

Code #4

CHAPTER 1

BUILDING CODE

4-1-1: Adoption of Building Code

4-1-1: Adoption of Building Code: There is hereby adopted for the purpose of providing minimum standards to safeguard the life, health, property and public welfare by regulation of the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures with the City, a building code known as the "City of Riggins Building Code", and the whole thereof, and as the same shall be amended or revised. The "City of Riggins Building Code" is hereby adopted and incorporated as an ordinance of the City as fully as though set forth at length herein.

CITY OF RIGGINS BUILDING CODE

AUGUST 1991

Section 1. Title

(A) This ordinance shall be known as the "City of Riggins Building Code".

Section 2. Purpose

(A) The purpose of this code is to provide minimum standards to safeguard the life, health, property and public welfare by regulation of the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City.

Section 3. Application

(A) All new construction, additions, alterations and repairs made to existing structures shall comply with all the requirements of this code.

Section 4. Administration and Enforcement

(A) Building Inspector

The Mayor and Council shall designate and appoint a City Building Inspector. The appointed Building Official is hereby authorized and directed to enforce all the provisions of this code.

The Building Official shall submit a report annually covering the work of the building department and shall incorporate a summary of his recommendations as to the desirable amendments to this Code.

The Building Official shall keep an accurate account of inspections made and shall provide this information to the City Office upon completion of each project.

(B) Stop Order

When work is being done contrary to the provisions of this Code, the Building Official may order the work stopped by notice in writing served upon any persons engaged in the work, or causing the work to be done, and such work shall stop until authorized by the Building Official to proceed again.

(C) Unsafe Buildings

All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare, due to inadequate maintenance, fire hazard, disaster damage, or abandonment are for the purpose of this Code, unsafe buildings. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal if ordered so by the Building Official.

(D) Right To Appeal

Any person, firm, or corporation desiring to construct, alter, or repair a building or structure in a manner contrary to either the provision of this code or a decision of the Building Official, shall have the right to appeal or apply for a waiver from the Code. In this event, the Mayor and City Council shall act as the mediator and their decision will be considered final in regards to the appeal and/or waiver of the Building Code or Building Official Decision.

(E) Violations and Penalties

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, occupy or maintain any building or structure in the city, contrary to or in violation of any of the provisions of this Code.

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and upon conviction of any such violation, such person shall be punishable by a fine of not more than \$300.00 or by imprisonment for not more than 90 days. or by both such fine and imprisonment.

Section 5. Permits and Inspections

(A) Permits Required

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, improve or convert any building or structure in the City without first obtaining a building permit from the office of the City Clerk, unless such activity qualifies under the specific exemptions listed below:

1. Alterations, repairs, and improvements not exceeding 25% of the value of the existing building or structure, which are non-structural, and do not affect any member or part of the building having required fire resistance requirements, and do not represent a change in the type of occupancy.
2. Repairs to roof covering, or roof replacement, provided that such repair or replacement does not change or alter the existing plane of the roof.
3. Outdoor structures such as fences and decks and/or patios which are unenclosed, not covered by overhead roofing, and do not exceed six feet in height.

(B) Application

To obtain a permit, the applicant shall first file in writing on a form furnished by the office of the City Clerk. Every application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by house and fire address or similar description that will readily identify and locate the proposed building site.
3. Indicate the use or occupancy for which the proposed work is intended.
4. State the valuation of the proposed work.
5. Be signed by the permittee or his authorized agent.
6. Provide any other information as reasonably may be required by the Building Official.

Upon proper application, review, and payment of required fees, building permit will be approved by the City Council and information transferred to the Building Official.

(C) Expiration

Every permit issued by the city under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 120 days from the date of such permit, or if the building or work authorized by permits is suspended or abandoned at any time after the work is commenced, a second permit shall be first obtained, and the fee shall be one-half the amount required for a new permit, provided that

no changes have been made from the original permit application.

(D) Suspension or Revocation

The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation, or any of the provisions of this Code.

Section 6 Building Permit Fees

A fee for each building permit shall be paid to the City upon application, as set forth below. The fee shall be based upon the total value of the construction, including both material and labor costs. The determination of the value or valuation under any of the provisions of this Code shall be made by the Building Official.

TOTAL VALUATION BUILDING PERMIT FEE

\$1 - \$500 \$10.00

\$501- \$2,000 \$10.00 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000

\$2,001 - \$25,000 \$32.50 for the first \$2,000 plus \$6.00 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 - \$50,000 \$170.50 for the first \$25,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$50,000

\$50,001 - \$100,000 \$283.00 for the first \$50,000 plus \$3.00 for each additional \$1,000 or fraction thereof to and including \$100.000

\$100,001 and up \$433.00 for first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof.

Section 7 Inspections

Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Building Official.

The Building Official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this Code.

(A) Onsite Pre-Inspection: Project evaluation made jointly between applicant and Building Official

(B) Foundation Inspection: To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered to the job.

(C) Frame Inspection: To be made after the roof, all framing, fire blocking, and bracing are in place and all pipes, chimneys, and vents are complete.

(D) Final Inspection: To be made after building is completed and ready for occupancy.

(E) Other Inspections: The Building Official may make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code and other laws which are enforced by the Building or Fire Department officials.

Section 8 Construction Requirements

(A) Location on Property

The projection of any structure or appendage shall be the distance measured horizontally from the property line to the outermost point of the projection, and shall be a minimum of three feet, with the exception of (1) all fences and (2) outdoor structures such as decks and/or patios and do not exceed six feet in height.

(B) Foundation

All building shall have a concrete (or approved material) foundation. Approved material shall be concrete blocks or cinderblocks with treated laminate or plywood.

(C) Minimum Quality

Studs, joists, rafters, foundation plates, or sills, planking 2" more in depth, beams, stringers, post structural sheathing and similar load bearing members shall be at least the minimum grade and set not more than 24" on center.

(D) Chimneys

Chimneys shall be constructed and installed to meet the requirements of the manufacturers instructions and current fire codes.

(E) Smoke Detectors

Smoke Detectors will be required in all new construction of residential dwellings, and in all sleeping units or any lodges, hotels, and motels.

Section 9 Special Occupancy Requirements

All construction, alteration, additions or repair of buildings or structures which are for public occupancy, such as, but are not limited to, stores, restaurants, lounges, schools, garages, churches, motel, hotels, multi-family dwellings, offices, etc. may also be subject to inspection by City Fire Officials, or other authorized persons. for the proper compliance with standard Fire and Life Safety Code.s

CHAPTER 2

PLUMBING CODE

4-2-1: Adoption of Plumbing Code

4-2-1: Adoption of Plumbing Code: There is hereby adopted for the purpose of establishing minimum standards of design, material and workmanship for all plumbing hereafter installed, altered or repaired and to establish methods of procedure within the limits of this Municipality that certain plumbing code known as "National Plumbing Code" published by the American Society of Mechanical Engineers, being particularly the 1955 Copyright edition thereof, and the whole thereof, of which not less than three (3) copies have been and now are filed in the office of the Clerk, and the same is hereby adopted and incorporated as fully as if set out at length herein. (Revised Code 1959)

CHAPTER 3

ELECTRICAL CODE

4-3-1: National Electrical Code Adopted

4-3-2: Damage Not Assumed by Municipality

4-3-1: National Electrical Code Adopted: All electric wiring installation or electrical fixtures, apparatus or electrical appliances for furnishing light, heat or power or other electrical work introduced into or placed in or upon or in any way connected on any building or structure shall be in conformity with the provisions set forth in the 1956 National Electrical Code, Standard of the National Board of Fire Underwriters for Electrical Wiring and Apparatus, as recommended by the National Fire Protection Association, including amendments thereto, and all fittings and materials used in such construction or installation shall be such as are sanctioned and approved in the latest list of electrical fittings published by the National Board of Fire Underwriters, and the same is hereby adopted and incorporated as fully as if set out at length herein and of which not less than three (3) copies have been and now are filed in the office of the City Clerk.

4-3-2: Damage Not Assumed by Municipality: This Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, operating or installing any electrical wires, appliances, apparatus, construction or equipment, for damages to any one injured or damaged wither in person or property by any defect therein; nor shall the Municipality or any agent thereof be held as assuming such liability by reason or inspection authorized herein or certificate of inspection issued by the Clerk. (Revised Code 1959)