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CHAPTER 7 – BUILDING REGULATIONS

Article 1 – Building Codes

SECTION 7-101: 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 National Standard Plumbing Code, most recent edition, published by the National Association of Plumbing-Heating-Cooling Contractors and printed in book form, and the regulations providing for a program preventing backflow and backsiphonage into the municipal public water supply system, also published in pamphlet form, are hereby incorporated by reference, in addition to all amended editions as though printed in full herein, in so far as said codes and regulations do not conflict with state statutes. One copy of the National Standard Plumbing Code and the additional regulations is on file at the office of the village clerk and is available for public inspection during office hours. The provisions of the National Standard Plumbing Code and the additional regulations cited herein, shall be controlling throughout the Village and its zoning jurisdiction. It is further hereby declared unlawful to install plumbing unless such plumbing or water service shall be installed strictly in accordance with the provisions of said code, regulations, or any amendments thereto. (Neb. Rev. Stat. §17-1001, 18-132, 19-902, 19-922) (Ord. No. 258; 3-7-89; Ord. No. 90-1, 3/6/90)

Article 2 – Removal of Buildings

(This article adopted by Ord. No. 94-3, 7/6/94)

SECTION 7-201: COMPLIANCE WITH ARTICLE

It shall be unlawful for any person, firm or organization to remove, by any method or means, any building or structure within the zoning jurisdiction of the Village except with full compliance with the terms of this article.

SECTION 7-202: REQUIREMENTS FOR APPLICATION

Any application for such permit shall be signed by the person, firm or organization seeking such permit and shall be accompanied by all of the following:

1. Payment in full of a removal permit fee in the sum of \$50.00.
2. Payment in full of all unpaid utility charges accrued with respect to the premises.
3. A written removal plan which adequately provides for all of the following matters:
 - A. Disconnection of all utilities to the building or structure, and sealing of all utility connection points.
 - B. Removal and proper disposal of all cement and building materials.
 - C. Adequate covering or filling of all basement, cellar or other below-ground-level openings, and reseeded of the lot.
 - D. Adequate measures for protecting the safety of the public before, during and after the removal.
 - E. The amount of time required for the removal and completion of all other requirements.

SECTION 7-203: APPLICATION FOR REMOVAL PERMIT

Prior to any removal of any building or structure within the zoning jurisdiction of the Village, the person, firm, or organization seeking permission to do so shall submit an application for a removal permit to the village clerk.

SECTION 7-204: APPROVAL BY BUILDING INSPECTOR

Upon receipt of thereof, the clerk shall submit the application and plan to the building

inspector, who shall review the same, and may perform an inspection of the premises. Upon being satisfied that the application and plan are proper and complete, and adequately provide for the interests of the Village and the safety of the public, the building inspector shall approve the application and plan. In the absence of a building inspector, the chairman of the Village Board of Trustees shall designate an inspector.

SECTION 7-205: ISSUANCE OF REMOVAL PERMIT

Upon being satisfied that all requirements of this ordinance have been met, the clerk shall issue a removal permit in accordance with the application, plan, and approval by the inspector.

SECTION 7-206: CIVIL LIABILITY

The person, firm, or organization executing an application for a removal permit, agrees thereby to comply with any and all rules, regulations, and ordinances of the Village with regard thereto and agrees to be liable for any and all injuries or damages resulting from any noncompliance.

SECTION 7-207: PUBLIC NUISANCE

Any violation of noncompliance with any of the requirements of this ordinance shall be considered to be a public nuisance, and may be restrained by court action.

SECTION 7-208: PENALTIES

Any person, firm or organization violating any of the provisions of this ordinance, or any rules or regulations with regard thereto, shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to criminal prosecution and a fine of not more than \$100.00 for each such violation. Each day during which any violation of or noncompliance with any requirement of this ordinance occurs or continues shall be considered to be a separate violation.

Article 3 – Penal Provision

SECTION 7-301: VIOLATION; PENALTY

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this chapter, whether set forth at full length herein or incorporated by reference, shall be deemed guilty of a misdemeanor and fined in a sum of not more than \$500.00. Each day's maintenance of the same shall constitute a separate offense.