

CHAPTER 9

BUILDING REGULATIONS

ARTICLE 1. GENERAL PROVISIONS

9-101 GENERAL PROVISIONS; BUILDING INSPECTOR; POWER AND AUTHORITY.

The Building Inspector shall be the Municipal official who shall have the duty of enforcing all building and housing regulations as herein prescribed. He shall inspect all buildings repaired, altered, built or moved in the Municipality as often as necessary to insure compliance with all Municipal ordinances. He shall have the power and authority to order all work stopped on any construction, alteration or relocation which violates any provisions prescribed herein. He shall issue permission to continue any construction, alteration or relocation when he is satisfied that no provision will be violated. If the stop order is an oral one, it shall be followed by a written stop order within one (1) hour. Such written order may be served by the Building Inspector or any law enforcement with jurisdiction within the Municipality. In the event that the Governing Body fails to appoint a Building Inspector, the Utilities Superintendent shall be the Building Inspector ex officio.

9-102 GENERAL PROVISIONS; BUILDING INSPECTOR; RIGHT OF ENTRY. It shall be unlawful for any person to refuse to allow the Building Inspector entry into any building or structure where the work of construction, alteration, repair or relocation is taking place for the purpose of making official inspections at any reasonable hour.

9-103 GENERAL PROVISIONS; BUILDING INSPECTOR; APPEAL FROM DECISION.

In the event it is claimed that the true intent and meaning of this Chapter has been wrongly interpreted by the Building Inspector; that the time allowed for compliance with any order of the Building Inspector is too short; or that conditions peculiar to a particular building make it unreasonably difficult to meet the literal requirements prescribed by this Chapter and the Building Inspector, the owner, his agent or the occupant may file a notice of appeal within ten (10) days after the decision or order of the Building Inspector has been made. The Governing Body shall sit and act as the Municipal Board of Appeals and shall have the power and authority, when appealed to, to modify the decision or order of the Building Inspector. Such a decision shall be final, subject only to remedy which the aggrieved person may have at law or equity. Applications for review shall be in writing and shall state the reasons why the variance shall be granted. A variance shall be granted only where it is evident that reasonable safety and sanitation is assured and may include conditions not generally specified by this Code to achieve that end. A copy of any variance so granted shall be sent to both the Building Inspector and the applicant.

9-104 GENERAL PROVISIONS; BUILDING INSPECTOR; BUILDING PERMITS. Any person desiring a building permit to commence or proceed to erect, construct, perform any structural repair or relocate any building or dwelling or cause the same to be done shall file with the Planning Commission an application therefor in writing on a form to be furnished by the Commission for that purpose.

9-105 GENERAL PROVISIONS; PLANS, SPECIFICATIONS, PLATS, AND REPORTS; MUNICIPAL OFFICIALS; DUTY. A municipal official charged with the duty or responsibility of accepting or approving plans, specifications, plats, and reports shall not accept or approve plans, specifications, plats, or reports which have not been prepared in accordance with the Engineers and Architects Regulation Act. (Ref. 81-3447 RS Neb.)