

CHAPTER 9: BUILDING REGULATIONS

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ARTICLE 1: GENERAL PROVISIONS

§ 9-101 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 any Municipal Policeman. In the event that the Governing Body fails to appoint a Building Inspector, the Chief of Police shall be the Building Inspector ex officio.

§ 9-102 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 BUILDING INSPECTOR; BUILDING PERMITS.

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 Building Inspector an application therefor, in writing on a form to be furnished by the Municipal Clerk for that purpose. 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 costs, the names of the owner, architect and contractor and such other information as may be requested thereon. The application, plans and specifications so filed with the Building Inspector shall be checked and examined by him and if they are found to be in conformity with the requirements of this chapter and all other ordinances applicable thereto, including all subdivision and zoning regulations, he shall authorize the Municipal Clerk to issue said applicant a permit, upon the payment of the permit fee set by resolution of the Governing Body. In no event shall the building inspector issue a permit for a manufactured home which does not meet the criteria set forth in section 19-902 RS Neb. (*Amended by Ord. No. 753, 2/24/98*)

§ 9-103.01 BUILDING PERMITS; DUPLICATE TO COUNTY ASSESSOR.

Whenever a building permit is issued for the erection, alteration or repair, of any building within the City's jurisdiction, and the improvement is two thousand five hundred (\$2,500.00) dollars or more, a duplicate of such permit shall be issued to the County Assessor. *(Ref. 18-1743 RS Neb.) (Ord. No. 332, 9/13/79) (Amended by Ord. No. 912, 1/27/04)*

§ 9-104 BUILDING INSPECTOR; PERMIT CARD.

Upon the issuance of a building permit, the Building Inspector shall furnish to the applicant a permit card which shall be a distinctive color and shall contain the nature of the work, the location of the building, the number of the permit, and the date of issuance. The said card shall be prominently displayed on the principal frontage of the building site close to or upon the building or structure and shall so remain until the final inspection has been made.

§ 9-105 BUILDING INSPECTOR; PERMIT LIMITATION.

If the work for which a permit has been issued shall not have begun within six (6) months of the date thereof, or if the construction shall be discontinued for a period of six (6) months, the permit shall be void. Before work can be resumed, a new permit shall be obtained in the same manner and form as an original permit.

§ 9-106 BUILDING INSPECTOR; TIME OF INSPECTION.

The Building Inspector, upon notification from the permit holder or his agent, shall make the following inspections of the building or structure and shall either approve that portion of the construction as completed, or shall notify the permit holder, or his agent that the work fails to comply with the requirements of the Municipal Code: Foundation Inspection shall be made after trenches are excavated and the necessary forms erected; Frame Inspection shall be made after the roof, framing, fire-blocking, and backing is in place and all pipes, chimneys, and vents are complete; and Final Inspection shall be made after the building is completed and ready for occupancy. It shall be unlawful for any person to do work, or cause work to be done beyond the point indicated in each successive inspection without the written approval of the Building Inspector.

§ 9-107 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

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order of the Building Inspector has been made. The Governing Body shall hear all 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 any 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 should be made. 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.

§ 9-108 BUILDING INSPECTOR; DANGEROUS BUILDING.

Whenever the Building Inspector shall find any building, structure, or part thereof, including any building or structure in the process of erection or relocation, in such condition as to be unsafe for the purpose for which it is to be used, is currently used, or is in immediate danger from fire, due to defects in construction, he or she shall immediately notify in writing the owner, agent, or person in possession to adopt and put into effect such precautionary measures as may be necessary in order to place the building in a safe condition or to demolish and remove the structure. The notice may be delivered personally or via United States Postal Service. Such notice shall state briefly the nature of the work required to be done and shall specify the time within which it shall be completed, which time shall be fixed by the Building Inspector upon taking into consideration the condition of the building and the danger to life or property which results from its unsafe condition. In the event that the owner or person in possession of such building is unable to be found, the Building Inspector shall forward notice by registered or certified mail to the owner of record at his or her last known address or the address on file with the Polk County Treasurer used to mail real estate tax statements for the real estate involved, and in addition thereto, shall post in a conspicuous place upon such building a printed notice that the building has been declared to be in a dangerous condition and has been condemned by the Building Inspector. It shall be unlawful to remove said notice. In the event that the owner, agent, or person in possession shall fail, neglect, or refuse to put the building in a safe condition, or to demolish and remove the building or structure within the time specified in the notice, the governing body may order the Building Inspector to proceed to cause the work to be done and the costs thereof shall be assessed and levied as a lien against the property as a special assessment against the lot or real estate upon which the building or structure is located and said amount shall be collected as provided in § 9-110 of this Code. *(Amended by Ord. No. 1154, 5/22/17)*

§ 9-108.01 PUBLIC WORKS DIRECTOR; INSPECTION OF BUILDINGS AND IMPROVEMENTS UPON CHANGE OF OWNERSHIP AND TENANTS.

(A) It shall be the duty of the Public Works Director, or his or her designee, to inspect all

buildings and structures where electricity, natural gas and water services, or any single service have been shut off in excess of one (1) year prior to their reconnection.

(B) In the event the Public Works Director or designee finds that the building or other structure do not meet the City building code requirements, he/she shall inform the owner of the improvements which

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are required to be made in order to bring the building or structure into compliance with the City building codes. It shall be unlawful for any person to occupy said building or structure until said improvements have been completed except for purposes of making the required repairs.

(C) The owner or occupant of the premises may not rely on this inspection as a substitute for a structural engineering report or other professional inspection of the plumbing, heating and electrical systems of the building or structure. Further, permission to occupy the premises shall not be used as a basis for future liability against the City and its officers, agents, and employees in the event of property damage or personal injuries suffered in or about the premises after the inspection. (*Ord. No. 1025, 10/11/10*) (*Amended by Ord. No. 1039, 10/10/11*)

§ 9-109 BUILDING INSPECTOR; JURISDICTION.

The provisions of Section 9-101 through 9-109 shall apply to all buildings or structures within the City of Stromsburg's maximum zoning jurisdiction as provided by State law. (*Ord. No. 521, 8/22/89*)

§ 9-110 UNSAFE BUILDINGS; SPECIAL ASSESSMENTS.

If any owner of any building or structure fails, neglects, or refuses to comply with notice by or on behalf of the Municipality to repair, rehabilitate, or demolish and remove a building or structure which is unsafe and a public nuisance, the Municipality may proceed with the work specified in the notice to the property owner. A statement of the cost of such work shall be transmitted to the Governing Body. The Governing Body may (1) levy the cost as a special assessment against the lot or real estate upon which the building or structure is located. Such special assessment shall be a lien on the real estate and shall be collected in the manner provided for special assessments; or (2) collect the cost from the owner of the building or structure and enforce the collection by civil action in any court of competent jurisdiction. (*Ref. 18-1720, 18-1722, 18-1722.01, 77-1725 RS Neb.*) (*Ord. No. 555, 2/12/91*)

§ 9-111 COMPLETION OF MOVED BUILDINGS OR STRUCTURES.

(1) It shall be unlawful for any person to move, transfer or place any building or other structure within the maximum zoning jurisdiction of the City of Stromsburg without having applied for a building permit therefore. The process of the completion, remodeling, restoration, reconstruction or other rehabilitation or improvement to the moved building or other structure shall be completed within eighteen (18) months from the date of the issuance of the building permit. In the case of a

residence it shall be considered completed when it is habitable. In the case of other buildings or structures, they shall be considered completed when in the judgment of the Building Inspector they are fit for their intended use. In the event that such remodeling, restoration, reconstruction or other rehabilitation or improvement of said building or other structure has not been completed within eighteen (18) months from the date of the issuance of the building permit, then said building or other structure shall be demolished or removed upon receipt of written notice by the owner of the property within thirty (30)

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days after receipt of said notice. In the event that said building, structure or other improvement is not demolished or moved within the time specified in said notice, the Governing Body shall order the work to be done and the reasonable cost thereof shall be assessed as a lien against the real estate. The Governing Body may: 1) levy the cost as a special assessment against the lot or real estate upon which the building or structure is located. Such special assessment shall be a lien on the real estate and shall be collected in the manner provided for special assessment; or 2) collect the cost from the owner of the building or structure and enforce the collection by civil action in any court of competent jurisdiction.

(2) The owner of said building or structure may request additional six-month extensions of the building permit in order to complete the remodeling, restoration, reconstruction or other rehabilitation of said building or structure. In the event that the Building Inspector determines that there has been a good-faith effort toward completion of the remodeling, or rehabilitation of said building or structure, said request shall be granted. In the event that an additional six-month extension or extensions of the building permit have been issued by the Building Inspector, the eighteen (18) month completion date shall be extended until the expiration of the last extension granted by the Building Inspector. (*Ord. No. 686, 1/9/96*)

§ 9-112 PLANS, PLATS, AND THE LIKE; MUNICIPAL OFFICIALS; DUTY.

A municipal official charged with the duty or responsibility of accepting or approving plans, specifications, geological maps, and reports shall not accept or approve, plans, specifications, geological maps, or reports which have not been prepared in accordance with the Geologists Regulation Act. (*Ref. 81-3538 RS Neb.*) (*Ord. No. 786, 9/22/98*) (*Amended by Ord. Nos. 795, 5/25/99; 939, 1/11/05*)

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ARTICLE 2: STRUCTURES DEFINED

§ 9-201 DEFINITIONS; APARTMENT.

The term "apartment" as used in this Code shall mean and include a room or suite of rooms which is occupied, or which is intended to be occupied by one (1) family for living and sleeping purposes.

§ 9-202 DEFINITIONS; APARTMENT HOUSE.

The term "apartment house" as used in this Code shall mean and include any building or portion thereof which is designated, built, rented, hired out to be occupied, or which is occupied as the home or residence of two (2) or more families living independently of each other and doing their own cooking.

§ 9-203 DEFINITIONS; ALTERATION.

The term "alteration" as used in this Code shall mean and include any change, addition, or modification in construction.

§ 9-204 DEFINITIONS; APPROVED.

The term "approved" as used in this Code, as applied to materials and types of construction, refers to approval by the Building Inspector as the result of investigation and tests conducted by him, or by reason of accepted principles or tests by technical or scientific authorities.

§ 9-205 DEFINITIONS; ATTIC.

The term "attic" as used in this Code, shall mean and include any story, situated wholly or partially in the roof and built for storage purposes and shall not be considered to be habitable as herein defined.

§ 9-206 DEFINITIONS; BASEMENT.

The term "basement" as used in this Code, shall mean and include that portion of the building partly underground and having at least half of its clear height below the average grade of the adjoining ground.

§ 9-207 DEFINITIONS; BUILDING INSPECTOR.

The term "Building Inspector" as used in this Code, shall mean and include the officer charged with the administration and enforcement of this Code, or his regularly authorized assistant.

§ 9-208 DEFINITIONS; BUILDING.

The term "building" as used in this Code, shall mean any structure built for business or storage purposes.

§ 9-209 DEFINITIONS; DWELLING.

The term "dwelling" as used in this Code, shall mean and include any structure or portion thereof which is not an apartment house or hotel and which is used for human habitation purposes.

§ 9-210 DEFINITIONS; DWELLING UNIT.

The term "dwelling unit" as used in this Code, shall mean and include any room or group of rooms located within a dwelling and forming a single habitable unit with living, sleeping, cooking, and eating facilities.

§ 9-211 DEFINITIONS; OCCUPANT.

The term "occupant" as used in this Code, shall mean and include the person living, sleeping, eating in, or in possession of a dwelling unit, a dwelling, or building.

§ 9-212 DEFINITIONS; OWNER.

The term "owner" as used in this Code, shall mean and include the holder of legal or equitable title in the premise, whether alone or jointly with others, and whether in possession or not, or any person having charge of any dwelling, dwelling unit, or building as the agent of the owner as executor, administrator, trustee, or guardian of the estate of the owner.

§ 9-213 DEFINITIONS; PERSON.

The term "person" as used in this Code, shall mean and include any individual, firm, corporation, association, partnership, or trust.

§ 9-214 DEFINITIONS; PLUMBING.

The term "plumbing" as used in this Code, shall mean and include all of the following supplied facilities and equipment: gas pipes, gas-burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, dishwashers, lavatories, bathtubs, shower baths, clothes-washing machines, catch basins, drains, vents, and any other fixture together with all connections to water, sewer, or gas lines.

§ 9-215 DEFINITIONS; REPAIR.

The term "repair" as used in this Code, shall mean and include the reconstruction or renewal of any part of an existing building for the purpose of its maintenance. The term "repair" shall not apply to any change in construction.

§ 9-216 DEFINITIONS; SUPPLIED.

The term "supplied" as used in this Code, shall mean paid for, furnished, provided by, or under the control of the owner.

§ 9-217 DEFINITIONS; TEMPORARY HOUSING.

The term "temporary housing" as used in this Code shall mean and include a tent, trailer, or other structure used for human shelter which is designed to be transportable and which is not attached to the ground by a permanent and substantial foundation.

ARTICLE 3: BUILDING REGULATIONS

§ 9-301 BUILDING CODE; ADOPTED BY REFERENCE.

(1) The International Building Code, 2003 Edition, including Appendix Chapters A, B, C, D, E, F, G, H, I and J, as published by the International Code Council, Inc., is hereby adopted as the Building Code of this Municipality for establishing the minimum regulations governing the conditions and maintenance of all property, buildings, and structures, providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and providing for condemnation of buildings and structures unfit for human occupancy and use and for the demolition of such buildings and structures. Each and all of the regulations, provisions, penalties, conditions, and terms of the Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (2) of this section. The Building Code, printed in book or pamphlet form, is hereby incorporated by reference in addition to all amended editions as through printed in full herein insofar as such code does not conflict with the statutes of the State of Nebraska. One (1) copy of the Building Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of the Building Code shall be controlling throughout the Municipality and throughout its zoning jurisdiction.

(2) The following sections are hereby revised:

(a) *Section 101.1 Title.* These regulations shall be known as the Building Code of the City of Stromsburg, Nebraska, hereinafter referred to as "this code."

(b) *Section 1612.3 Establishment of flood hazard areas.* To establish flood hazard areas, the Governing Body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Stromsburg, Nebraska," dated August 9, 2005, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

(c) *Section 3410.2 Applicability.* Structures existing prior to August 9, 2005, in which there is work involving additions, alternations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Section 3403 through 3407. The provisions in

Section 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I. *(Amended by Ord. No. 944, 8/9/05)*

§ 9-301.01 RESIDENTIAL CODE; ADOPTED BY REFERENCE.

(1) The International Residential Code, 2003 Edition, including Appendix Chapters A, B, C, D, E, F, G, H, I, J, K, and L as published by the International Code Council, Inc., is hereby adopted as the Residential Code, of this Municipality for regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, or maintenance of one (1) and two (2) family dwellings and townhouses not more than three (3) stories in height in the Municipality and providing for the issuance of permits and collection of fees therefor. Each and all of the regulations, provisions, penalties, conditions, and terms of the Residential Code are hereby referred to, adopted, and made a part hereof as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (2) of this section. The Residential Code, printed in book or pamphlet form, is hereby incorporated by reference in addition to all amended editions as though printed in full herein insofar as such code does not conflict with the statutes of the State of Nebraska. One (1) copy of the Residential Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of the Residential Code shall be controlling throughout the Municipality and throughout its zoning jurisdiction.

(2) The following sections are hereby revised:

(a) *Section R101.1 Title.* These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Stromsburg, Nebraska, and shall be cited as such and will be referred to herein as "this code."

(b) *Section R301.2 Climatic and geographic design criteria.* Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1).

(c) *Section P2603.6.1 Sewer depth.* Buildings sewers that connect to private sewage disposal systems shall be a minimum of thirty-six (36) inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of thirty-six (36) inches (mm) below grade.

(d) *Section P3103.1 Roof extension.* All open vent pipes which extend through a roof shall be terminated at least ten (10) inches above the roof except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof. (Ord. No. 944, 8/9/05)

§ 9-301.02 INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTED BY

REFERENCE.

(1) The International Property Maintenance Code, 2006 Edition, as published by the International Code Council be and is hereby adopted as the Property Maintenance Code of the City of Stromsburg, Nebraska for regulating and governing the conditions and maintenance of all property, buildings and

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structures; by providing the standards for supplied utilities and facilities and other physical things in conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Stromsburg, Nebraska are hereby referred to, adopted and made a part hereof as if fully set out in this section, with the additions, insertions, deletions, and changes, if any described in subsection (2) of this section.

(2) The following sections are hereby revised:

(a) *Section 101.1 Title.* These regulations shall be known as the Property Maintenance Code of the City of Stromsburg, Nebraska, hereinafter referred to as "this code."

(b) *Section 103.5 Fees.* The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be set forth by resolution of the Stromsburg City Council.

(c) *Section 302.4 Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

(d) *Section 304.14 Insect screens.* During the date from March 1 to November 1 every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

EXCEPTION: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(e) *Section 602.3 Heat Supply.* Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 through May 1 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

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EXCEPTIONS:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in the Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

(f) *Section 602.4 Occupiable work spaces.* Indoor occupiable work spaces shall be supplied with heat during the period October 1 through May 1 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

EXCEPTIONS:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(Ord. No. 970, 7/11/06)

§ 9-302 BUILDING CODE; LIGHT, VENTILATION, AND SANITATION.

All buildings shall be adequately provided with light and ventilation by means of windows or skylights, or shall be provided with artificial light and a mechanically operated ventilating system. In no case shall less than four (4) changes of air per hour be provided. Every building shall be supplied with at least one (1) toilet. Every building and each subdivision thereof, where both sexes are employed, shall be provided with access to at least two (2) toilets located in the building. (*Ref. 48-401, 48-403, 48-404 RS Neb.*)

§ 9-303 BUILDING CODE; FIRE EXTINGUISHING APPARATUS.

All buildings shall be equipped with hand fire extinguishers or automatic sprinklers for the purpose of fire fighting.

§ 9-304 BUILDING CODE; STAIRS AND EXITS.

No building shall have less than two (2) means of egress from each story, including basements or cellars, unless such basements or cellars are used for heating apparatus only in which case only one (1) exit shall be required. (*Ref. 17-131 RS Neb.*)

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§ 9-305 BUILDING CODE; SPECIAL HAZARDS.

All doors leading into rooms in which volatile inflammable liquids are used shall be of not less than one (1) hour fire resistive construction and with fusible links and so arranged so as to be self-closing when released. Floors in such establishments shall be of fire resistant construction or protected with incombustible materials. (*Ref. 17-131 RS Neb.*)

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ARTICLE 4: HOUSING REGULATIONS

§ 9-401 HOUSING CODE; ADOPTED BY REFERENCE.

To provide certain minimum standards, provisions, and requirements for safe and stable design, methods of construction, and uses of materials in houses hereafter erected, constructed, enlarged, altered, repaired, relocated, and converted, the Uniform Housing Code, Copyright International Conference of Building Officials, printed in book or pamphlet form, is hereby incorporated by reference in addition to all amended editions as though printed in full herein. All prior ordinances in conflict herewith shall be and are hereby repealed. One (1) copy of the Housing Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of the Housing Code shall apply within the corporate limits and one (1) mile therefrom as the corporate limits now exist or may hereafter be amended. (*Ref. 17-1001, 18-132, 19-901, 19-922 RS Neb.*)

§ 9-402 HOUSING CODE; AREA REGULATIONS.

It shall be unlawful to build any residence or dwelling of any type nearer than twenty (20') feet to the lot line of the fronting street, or nearer the adjacent lots than the average distance from the lot lines of other dwellings already constructed in the same block, and if there are no other dwellings in the block, then no nearer than seven (7') feet to the said lot lines.

§ 9-403 HOUSING CODE; MINIMUM DWELLING SIZE.

No person shall construct or relocate into the Municipality for residence purposes any dwelling which shall occupy a minimum area of less than one thousand (1,000) square feet of ground; provided, if the said building shall have more than one (1) story, or shall have a basement with a minimum of one hundred (100) square feet of floor space, the said dwelling will be required to occupy a minimum of seven hundred (700) square feet.

§ 9-404 HOUSING CODE; MINIMUM ROOM SIZES.

No person shall use a dwelling for residence purposes that does not meet the minimum requirements for residence units as hereinafter defined: Living, dining, and cooking when in one (1) room, including such area as may be occupied by equipment and fixtures, shall include at least two

hundred and sixty (260) square feet of floor space. Living and dining in one (1) room shall include at least two hundred and forty (240) square feet of floor space. A living room shall include at least two hundred (200) square feet of floor space. A room used for dining and cooking shall include at least one hundred and fifty

(150) square feet of floor space. The major bedroom shall include at least one hundred and forty (140) square feet of floor space. Any additional habitable room, or rooms, shall occupy at least one hundred (100) square feet of floor space. A combination kitchen and utility room shall occupy a minimum area of one hundred and eighty (180) square feet of floor space. Nothing herein shall be construed to apply to any dwelling located in the Municipality at the time of the passage of the Municipal Code.

§ 9-405 HOUSING CODE; MINIMUM FLOOR SPACE.

Every dwelling unit shall contain at least one hundred and fifty (150) square feet of floor space for each occupant thereof. Such floor space shall be calculated on the basis of total habitable room area.

§ 9-406 HOUSING CODE; CEILING HEIGHT.

At least one half of the floor area of every habitable room shall have a ceiling height of at least seven (7') feet and the floor area of that part of any room where the ceiling height is less than five (5') feet shall not be considered as part of the floor area in computing the total area of the room for the purpose of determining the maximum permissible occupancy of the dwelling unit.

§ 9-407 HOUSING CODE; BASEMENT.

No basement shall be used or considered as a habitable room or dwelling unit, except when the Building Inspector shall declare it to be habitable in writing. Any basement declared to be habitable shall be impervious to leakage of underground and surface runoff water, insulated against dampness, have a total window area which is equal to at least the minimum window area sizes as prescribed heretofore, have adequate ventilation from windows or mechanical devices and have adequate exits.

§ 9-408 HOUSING CODE; EXTERIOR, ROOF, AND FOUNDATION.

The foundation, exterior wall, and exterior roof shall be weathertight, watertight, and rodent proof. All exterior walls shall be made impervious to the adverse effects of weather by the periodic application of paint, or a similar protective coating, and shall be kept in good repair. All foundation walls and the exterior roof shall be maintained in such a way as not to be a danger to the health and safety of the occupants, and shall be capable of supporting the load which normal use may cause to be placed thereon.

§ 9-409 HOUSING CODE; INTERIOR, WALLS, AND CEILING.

Every interior floor, wall, and ceiling shall be substantially rodent proof and shall be kept in sound condition and good repair. The floor shall be capable of supporting any load which normal use may cause to be placed thereon. *(Ref. 17-131 RS Neb.)*

§ 9-410 HOUSING CODE; STAIRS, PORCHES, AND APPURTENANCES.

Outside and inside stairs, porches, and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon. They shall be at all times in good and sound condition.

§ 9-411 HOUSING CODE; BATHROOM FLOOR.

The bathroom floor and the floor of the water closet compartment shall be constructed and maintained so as to be substantially impervious to water and in such a way as to permit the floor to be easily kept in a clean and sanitary condition.

§ 9-412 HOUSING CODE; DANGEROUS BUILDING.

Any dwelling that is dangerous to the public health and safety because of its condition, faulty construction, age, lack of proper repair, lack of doors and windows, lack of a permanent, enclosed, and substantial foundation, is especially susceptible to fire, creates and constitutes a fire hazard, aids in the spread of disease, harbors animals and pests, or is liable to otherwise cause injury or damage is hereby declared to be a nuisance and shall be deemed to be in violation of the Municipal Housing Code.

§ 9-413 HOUSING CODE; SINK.

Every dwelling unit shall contain a kitchen sink of non-porous material in good working condition and properly connected to the water and sewer systems.

§ 9-414 HOUSING CODE; WATER CLOSET.

Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to the water and sewer systems.

§ 9-415 HOUSING CODE; BATH OR SHOWER.

Every dwelling unit shall contain within a room which affords privacy to any person within the

said room a bathtub or shower in good working condition and properly connected to the water and sewer systems.

§ 9-416 HOUSING CODE; HOT WATER.

Every kitchen sink, lavatory basin, and bathtub or shower required under the provisions of this Housing Code shall be properly connected with both hot and cold water lines.

§ 9-417 HOUSING CODE; WATER HEATING FACILITIES.

Every dwelling shall have water heating facilities which are properly installed, maintained in good working condition, are properly connected with the hot water lines, and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every outlet at a temperature of not less than one hundred and twenty (120°) degrees Fahrenheit.

§ 9-418 HOUSING CODE; POTABLE WATER.

Every dwelling unit shall be supplied with a potable water supply. An adequate water supply and pressure shall be required at all hot and cold water outlets.

§ 9-419 HOUSING CODE; MEANS OF EXIT.

Every dwelling unit shall have a safe and unobstructed means of exit leading to an open space at ground level.

§ 9-420 HOUSING CODE; WINDOWS.

Every habitable room shall have at least one (1) window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be ten (10%) per cent of the floor area. Whenever walls or other portions of a structure face a window of any room and such obstructions are located less than three (3') feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area. In the event that the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least fifteen (15%) per cent of the total floor area of such room.

§ 9-421 HOUSING CODE; VENTILATION.

Every habitable room shall have at least one window or skylight which can be easily opened, or such other device as will adequately ventilate the room. The total area of window ventilation in each habitable room shall be equal to at least forty-five (45%) per cent of the minimum window area size or minimum skylight-type window size, as required hereinbefore, except where there is installed a mechanical and automatic device affording adequate ventilation and approved by the Building Inspector.

§ 9-422 HOUSING CODE; HEATING FACILITIES.

Every dwelling shall have heating facilities which are properly installed and maintained in safe and good working condition, and are capable of heating all habitable rooms, bathrooms, and water closets in every dwelling unit located therein to a temperature of seventy (70°) degrees fahrenheit at a distance three (3') feet above floor level at all times.

§ 9-423 HOUSING CODE; SCREENS.

All dwelling units shall be supplied screens for each door and window directly opening to the outdoor space. Screen doors shall be equipped with a self-closing device.

§ 9-424 HOUSING CODE; RODENT SCREEN.

Every basement or cellar window used or constructed to be used for ventilation, and every other opening to a basement which might provide an entry for rodents shall be supplied with a screen or such other device as will effectively prevent their entrance.

ARTICLE 5: ROOMING HOUSE REGULATIONS

§ 9-501 ROOMING HOUSE; SPECIAL REGULATION.

It shall be unlawful for any person to operate a rooming house, occupy a rooming house, or own a rooming house except in compliance with the special provisions herein. Any person desiring to own, occupy, or manage a rooming house shall make an application to the Building Inspector. The blank application forms shall be available at the office of the Municipal Clerk and shall require such information and documents as the Building Inspector may deem necessary to determine whether or not to issue a Rooming House Permit. Upon the granting of the application, the Building Inspector shall direct the Municipal Clerk to issue the said permit after payment by the applicant of the permit fee set by resolution of the Governing Body. The permit shall then be displayed in a conspicuous place within the rooming house at all times. No permit shall be transferable. Every person holding a Rooming House Permit shall give notice in writing to the Building Inspector within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of his interest in, or the management of, any licensed rooming house. Such notice shall include the name and address of the person succeeding in the ownership or control thereof. Every Rooming House Permit shall expire at the end of one (1) year following its date of issuance unless sooner suspended or revoked. (*Ref. 17-130 RS Neb.*)

§ 9-502 ROOMING HOUSE; TOILET AND BATH FACILITIES.

At least one (1) flush water closet, lavatory basin, and bathtub or shower shall be supplied for each eight (8) persons or fraction thereof residing within a rooming house wherever they share the use of the facilities. In a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one half of the required number of water closets. All such facilities shall be so located within the rooming house as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times. No such required facility shall be located so as to be more than one (1) floor removed from any dwelling unit.

§ 9-503 ROOMING HOUSE; MINIMUM FLOOR AREA.

Every room occupied for sleeping purposes only by one (1) person shall contain at least seventy (70) square feet of floor space and every room occupied for sleeping purposes by more than one (1) person shall contain at least fifty (50) additional square feet of floor space for each additional

occupant thereof.

§ 9-504 ROOMING HOUSE; EXITS.

Every rooming house shall have safe and unobstructed exits leading from each level to safe and open space at ground level as required by State law. (*Ref. 17-130 RS Neb.*)

ARTICLE 6: NURSING HOME REGULATIONS

§ 9-601 NURSING HOME; MINIMUM REQUIREMENTS.

All nursing homes shall meet the minimum specifications prescribed herein. In each room occupied by residents, there shall not be less than four hundred (400) cubic feet of air space. Every room shall have at least one (1) window connecting with the external air for each four (4) beds. Said window shall be of such dimensions as shall secure to each resident at least one thousand five hundred (1,500) cubic feet of fresh air per hour by ventilation, or in case said window shall not meet this requirement, then each room shall in addition to natural ventilation be fitted with such appliances for ventilation as shall secure for each resident at least the aforesaid prescribed minimum amount of fresh air. Each bed shall occupy at least forty (40) square feet of floor space, and in every room containing a number of beds, the beds shall be arranged so as to leave a passageway of not less than two (2') feet horizontally on all sides of such bed. Each ward or wing of the said nursing home shall have running water furnished in one (1) or more places, either in said ward or convenient thereto so that the same shall be adequate and convenient to the occupants thereof. The plumbing, water closets, bathrooms and sanitary appliances and equipment shall be constructed in accordance with the ordinances relating thereto. The floor of the cellar or basement in the building used as a home shall be properly cemented so as to be watertight. The halls of each floor shall be open to the external air with suitable windows, and shall have no room or other obstruction at the end thereof, unless sufficient light and ventilation is otherwise provided for such halls, and the building as a whole shall be provided with adequate and proper fire escapes, stairways or inclines for exits. All homes, including the culinary department, dining room, laundry, laboratory, morgue and post-mortem rooms, connected with the same shall be equipped from May fifteenth (15th) to November fifteenth (15th), with doors, screens and other appliances necessary for the exclusion of flies. (*Ref. 17-130 RS Neb.*)

ARTICLE 7: PUBLIC BUILDINGS REGULATIONS

§ 9-701 PUBLIC BUILDINGS; REGULATIONS.

Every building used in whole or in part as a public building, store building, theatre, or place for the assemblage of people more than two (2) stories high and containing offices or other places for the assembly of people, or which contain rooms designed for the occupancy of fifteen (15) or more persons, shall be provided with one (1) or more fireproof stairways, chutes, or toboggans constructed on the outside thereof in such number as may be designated by the Building Inspector or official from the State Department of Insurance. All schoolhouses and buildings used for school purposes of two (2) or more stories in height shall be equipped with one (1) or more fireproof stairways, chutes, or toboggans as may be prescribed by the Building Inspector or said State official. All such fireproof stairways, chutes, or toboggans shall connect with the cornice and with the top of the first (1st) story of such building by an iron or steel platform, properly surrounded with an iron or steel railing. Platforms shall be constructed on a level with the floor of each story, and of sufficient length to permit access to the same from not less than two (2) windows of each story. Such platforms shall be so constructed as to be of convenient access from the interior of the building, commodious in size and form, and of sufficient strength to be safe for the purpose of ascent and descent. All buildings more than two (2) stories in height used for manufacturing purposes, mercantile establishments, schools, hospitals, or other institutions where twenty-five (25) or more persons congregate at any one (1) time, shall be provided above the second (2nd) floor. All theatres, including moving picture theatres and other places of amusement, schoolhouses, and buildings used for school purposes shall have proper exits, opening outward, which shall not be less than three (3') feet wide by six (6') feet six (6") inches high. (*Ref. 81-552 RS Neb.*)

§ 9-702 PUBLIC BUILDINGS; FIRE ESCAPES REQUIRED.

Every hotel, rooming house, apartment house, or restaurant occupied by twenty (20) persons or more and which has fifteen (15) or more sleeping rooms above the second (2nd) floor, shall be equipped with an iron stairway, fire escape, or fire escapes on the outside of the building, connected to the cornice of the building, with openings from each floor which shall be well fastened and secured with landings not less than six (6') feet in length and three (3') feet in width, guarded by iron railings not less than thirty (30") inches in height. Such landings shall be connected by an iron stairway not less than two (2') feet wide with steps of not less than six (6") inches tread. The stairway shall not be placed at an angle of more than forty-five (45°) degrees. The way of egress to such fire escapes shall at all times be kept free and clear of all obstructions. At every opening to every fire escape, a red light shall be kept burning at night. Fire escapes shall be placed at such

places as the Building Inspector, or the proper official from the Department of Insurance may direct. There shall be posted and maintained in conspicuous places in each hall and guest room, except in the hall and rooms on the ground floor, a

plainly written notice reading, "Fire Escapes are Indicated by Red Lights." Every hotel, rooming house, and apartment house less than four (4) stories high and having less than fifteen (15) sleeping rooms on the third (3rd) floor, shall have hallways provided with notices to indicate all stairways and exits, and shall keep in each outside room, a five-eighth (5/8") inch knotted rope of sufficient length to reach the ground, to be fastened six (6') feet above the floor near a window in a substantial manner, and capable of sustaining at least five hundred (500) pounds; provided, any automatic fire escape approved by the Department of Insurance and the Building Inspector may be installed in lieu of any such knotted rope. (*Ref. 81-535 RS Neb.*)

§ 9-703 PUBLIC BUILDINGS; APARTMENT HOUSE.

Any building three (3) stories or more in height that was constructed as, or converted into, a hotel, rooming house, or apartment house shall be constructed with one (1) main hall on each floor above the ground floor, with exits through the outside wall or walls. Outside fire escapes, ropes, or automatic appliances shall not be required in hotels having interior fireproof stairways approved as such by the State Department of Insurance and the Building Inspector. (*Ref. 81-536 RS Neb.*)

ARTICLE 8: PLUMBING CODE

§ 9-801 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 shall be as found in the National Standard Plumbing Code, published in book or pamphlet form by the National Association of Plumbing-Heating-Cooling Contractors, in addition to all amended editions as though printed in full herein. All prior ordinances in conflict herewith shall be and are hereby repealed. One (1) copy of the Plumbing Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of this Code shall apply within the corporate limits and one (1) mile therefrom as the corporate limits now exist or may hereafter be amended. (*Ref. 17-1001, 18-132, 19-902, 19-922 RS Neb.*) (*Amended by Ord. No. 465, 4/28/87*)

§ 9-802 PLUMBING CODE; BUILDING REGULATIONS PROHIBITION OF LEAD PIPES, SOLDER, AND FLUX.

Any pipe, solders or flux used in the installation or repair of any residential or non-residential facility which is connected to the public water supply system shall be lead free.

For purposes of this section, lead free shall mean:

- 1) Solder and flux- not more than two-tenths (.2%) percent lead, and
 - 2) Pipe and pipe fittings - not more than eight (8%) percent lead.
- (*Ref. 71-5301 RS Neb.*) (*Ord. No. 489, 6/28/88*)

ARTICLE 9: ELECTRICAL CODE

§ 9-901 ELECTRICAL CODE; ADOPTED BY REFERENCE.

To provide certain minimum standards, provisions, and requirements for safe and fire proof installation, methods of connection, and uses of materials in the installation of electrical wiring and appliances shall be as found in the National Electrical Code, as recommended by the National Fire Protection Association and published by the National Board of Fire Underwriters, printed in book or pamphlet form, in addition to all amended editions as though printed in full herein. All prior ordinances in conflict herewith shall be and are hereby repealed. One (1) copy of the Electrical Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of the Electrical Code shall apply within the corporate limits and one (1) mile therefrom as the corporate limits now exist or may hereafter be amended. (*Ref. 17-1001, 18-132, 19-902, 19-922 RS Neb.*)

§ 9-902 ELECTRICAL CODE; SATISFACTORY INSPECTION.

Upon the completion of the installation of electric wires and apparatus in any building, it shall be the duty of the licensed electrician doing the work to notify the Building Inspector who shall at once inspect the same, and if approved by him shall issue a Certificate of Satisfactory Inspection which shall signify that the said wiring is in strict conformity with the rules and regulations set forth herein. The said Certificate shall be made in duplicate and one (1) copy thereof shall be filed with the official records of the Building Inspector and the other shall be delivered to the owner of the premise inspected.

§ 9-903 ELECTRICAL CODE; WIRING IN FIRE LIMITS.

All wiring for electric service hereafter installed within the Fire Limits or in other places used for public gatherings shall be installed in suitable approved metallic conduits and all such wires hereafter installed in unfinished basements in all buildings other than dwellings designed for the occupancy of not more than three (3) families, shall be likewise placed in metallic conduits.

ARTICLE 10: TRAILER REGULATIONS

§ 9-1001 TRAILERS; TERMS DEFINED.

PARK. The term "park" as used in this Code shall mean and include the locating of a trailer on any plot of ground for storage or living purposes.

CAMP. The term "camp" as used in this Code shall mean and include any tract of land upon which are located two (2) or more trailers or other temporary enclosures used for living purposes whether a charge is made or not.

TRAILER. The term "trailer" as used in this Code shall mean and include any vehicle commonly designated as such and constructed to permit occupancy for sleeping, advertising, or business purposes, and so designed that it is or may be mounted on wheels and used as a conveyance on the public ways.

MODERN TRAILER. The term "modern trailer" as used in this Code shall mean and include any trailer which has hot and cold running water with indoor toilet facilities connected to the Municipal Sewer System.

NON-MODERN TRAILER. The term "non-modern trailer" as used in this Code shall mean and include a trailer which has toilet facilities that do not connect directly to the Municipal Sewer System.

§ 9-1002 TRAILERS; CAMP.

It shall be unlawful for any person to maintain any parcel of ground for the purpose of operating a public camp unless a permit to do so shall have been first issued by the Governing Body. Application for a permit shall be made to the Municipal Clerk on forms provided by him for that purpose, giving the name and residence of the applicant; the name and residence of the person who will be in control and management thereof; the location and size of the grounds; a plat of the location; whether the camp will serve modern on non-modern trailers, the toilet and water services available on the grounds; means of garbage disposal; electric facilities available; and the type of buildings to be erected thereon. Prior to the granting of a permit, the Board of Health shall investigate the premise to determine whether the camp will conform with the health and sanitation ordinances prescribed by the Municipality and the laws of the State of Nebraska. The Building Inspector shall also inspect the buildings proposed to be located thereon to determine whether they

meet the minimum standards prescribed in this chapter and report his findings to the Board of Health who shall then recommend the granting or refusal to grant the said permit. Upon the determination by the Governing Body that the granting of the permit would be beneficial to the Municipality, it shall immediately direct the Municipal Clerk to issue the said license to the applicant upon the payment of a fee set by resolution of the Governing Body. The said permit

shall be subject to revocation at any time for good and sufficient cause; provided, that notice is served on the person holding the permit giving the cause for revocation and allowing an appeal in not less than three (3) days nor more than seven (7) days after the notice has been personally served before the Governing Body to show cause why the permit should not be revoked.

§ 9-1003 TRAILERS; UNLAWFUL.

It shall hereafter be unlawful for the owner, lessee, or occupant of any private property not designated and licensed as a public camp to park or permit the owner or occupant of any trailer or temporary enclosure used for living, business, or advertising purposes to locate the same on private property; provided, where a trailer or temporary enclosure is presently situated, and has been so situated since the passage of Ordinance 222 (Stromsburg Municipal Code), that trailer or temporary enclosure may be replaced by the same type of trailer or temporary enclosure. Each and every violation of this Article shall be deemed to be a separate and distinct offense. *(Amended by Ord. No. 266, 4/26/77)*

§ 9-1004 TRAILERS; INSPECTION CHARGES.

There is hereby imposed an inspection charge on the occupant of each trailer or temporary enclosure of each unit of a public camp having a permit in such sum as the Governing Body may prescribe. The licensee shall collect the inspection charge, whenever made, and shall turn over to the Municipal Treasurer the same on or before the fifth (5th) day of each month after the said permit has been issued.

§ 9-1005 TRAILERS; REGISTER REQUIRED.

It shall be unlawful for the licensee of a public camp to operate the same without keeping an accurate record of all camping parties, their date of arrival, their full name and address, and the name of the owner, make, and registration number of the car used to convey the trailer or temporary enclosure. The same shall be made available at any reasonable time for inspection by any public official.

§ 9-1006 TRAILERS; CARETAKER.

It shall be unlawful for any person to establish a public camp unless the camp shall be provided, at all times, with a caretaker whose duty it shall be to enforce all rules and regulations prescribed by

the Municipality. The caretaker shall be responsible for maintaining the grounds, permanent equipment, and fixtures in a clean and sanitary condition.

§ 9-1007 TRAILERS; AREA REQUIREMENTS.

The public camp shall be laid out with an available unit space of not less than one thousand six

hundred (1,600) square feet for each trailer or temporary enclosure located thereon. It shall be unlawful for more than one (1) family to occupy the same unit space. Trailers shall be arranged in rows abutting a driveway or clean unoccupied space of not less than thirty (30') feet in width. No trailer or other temporary enclosure shall be located nearer to any lot line than five (5') feet. Every public camp shall have fifteen (15) or more available unit spaces in order to qualify for a permit; provided, that existing licensed camps need not comply with the ground area requirements per trailer.

§ 9-1008 TRAILERS; FIXTURES REQUIRED.

An adequate supply of water shall be supplied by the Municipal Water Department from faucets located on the premises for that purpose. Water shall be obtained in no other way for the occupants thereon. At least one (1) water closet shall be provided for each fifteen (15) persons, or fractional part thereof, of each sex. The said water closets shall be distinctly marked "MEN" and "WOMEN" and the location shall be clearly indicated by signs erected for that purpose. All water closets and bathing facilities shall be connected with a public sewer and shall be kept in a clean, sanitary, and well-lighted condition. Slop sinks shall be provided for each unit space in all camps that accept non-modern trailers and in addition at least one (1) slop sink in every public camp that is connected to the sewer system. No slop sink may be located more than one hundred (100') feet from any trailer or temporary enclosure located thereon. Every public camp shall be provided with adequate electrical lighting during the night along with at least one (1) electrical service outlet on each unit space.

§ 9-1009 TRAILERS; WHEEL REMOVAL.

It shall be unlawful for the owner or operator of a public camp to remove or permit to be removed the wheels on any trailer or otherwise to permanently fix it to the ground without first obtaining a permit to do so from the Police Chief. In the event that the permit is issued, the owner, lessee, or occupant of the said trailer shall be required to conform and be subject to all requirements of the Municipal Code in respect to buildings.

§ 9-1010 TRAILERS; INFLAMMABLE LIQUIDS.

It shall be unlawful for any person within a public camp to store upon any unit space a quantity of gasoline or other inflammable liquid in excess of two (2) gallons; provided, this restriction shall not apply to the regular operating tanks on motor vehicles.

§ 9-1011 TRAILERS; INSPECTIONS.

It shall be the duty of the owner, manager, or occupants of any public camp to allow any Municipal officials to enter upon the premises for the purpose of inspection at any reasonable hour.

ARTICLE 11: PENAL PROVISION

§ 9-1101 VIOLATION; PENALTY.

It shall be unlawful for any person to fail to comply with the provisions herein, and every person failing to comply with, or violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall for each offense, be fined in any sum not exceeding one hundred (\$100.00) dollars.

