

Chapter 25.04

BUILDING REGULATIONS

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25.04.010 Building inspector. There is hereby created the office of Building Inspector in the Town of Kaycee, which will consist of the Mayor and Town Council, terms will be for their regular term of office.

25.04.020 Duties of building inspectors. Building inspectors will issue all permits, for the erection of buildings or making repairs; Keep a record of all transactions of this office. They shall examine all buildings in the course of erection, alteration, or repair, throughout the town as often as practicable and see that all the requirements of this Ordinance are complied with. They shall inspect all public buildings, school buildings, churches, theaters, hotels, lodging houses, public halls, at least once a year, for the purpose of determining the safety of such buildings, the facilities of egress in case of fire, the overloading of floors, the storage of combustible or other dangerous substance, and shall apply in the performance of these duties such remedies within their authority as they deem proper. Said inspectors shall have the right to enter any building or premises in the Town of Kaycee. (Section 2)

25.04.030 Unlawful to build or repair without permit. It shall be unlawful for any person or persons, firm or corporation to erect, build, alter or repair, or to wreck and house, barn, shed, stable, storehouse, warehouse, shop, or other building or structure within the corporate limits of the Town of Kaycee, without first having applied for and obtained a Permit to do so from the Building Inspector. The application for such permit shall state the exact site to be occupied, the material, dimension, structure, alteration, or repair, and the probable time to be employed in completing the same, and the use to be made of such building. The Building Inspectors shall, thereupon, if they approve the application, issue a building permit to the applicant, giving him/her permission to erect such building or structure or make such alteration or repair, at the place and of the material and dimensions stated in such application. But when the work to be done is not in all respects in accordance with the provisions of the town Ordinance, or if in their judgment a due regard to the safety of property and the best interests of the town, require them to refuse to issue the permit.

Provide further that the building inspectors may require a copy of plans and specifications to be filled with any building permit, if the cost of the work shall exceed (\$100.00) one hundred dollars. After receiving any permit under this Ordinance, no change shall be made in location, materials to be used, or in the plan of construction, alteration or repair of such building or structure without applying and receiving a permit authorizing such change.

25.04.040 Alteration or repair – Defined. Any work of alteration or repair made or done in, to, or upon any building or structure, and affecting construction of the external party walls, chimneys or stairways, or wirings, shall to the extent of such work of alteration, addition or repair, be subject to the regulation of this Ordinance but necessary repairs not affecting the construction of the external or party walls, chimneys, stairways, or wiring shall not be subject to such regulations. (Section 4)

25.04.050 Moving buildings. The moving of any building into or within the corporate limits of this town shall be subject to the regulations of this Ordinance. The price to be charged for a permit authorizing the erection or placing upon any lot or land of any building for any other location, shall be the same as for a new building of like value. (Section 5)

25.04.060 Permits issued. Permits provided for in this Ordinance shall only be issued to owners or authorized agents of the owners of the property to be built upon, and all such applications shall be made on a form provided by the Building Inspector. (Section 6)

25.04.070 Permits refused. If in the judgment of the Building Inspectors the person applying for the Permit does not give correct cost of the proposed building alteration or repairs, they may refuse to give such permit until the correct amount is given. (Section 7)

25.04.080 Obstruction to streets, alleys, and sidewalks. Building permits do not permit the use of any street, alley, or sidewalk or any part thereof, other than immediately in front of the lots upon which building permit is issued, and then only to the extent directed by the building inspectors. The gutters or waterways of a street or alley shall be kept open at all times. All rubbish arising from the construction, alteration, or repairing shall be removed by the person or party to whom the permit is issued. (Section 8)

Warning lights shall be maintained at both ends of every obstruction upon any street or alley and at intervals not less than seventy-five (75) feet along the same from 6 p.m. until 6 a.m.

25.04.090 Quality of building alteration, repairs, and construction. All new construction shall equal or better the existing buildings or structures in the block they are to be built in, they must have a permanent type foundation. Alterations or additions to existing buildings or structures must be of equal or better material and workmanship and permanent type foundations. (Section 9)