

CHAPTER 160

BUILDER AND CONTRACTOR REQUIREMENTS

160.01 Purpose

160.02 Requirements

160.01 PURPOSE. The purpose of this chapter is to establish requirements for contractors and other builders and for the inspection of buildings.

160.02 REQUIREMENTS. No contractor or other builder shall be allowed a permit to build a home or other large building within the City limits without first agreeing to the following:

1. Inspections may be made by the Building Inspector, Electrical Inspector and the Plumbing Inspector at various times to be determined between the parties involved.
2. The builder will notify the inspectors through the City Clerk as to readiness for said inspections.
3. The inspectors shall be allowed a minimum of forty-eight (48) hours' time in which to inspect the premises.
4. The failure of the contractor or builder to get an inspection will cancel said permit and no further work can be done on the project. In addition, this shall be treated as a violation of the Code of Ordinance and subject to a municipal infraction.
5. Approval by the various inspectors shall allow the constructor to commence working again. Failure to pass inspection shall be met with the appointment for reinspection at the earliest possible time.
6. Bond will be posted by the contractor or builder to insure honest work. Bonds shall be in the amount of one and one-half times the amount of the proposed construction.
7. The contractor or builder must supply a complete set of plans and specifications when the application for a permit is submitted.
8. It is understood that the inspectors for the City are not responsible for any change in plans made by the contractor or builder. The sole concern of the inspectors is that the building meet the Code requirements.
9. No work can be commenced on the project until the permit is granted.
10. Included in the plans and specifications must be a drawing showing the relationship of the building to the boundaries of the property.
11. The permit is only good for a period of 120 days. However, the contractor or builder can apply for an extension if good cause can be shown. The application for extension must be made in person before the Council at one of its regularly scheduled meetings.
12. The contractor and builder agree to keep an on-the-job inspection card available at the site and clearly visible to the inspector. The purpose of this card is so that the inspector can make partial inspections and indicate on the card what has been inspected. In addition, the inspector will keep a duplicate of the card for his or her records. The inspector will notify the Clerk of the inspections and the progress of the construction.

Further, the inspector can give the Clerk the authority to release the project so that the builder can continue work.

13. If the work to be inspected, whether building, electrical or plumbing, is covered by any covering of a permanent nature, it must be uncovered in order that the inspection can take place. No further work can be done on the project until this inspection is completed.

14. The fees for inspection will vary in accordance with the number of inspections made upon the construction.

15. The Building Inspector has the authority to determine who will inspect the project and the number of inspections to be made. The Building Inspector will notify the contractor or builder of these inspections.

16. For the construction of a house the proposed inspections would be as follows:

- A. First inspection by Building Inspector as to the footings before they have been poured.
- B. Plumbing inspection of the sewer line from the street to the house.
- C. Frame inspection by the Building Inspector of the rough frame.
- D. Plumbing inspection of the rough-in plumbing of the floor pipe in floor drains in the basement before the basement floor is poured.
- E. An inspection of the rough-in electrical wires.
- F. A general, overall, final inspection of all work completed to date.

17. Contractor or builder can appeal the inspectors' disapproval of the work by the following method: Notification to the Council that the builder or contractor seeks arbitration. A hearing will be held before the Council and both sides will be heard. The Council can override the inspectors' objections.

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