

OFFICE OF THE MAYOR

GREENLAND, ARKANSAS 72737

ORDINANCE NO. 18

"AN ORDINANCE TO REGULATE AND CONTROL ALL BUILDING AND REMODELING WITHIN THE CORPORATE LIMITS OF THE CITY OF GREENLAND, ARKANSAS."

That whereas, the City of Greenland, Arkansas, has need of sufficient rules and regulations to govern the construction or remodeling of buildings within the city limits and to prevent the construction or remodeling in a manner as to create unsightly, unsafe or unsanitary structures detrimental to our city, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF GREENLAND, ARKANSAS:

SECTION I Building Permits Required: Sanctions for Non-Compliance with Building Code.

(a) No building or structure shall be built, enlarged, altered or moved without permit from the building official, who may require a plan of the proposed work, together with a statement of the materials to be used.

(b) The building official shall inspect all buildings or structures during construction to see that the provisions of law are complied with and that construction is prosecuted safely. Whenever in his opinion, by reason of defective or illegal work in violation of a provision of this ordinance the continuance of a building operation is contrary to public welfare, he may order all further work to be stopped and may require suspension of work until the condition in violation has been remedied.

(c) When a building or structure or any portion thereof is found unsafe upon inspection by the building official, he shall order such building or structure or any portion down and removed. The term "unsafe building or structure or portion thereof" shall include buildings or structures or portions thereof structurally unsafe: unstable: unsanitary: inadequately provided with facilities: constituting a fire hazard: unsuitable or improper for the use or occupancy to which they are put: constituting a hazard to health or safety because of inadequate maintenance, delapidation, obsolescence or abandonment: or otherwise dangerous to life or property.

SECTION II Establishment of Office of Building Official.

(a) The office of building official is hereby created and the executive official in charge shall be known as the building official.

(b) The building official shall be hired by the mayor subject to the approval of the city council. His term of employment shall continue during good behavior and satisfactory service. He shall not be removed from office except for cause after full opportunity has been given him to be heard on specific charges in writing, served upon him not less than three (3) days prior to hearing date.

(c) During temporary absence or disability of the building official the employing authority shall designate an acting building official.

(d) Wages or pay for services rendered shall be governed by resolution of the City Council.

SECTION III Duties of Building Official.

It shall be the duty of the building official to enforce all laws relating to construction, alteration, removal and demolition of buildings or structures, including trailers or mobile homes.

SECTION IV Right of Entry.

The building official, in the discharge of his official duties and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour for purposes of performance of duties herein set forth.

SECTION V Inconsistent Ordinances Repealed.

Ordinances or parts thereof in force at the time this ordinance shall take effect and inconsistent herewith are hereby repealed.

SECTION VI Signs and Outdoor Display Structures.

Any sign or outdoor display structure which shall cause safety hazard by obstructing view of traffic (vehicular), or which may be or become dangerous or hazardous to life or property, health or unsightly and a detriment to public welfare shall on order of the building official be removed, relocated or made safe.

SECTION VII Gas Piping.

Piping for any and all types of gas used for fuel or lighting purposes in buildings and structures shall be installed to conform with nationally recognized standards of safety as to material and installation.

SECTION VIII Plumbing.

1. Installation: The plumbing and drainage system of a building or structure shall be installed to conform with accepted standard of state health department.

(a) All plumbing installation is subject to inspection and control of the State Engineer.

2. In every building, including existing buildings not already supplied, where there is human occupancy or employment, there shall be a sufficient number of suitable and convenient water closets, properly connected to an adequate drainage system.

(a) This shall not apply to dwellings which had outdoor toilets prior to the adoption of building codes outlawing same: however, should the present outdoor toilet be moved or torn down or should it be destroyed by any cause, it shall be replaced with indoor water closet and the proper drainage system, including approved septic tanks.

SECTION IX Electrical Installation.

All electric wiring systems shall be installed in accordance with nationally recognized standard of safety.

SECTION X Trailers or Mobile Homes.

(a) No trailer or mobile home shall be placed on any lot or plot of ground in the corporate limits of the City of Greenland, Arkansas, except in proper trailer and mobile home parks.

(b) Trailers or mobile homes may not be used without proper sanitary facilities.

(c) Permits are not necessary for the removal of trailers or mobile homes from within to without the corporate limits.

(d) Mobile homes or trailers which are not installed on lots in the corporate limits may be removed but may not be reinstalled.

SECTION XI Foundations.

All buildings shall have no less than cement footing and concrete block or rock or steel reinforced poured foundations. Full floating or slab foundations are acceptable.

SECTION XII Framing.

(a) Framing shall meet Federal Housing Authority requirements in all homes.

(b) Commercial buildings must meet federal specifications.

(c) All outbuildings, not commercial or housing, are subject to approval by the building official.

SECTION XIII Siding.

(a) No sheet metal covered or roofed building may be erected without specific consent of the building official.

(b) No asphalt roll siding shall be used.

(c) All approved standard wood siding, brick veneer, rock veneer, aluminum siding or other F.H.A. approved siding may be used.

SECTION XIV Roofing.

(a) Composition slab shingles, cedar shingles, shake shingles, aluminum shingles or any F.H.A. insurable roofing except roll roofing is acceptable.

(b) Roll roofing may be used as specified on commercial buildings.

(c) Roll roofing may be used on porches and certain other applications with approval of the building official.

SECTION XV Flues.

All flues, including fireplaces, must meet F.H.A. requirements to prevent fire hazard.

SECTION XVI Fences.

Permit is not necessary for fences; however, no fence may be installed that will detract from appearance of surrounding buildings, create a safety hazard or be dangerous to life, health or property.

SECTION XVII Building maintenance.

No permit is necessary for ordinary maintenance to homes or buildings.

SECTION XVIII Building location on lot.

(a) Residential housing must be located at least twenty-five (25) feet from the front property line or to align with adjacent homes.

(b) Minimum clearance from side and back is seven (7) feet.

SECTION XIX Style and size of Structure.

(a) No temporary structure of building shall be permitted without approval of the council.

(b) Style and type of building shall be in the same price range and style category or better than existing adjacent structures.

SECTION XX Transfer of Structures to Other Sites.

No existing house, building or other structure shall be moved and relocated upon another building site within the corporate limits of the City of Greenland unless and until a permit authorizing such removal and relocation shall have been obtained from the building official. Prior to issuance of such permit, the building official must determine that such relocation will not detrimentally affect the property surrounding or adjacent to the proposed relocation site. The building official will report his actions in either issuing or refusing to issue such relocation permit to the city council and will give his reasons therefor.

SECTION XXI Street Repairs when laying Utility Lines.

(a) When it becomes necessary to cut into or dig across an unsurfaced street to install utility lines, it shall be the responsibility of the builder to repair the damaged street to its former condition. Should builder not do repairs, the city may do so and the builder shall reimburse said city for any such expense.

(b) When it becomes necessary to cut into or dig across a paved street to install utility lines, the builder shall deposit fifty dollars (\$50.00) in addition to the building permit fee to cover cost of possible street repairs. Should the builder return the street to its former condition, the full \$50.00 deposit shall be refunded. Should the city find it necessary to make the repairs, the cost of the repairs shall be deducted from the deposit and the balance refunded to the builder.

SECTION XXII Streets.

All streets accepted by the city must be a minimum of forty (40) feet for secondary streets and fifty (50) feet for primary streets or arteries. City may set standards for curb guttering and surfacing of said streets.

SECTION XXIII Building Permit Fees.

Each applicant for a building permit shall be charged a fee based upon the estimated value of the proposed construction or remodeling project as follows:

(a) Where the estimated cost is \$500.00 or less, the fee shall be \$2.50.

(b) Where the estimated cost is over \$500.00 and not more than \$5,000.00 the fee shall be \$5.00.

(c) Where the cost is above \$5,000.00, the fee shall be \$5.00 for the first \$5,000.00 and \$1.00 for each additional \$1,000.00 of estimated cost to \$15,000.00. Maximum fee shall be \$15.00 except for commercial buildings which shall continue at \$1.00 per \$1,000.00 estimated cost to \$25,000.00. Maximum for commercial buildings shall be \$25.00.

(d) Building permits expire in six months from date of issue if construction is not started.

SECTION XXIV Penalties.

Any person failing to secure a permit or violating any part of this ordinance shall be guilty of a misdemeanor and may be fined in any sum not less than \$5.00 and more than \$25.00 for each offense: each day constitutes a separate offense and the city council shall have the power and authority to order the removal of any structure not authorized by this ordinance and shall charge the cost of such removal to the person or persons constructing same or the owner thereof. The above and foregoing shall not limit the power or right of the officials of said corporation to enforce the provisions of this ordinance by injunction or other appropriate action.

SECTION XXV Severability of Invalid Provisions.

Should any provision of this ordinance be adjudicated to be unconstitutional or otherwise invalid, such adjudication shall not affect the validity of the remaining provisions of this ordinance.

SECTION XXVI Emergency and Immediate Effect of Ordinance.

This ordinance being immediately necessary for the public health and safety and general welfare of the citizens of the City of Greenland, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect immediately upon its passage, approval and publication.

12-6-65