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CHAPTER 9 – BUILDING REGULATIONS

Article 1 – Building Permits

Section 9-101: APPLICATION

Any person desiring a building permit to commence or proceed to erect, construct, repair or relocate within or into the village any building or dwelling or cause the same to be done shall file with the village zoning administrator an application in writing on a form to be furnished by the administrator. Every such application shall set forth the legal description of the land upon which the construction or relocation is to take place, the nature of the use, names of the owner, architect and contractor, and such other information as may be requested thereon. The application, plans, and specifications shall be filed with the zoning administrator and shall be checked and examined by him or her. If they are found to be in conformity with the requirements of this chapter and all other applicable ordinances or regulations, the said applicant shall be issued a building permit upon payment of a permit fee in an amount as set by resolution of the Village Board and filed in the village office. However, no permit fee shall be charged for work done on any building, dwelling, or property that does not exceed a total cost of $1,000.00. (Neb. Rev. Stat. §17-550, 17-1001) (Ord. No. 2006-02, 8/2/06)

Section 9-102: BARRICADES AND LIGHTS

It shall be the duty of the owner, tenant, or lessee causing the construction, demoli­tion, or moving of any building or improvement within the village to have all excavations, open basements, building materials, and debris protected by suitable guards or barri­cades by day and by warning lights at night during the time that such work is in progress. The failure, neglect, or refusal of said persons to erect such guards shall constitute a violation of this section and the chairman or designated agent shall stop all work until guards are erected and maintained as required.

Section 9-103: LIMITATION

If the work for which a permit has been issued has not begun within six months of the date there­of or if the construction is discontinued for a period of six months, the permit shall be void. Before work can be resumed, a new permit shall be obtained in the same manner and form as an original permit.

Section 9-104: DUPLICATE TO COUNTY ASSESSOR

Whenever a building permit is issued for the erection, alteration, or repair of any building within the village's jurisdiction and the improvement is $2,500.00 or more, a duplicate of such permit shall be filed with the county assessor. (Neb. Rev. Stat. §18-1743)

Article 2 – Building Moving

SECTION 9-201: REGULATIONS

A. It shall be unlawful for any person, firm, or corporation to move any building or structure within the village without a written permit to do so. Application may be made to the village clerk and shall include the present and future location of the building to be moved, the proposed route, the equipment to be used, and such other information as the Village Board may require. The application shall be accompanied by a certificate issued by the county treasurer to the effect that all the provi­sions reg-ulating the moving of buildings have been complied with on the part of the owner of the real estate upon which the said building is presently located. The village clerk shall re­fer the said application to the Village Board for ap­proval of the proposed route over which the said building is to be moved. Upon said approval, the clerk shall then issue the said permit; provided, a good and sufficient corporate surety bond, check, or cash in an amount set by the board and conditioned upon moving said building without doing damage to any pri­vate or village property is filed with the clerk prior to the granting of any permit.

 B. No moving permit shall be required to move a building that is 10 feet wide or less, 20 feet long or less and, when in a position to move, 15 feet high or less.

 C. In the event it will be nec­essary for any licensed building mover to interfere with tele­phone poles and wires or a gas line, the company or companies owning, using, or operating the said poles, wires, or line shall, upon proper notice of at least 24 hours, be present and assist by disconnecting the said poles, wires, or line relative to the building moving operation. All ex­pense of the said disconnection, removal, or related work shall be paid in advance by the licensee unless such disconnection or work is furnished on different terms as provided in the said company's franchise.

D. Whenever the moving of any building ne­cessitates interference with a water main, sewer main, pipes, or wire belonging to the village, notice in writing of the time and route of the said building moving operation shall be given to the utilities superintendent, who shall proceed on behalf of the village and at the expense of the mover to make such dis­connections and do such work as is necessary.

(Neb. Rev. Stat. §60-6,288 to 60-6,294, 60-6,296)

SECTION 9-202: COMPLETION OF MOVE

At such time as the building moving has been completed, the building inspector shall inspect the premises and report to the village clerk as to the extent of damages, if any, resulting from the said reloca­tion and whether any village laws have been violated during the said operation. Upon a satisfactory report from the village police, the clerk shall return the corporate sure­ty bond, cash, or check deposited by the applicant. In the event the basement, foundation, or portion thereof is not prop­erly filled, covered, or in a clean and sanitary condition, the Village Board may apply the money deposited for the pur­pose of defraying the expense of correcting the said conditions. If the expense of correcting the hazardous condition is greater than the amount of the deposit, the board may recover such excess expense by civil suit or otherwise as prescribed by law.

Article 3 – Penal Provision

Section 9-301: 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 a misde­meanor 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.