

## **CHAPTER 9 – BUILDING REGULATIONS**

### **ARTICLE 1 – UNIFORM CODES**

**SECTION 9-101: BUILDING CODE; ADOPTED BY REFERENCE**

**SECTION 9-102: PLUMBING CODE; ADOPTED BY REFERENCE**

**SECTION 9-103: LIQUEFIED PETROLEUM GAS CODE; ADOPTED BY REFERENCE**

**SECTION 9-104: GAS PIPING AND APPLIANCE CODE; ADOPTED BY REFERENCE**

### **ARTICLE 2 – RESIDENTIAL BUILDING STANDARDS**

**SECTION 9-201: MINIMUM STANDARDS**

### **ARTICLE 3 – RESIDENTIAL SWIMMING POOLS**

**SECTION 9-301: INTERFERENCE WITH ENJOYMENT OF PROPERTY RIGHTS OF OTHERS**

**SECTION 9-302: LIGHTS**

### **ARTICLE 4 – PENAL PROVISION**

**SECTION 9-401: VIOLATION; PENALTY**



## **CHAPTER 9 – BUILDING REGULATIONS**

### **Article 1 – Uniform Codes**

#### **SECTION 9-101: BUILDING 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 buildings hereafter erected, constructed, enlarged, altered, repaired, relocated, and converted, the 2009 edition of the International Building Code (IBC) published by the International Code Council and printed in book or pamphlet form, is hereby incorporated by reference as though printed in full herein insofar as said code does not conflict with state statutes. One copy of the International Building Code shall be on file at the office of the village clerk, available for public inspection during office hours. The provisions of the International Building Code shall be controlling throughout the Village and throughout its zoning jurisdiction. (Ord. No. 391, 8/25/09)

#### **SECTION 9-102: 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, the most recent edition of the National Plumbing Code, ASA A40.8, Standards and Design Information, printed in book or pamphlet form, is hereby incorporated by reference, in addition to all amendments, as though printed in full herein insofar as said code does not conflict with state statutes. One copy of the National Plumbing Code shall be on file at the office of the village clerk, available for public inspection during office hours. The provisions of the Plumbing Code shall be controlling throughout the Village and throughout its zoning jurisdiction. (Neb. Rev. Stat. §17-1001, 18-132, 19-902, 19-922)

#### **SECTION 9-103: LIQUEFIED PETROLEUM GAS CODE; ADOPTED BY REFERENCE**

To provide certain minimum standards, provisions, and requirements for safe storage and handling of liquefied petroleum gases, the most recent edition of Standard for the Handling of Liquefied Petroleum Gases, published in book or pamphlet form by the National Fire Protection Association, is adopted by reference, in addition to all amendments, as though printed in full herein insofar as said code does not conflict with the statutes of the State of Nebraska. One copy of the Standard for the Handling of Liquefied Petroleum Gases shall be on file at the office of the village clerk, available for public inspection during office hours. The provisions of the code shall be controlling throughout the Village and throughout its zoning jurisdiction. (Neb. Rev. Stat. §17-1001, 18-132)

**SECTION 9-104: GAS PIPING AND APPLIANCE CODE; ADOPTED BY  
REFERENCE**

To provide certain minimum standards, provisions, and requirements for safe and fireproof installation, methods of connection, and uses of materials in the installation of gas piping and gas appliances shall be as found in the most recent edition of Proposed Standard for Installation of Gas Piping and Gas Appliances in Buildings, as recommended and published by the National Fire Protection Association, is adopted by reference, in addition to all amendments, as though printed in full herein insofar as said code does not conflict with state statutes. One copy of this code shall be on file at the office of the village clerk, available for public inspection during office hours. The provisions of the code shall be controlling throughout the Village and throughout its zoning jurisdiction. (Neb. Rev. Stat. §17-1001, 18-132)

## **Article 2 – Residential Building Standards**

### **SECTION 9-201: MINIMUM STANDARDS**

A. The single-family residential housing unit shall have a minimum gross floor area of no less than 900 square feet, above grade, in Zoning District R-2.

B. The single-family residential housing unit shall have a minimum gross floor area of no less than 1200 square feet, above grade, in Zoning District R-1 and RR.

C. The housing unit shall have a permanent foundation on which the building rests, to be constructed from either poured concrete or laid masonry block on a footing to be placed a minimum of 42 inches below final ground level.

(Ord. No. 349, 11/13/01)



## **Article 3 – Residential Swimming Pools**

### **SECTION 9-301: INTERFERENCE WITH ENJOYMENT OF PROPERTY RIGHTS OF OTHERS**

No residential swimming pool shall be located, designed, operated or maintained as to interfere unduly with the enjoyment of their property rights by owners of property adjoining such facility or located in the neighborhood. (Ord. No. 363, 7/13/04)

### **SECTION 9-302: LIGHTS**

Lights used to illuminate any residential swimming pool shall be so arranged and shaded as to reflect light away from adjoining premises. (Ord. No. 363, 7/13/04)





## **Article 4 – Penal Provision**

### **SECTION 9-401: VIOLATION; PENALTY**

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this chapter, set forth at full length herein or incorporated by reference, shall be deemed guilty of an offense and upon conviction thereof shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.