

Chapter 8

**BUILDINGS AND CONSTRUCTION**

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**ARTICLE I. IN GENERAL****Sec. 8-1. Fire limits defined.**

The boundaries of the fire limits of the city shall be as established by the city council.  
(Prior Code, § 5-104)

**Sec. 8-2. Building moving permits.**

It is unlawful for any person to move any house or building in, along, across or over any street or alley in the city limits without first having obtained a permit from the city council. City administration shall issue the permit upon submission of a properly completed building packet, approval of the proposed move, and payment of the permit fee in the amount provided in the city fee schedule. Permits issued under this section are valid for five days from the date of issue. Permits may be issued subject to conditions deemed necessary or desirable by city administration for the safety of citizens and the protection of public and private property, including city streets.  
(Prior Code, § 5-601)

**Sec. 8-3. Penalty.**

Any person who engages in any business, trade or vocation for which a license, permit, certificate or registration is required by this chapter, without first having a valid license, permit, certificate or registration as required, or who shall fail to do anything required by this chapter or by any code adopted by this chapter, or who shall otherwise violate any provision of this chapter, or of any code adopted by this chapter, or who shall violate any lawful regulation or order made by any of the officers provided in this chapter, shall be guilty of an offense punishable as provided in section 1-8. Each day upon which a violation continues shall be deemed a separate offense. No penalty imposed by and pursuant to this chapter shall interfere with the right of the city also to apply to the proper courts of the state for mandamus, an injunction or other appropriate action against such person.  
(Prior Code, §§ 5-1001, 5-1002)

**Secs. 8-4—8-23. Reserved.**

**ARTICLE II. CONSTRUCTION CODES****Sec. 8-24. Construction Codes adopted.**

(a) The city adopts the following construction codes, together with such amendments as may be mandated from time to time by the state uniform building code commission as though fully set forth herein, subject to any additions, deletions or other changes or alternative provisions specifically set forth in this chapter, copies of which codes are on file in the office of the city clerk-treasurer:

- (1) International Building Code, 2009.
- (2) International Residential Code, 2009.
- (3) International Existing Building Code, 2009.
- (4) International Fire Code, 2009.
- (5) International Fuel Gas Code, 2009.
- (6) International Mechanical Code, 2009.
- (7) International Plumbing Code, 2009.
- (8) National Electrical Code, 2011.

(b) References in the adopted codes referring to:

- (1) The governing authority of a local government entity shall be deemed to refer to the city;
- (2) Building officials or inspectors shall be deemed to refer to the staff assigned by the city to enforce its building and construction regulations;
- (3) Fees in the adopted codes shall be deemed to be references to the city fee schedule; and
- (4) Penalties shall be deemed replaced by section 1-8.  
(Prior Code, §§ 5-101, 5-102, 5-201, 5-202, 5-301, 5-401, 5-701, 5-702)

**Sec. 8-25. Notice of certain construction activities required.**

If any planned construction, excavation, drilling, demolition, repair or similar activities within the city will impact in any way a city utility meter, utility service line, or other city property, the property owner or construction contractor shall give the city not less than 24 hours' notice.

**Sec. 8-26. Contractors' license, bond and insurance requirements.**

(a) *Plumbing.* No person shall practice or engage in the business, trade or occupation of a plumbing contractor, a journeyman plumber or a plumber's apprentice unless he holds a current and valid license as such from the state. Bond and insurance requirements of plumbing contractors shall meet the requirements established by state law.

(b) *Electrical.* No person shall practice or engage in the business, trade or occupation of an electrical contractor, journeyman electrician or electrician's apprentice unless he holds a current and valid license obtained from the state. Bond and insurance requirements of electrical contractors shall meet the requirements established by state law.

(c) *Fuel gas.* It is unlawful for any person to engage in the business of installing gas piping or gas appliances without first obtaining any license required by the state. Bond and insurance shall be provided by the licensee in such amounts as required by the state.

(d) *Mechanical.* No person shall practice or engage in the business, trade or occupation of a mechanical contractor, a mechanical journeyman or a mechanical apprentice unless he holds a current and valid license issued by the state. Bond and insurance requirements of mechanical contractors shall meet the requirements established by state law.  
(Prior Code, §§ 5-203, 5-302, 5-402, 5-703)

**Secs. 8-27—8-55. Reserved.****ARTICLE III. SWIMMING POOLS****Sec. 8-56. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Swimming pool* means any and every pool of water, any part of which is more than 24 inches in depth constructed on either public or private property.  
(Prior Code, § 5-801)

**Sec. 8-57. Permits; fee.**

No person shall erect, construct or install a swimming pool in the city on public or private property without first obtaining a permit from city administration. Application for permit shall be made by submitting to city administration a properly completed building packet and paying the applicable permit fee provided in the city fee schedule.  
(Prior Code, § 5-802)

**Sec. 8-58. Barriers required.**

(a) Before the city authorizes the issuance of a permit, the applicant shall submit to the clerk-treasurer plans and specifications for suitable effective barriers for preventing children and other unauthorized persons from entering the swimming pool area, including, but not limited to, any fence, wall or structure not less than 48 inches in height.

(b) No person shall construct, install, erect, locate or maintain any swimming pool in the city unless the swimming pool is in an area completely enclosed or protected by a suitable effective barrier.

(Prior Code, § 5-803)

**Sec. 8-59. Safety, sanitation and conservation.**

Any person owning and operating a swimming pool shall not violate any ordinary rules of safety, sanitation or conservation of the state or city concerning the maintenance and operation of a swimming pool.

(Prior Code, § 5-804)

**Secs. 8-60—8-76. Reserved.**

**ARTICLE IV. MANUFACTURED HOMES**

**Sec. 8-77. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Manufactured home* means a structure transportable in one or more sections, which in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling on a permanent foundation. Said structure shall conform to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC 5401 et seq.), as amended, and applicable codes of the city.

*Modular home* means a transportable, nonvehicular, prefabricated structure, requiring an independent permanent foundation, which is designed and constructed for the movement from a point of fabrication to a permanent foundation or location site, said home being required to meet all applicable codes of the city.

(Ord. No. 02-01, § 5-1106, 6-24-2002)

**Sec. 8-78. Permit for mobile home or manufactured home.**

No mobile home or manufactured home shall be placed on any property within the city limits without first having obtained a permit issued by city administration. Application for permit under this section shall be made by submitting a properly completed building packet and payment of a permit fee in the amount provided in the city fee schedule.

(Ord. No. 02-01, §§ 5-1101—5-1103, 6-24-2002)

**Sec. 8-79. Application requirements.**

No permit shall be issued unless the application reflects the following:

- (1) At time of application the manufactured or modular home cannot be more than three years old.
- (2) The applicant is the owner, has a written option or signed contract for the purchase of the real estate.
- (3) The owner/applicant will be the occupant of the manufactured or mobile home.
- (4) The cost of the mobile home or manufactured home and the value of the real estate must in the sole opinion of a majority of the council equal or exceed the value of each residence and real estate on either side and behind the property which is the subject matter of the application.

(Ord. No. 02-01, § 5-1104, 6-24-2002)

**Sec. 8-80. Footer requirement.**

Any owner who has an approved application shall within 20 days of moving the mobile home or manufactured home on the premises have the same set on a footer no less than 18 inches deep and 24 inches wide, on a four-block foundation, tied down every ten feet, and skirted with axles removed.

(Ord. No. 02-01, § 5-1105, 6-24-2002)



Chapter 9

**RESERVED**

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