

ORDINANCE 884

AN ORDINANCE AMENDING TITLE XV, CHAPTER 150, SECTIONS 150.038 AND 150.056, PROVIDING FOR THAT ELECTRICAL INSPECTIONS OF RESIDENTIAL STRUCTURES BE MADE BY THE STATE FIRE MARSHAL; ELIMINATING CITY ELECTRICAL PERMITS AND INSPECTIONS FOR RESIDENTIAL STRUCTURES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA AS FOLLOWS:

Section 1. A copy of Title XV, Chapter 150, Section 150.038 of the Gothenburg Municipal Code is attached hereto as Exhibit #1.

Section 2. A copy of Title XV, Chapter 150, Section 150.056 of the Gothenburg Municipal Code is attached hereto as Exhibit #2.

Section 3. Title XV, Chapter 150, Section 150.038 of the Gothenburg Municipal Code is hereby amended to read as follows:

§ 150.038 TIME OF INSPECTION.

(A) No reinforcing steel or structural frame work of any part of any building or of any structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the Building Inspector. The Building Inspector, upon notification from the permit holder or his or her agent, shall make the following inspections of buildings and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with the law.

(B) (1) *Footing inspection.* To be made after trenches are excavated, forms erected, and reinforcing steel, if any, placed, and before any footings are poured.

(2) *Foundations inspection.* To be made after all foundations are erected, forms removed, water proofing is completed, and before backfill is placed.

(3) *Frame inspections.* To be made after the roof, all framing, fire-blocking, and bracing are in place, and all pipes, chimneys, vents must be installed and rough inspections must have been made on all installations.

(4) *Mechanical inspections.* Rough-in inspection to be made when all duct and pipe work is in place before it is covered. Final inspection to be made when the system is completed and operating.

(5) *Final inspection.* To be made after building is completed and is ready for occupancy.

Section 4. Title XV, Chapter 150, Section 150.056 of the Gothenburg Municipal Code is hereby amended to read as follows:

150.060 EXEMPTION FROM PERMIT.

(A) (1) *Residential.*

(a) No building permit shall be required for repainting, redecorating, minor alterations, and repairs under the following provisions:

1. The alterations or repairs do not materially affect the actual structure of the building or the safety of the occupants or property; and

2. The cost of the alterations or repairs does not exceed \$1,000.

(b) A building permit is not required if the alteration or repair is a comparable replacement of the whole or part of the system that was removed (such as a mechanical system, plumbing system, roofing, windows, or doors, and the like); and there are no material alterations to the structure in excess of \$500 in the replacement of the system.

(c) A state electrical permit shall be required as required by the State Electrical Code for residential buildings. The State Electrical Inspector shall conduct all residential inspections.

(2) *Commercial.*

(a) All commercial buildings shall have the same exemptions as residential except as stated in the following division (A)(2)(b).

(b) A state electrical permit shall be required as required by the State Electrical Code for commercial buildings. The State Electrical Inspector shall conduct all commercial inspections.

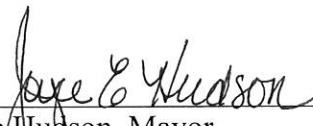
(B) Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the adopted Building Code for the city.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 6. This ordinance shall be published and shall be effective after such publication, according to law.

Passed and approved this 17 day of Sept, 2013.

City of Gothenburg



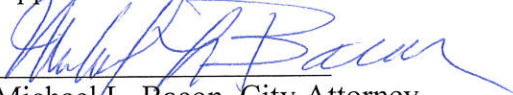
Joyce Hudson, Mayor

Attest:



Connie Dalrymple, City Clerk

Approved as to form:



Michael L. Bacon, City Attorney.

Exhibit #1

§ 150.038 TIME OF INSPECTION.

(A) No reinforcing steel or structural frame work of any part of any building or of any structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the Building Inspector. The Building Inspector, upon notification from the permit holder or his or her agent, shall make the following inspections of buildings and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with the law.

(B) (1) *Footing inspection.* To be made after trenches are excavated, forms erected, and reinforcing steel, if any, placed, and before any footings are poured.

(2) *Foundations inspection.* To be made after all foundations are erected, forms removed, water proofing is completed, and before backfill is placed.

(3) *Frame inspections.* To be made after the roof, all framing, fire-blocking, and bracing are in place, and all pipes, chimneys, vents must be installed and rough inspections must have been made on all installations.

(4) *Electrical inspection.* Rough-in inspection, which shall consist of all conduit, semi-rigid piping, or wiring being in place prior to covering.

(5) *Mechanical inspections.* Rough-in inspection to be made when all duct and pipe work is in place before it is covered. Final inspection to be made when the system is completed and operating.

(6) *Final inspection.* To be made after building is completed and is ready for occupancy.

Exhibit #2

150.060 EXEMPTION FROM PERMIT.

(A) (1) *Residential.*

(a) No building permit shall be required for repainting, redecorating, minor alterations, and repairs under the following provisions:

1. The alterations or repairs do not materially affect the actual structure of the building or the safety of the occupants or property; and

2. The cost of the alterations or repairs does not exceed \$1,000.

(b) A building permit is not required if the alteration or repair is a comparable replacement of the whole or part of the system that was removed (such as a mechanical system, plumbing system, electrical system, roofing, windows, or doors, and the like); and there are no material alterations to the structure in excess of \$500 in the replacement of the system.

(c) An electrical permit is not required for any change in the electrical service unless the change involves the main service panel or the service entrance.

(2) *Commercial.*

(a) All commercial buildings shall have the same exemptions as residential except as stated in the following division (A)(2)(b).

(b) A state electrical permit shall be required as required by the State Electrical Code for commercial buildings. The State Electrical Inspector shall conduct all commercial inspections.

(B) Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the adopted Building Code for the city.