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CHAPTER 9 – BUILDING REGULATIONS

Article 1. Building Regulations

§9-101 PROHIBITION OF LEAD PIPES, SOLDER AND FLUX.

Any pipe, solder or flux used in the installation or repair of any residential or nonresidential facility which is connected to the public water supply system shall be lead-free. For purposes of this section, “lead-free” shall mean:

A. Solders and flux – not more than two-tenths percent lead, and

B. Pipe and pipe fittings – not more than 8 percent lead.

(Ref. 71-5301 RS Neb.)

§9-102 DISPLAY OF ADDRESS NUMBERS ON BUILDINGS

It shall be the duty of the owner or occupant of any building to cause the proper address number to be placed on the front of said building with conspicuous and legible figures not less than three inches high or, in the case where the building sits back from the street or road such a distance that the numbers cannot be readily seen, they shall be posted in such a manner that they can be readily seen, or the size of the numbers shall be increased so that they may be readily seen from the street or road. A temporary sign shall conform to the visibility standards set forth for the permanent posting of the address. (Ord. No. 681, 3/10/14)

Article 2. Unsafe Buildings

§9-201 DEFINITION; NUISANCE.

“Unsafe building” as used in this article is hereby defined to mean and include any building, shed, fence, or other manmade structure which (A) is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of its occupants or those of neighboring structures; (B) because of faulty construction, age, lack of proper repair, or any other cause is especially liable to fire and constitutes or creates a fire hazard; (C) by reason of faulty construction or any other cause is liable to cause injury or damage by the collapse or fall of all or any part of such structure; or (D) is classified as a “non-standard property, building, or structure,” a “substandard property, building, or structure,” a “derelict building or structure,” or “dangerous building or structure” as determined by other sections of this Chapter. (Ref. 18-1720, 18-1722, 18-1722.01 RS Neb.) (Am. by Ord. No. 678, 3/10/14)

§9-202 DETERMINING AND CLASSIFYING UNSAFE BUILDINGS AND SEVERITY OF VIOLATIONS; DETERMINING COURSE OF ACTION TO MITIGATE VIOLATIONS.

A. Inspection and Evaluation of Buildings and Property. Upon the filing of the written statement with the City Clerk as provided in Section 9-204 of this Chapter, the condemnation consultant shall inspect the building and property. Based on the inspection, the condemnation consultant shall then determine whether the building or property is in violation of this Chapter and the degree of violation. All properties where an evaluation inspection is performed shall be evaluated against the standards of Substandard Property listed in Table B, Fire and Life Safety Hazards listed in Table C, Derelict Buildings or Structures listed in Table D, and Dangerous Buildings or Structures listed in Table E, all of which have been placed on file in the office of the City Clerk for public inspection. Substandard properties shall be assigned violation points in accordance with Tables B and C, and the provisions of Subsection B, Violation Tables.

B. Violation Tables.

1. During the evaluation inspection and any subsequent inspections of the building and property, the condemnation consultant shall note each violation and evaluate the property in accordance with Tables B, C, D, and E. Once all violations are listed and if it is determined that the property is substandard, the points as listed in Tables B and C shall be totaled to determine the degree of violation. The course of action shall be in accordance with Table A and Subsection C, Substandard Buildings and Structures.

2. Where a building or structure contains violations listed in Table D, Derelict Buildings or Structures, the building or structure shall be declared a derelict building or structure and processed according to the procedures set forth in Subsection D, Derelict Buildings or Structures Procedures.

