heating-Cooling Contractors Assn., is hereby incorporated by reference, in addition to all amendments, as though printed in full herein insofar as said code does not conflict with state statutes. One copy of the National Standard Plumbing Code shall be on file at the office of the city clerk, available for public inspection during office hours. The provisions of the plumbing code shall be controlling throughout the city and throughout its zoning jurisdiction. (Neb. Rev. Stat. §§17-1001, 18-132, 19-902, 19-922)

SECTION 9-303: ELECTRICAL CODE; ADOPTED BY REFERENCE

The 2017 edition of the National Electrical Code, as recommended by the National Fire Protection Association, is hereby adopted and incorporated by reference, in addition to all amendments, as though printed in full herein insofar as said code does not conflict with state statutes. One copy of the current electrical code shall be on file at the office of the city clerk, available for public inspection during office hours. The provisions of the electrical code shall be controlling throughout the city and throughout its zoning jurisdiction. (Neb. Rev. Stat. §§17-1001, 18-132, 19-902, 19-922)

Article 4 – Penal Provision

SECTION 9-401: VIOLATION: PENALTY

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this chapter, set forth at full length herein or incorporated by reference, shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.