

CHAPTER 10. BUILDINGS AND HOUSES

SECTIONS:

- 1000 State Building Code**
- 1010 Building Numbers**
- 1020 State Fire Code and Life Safety Code**
- 1030 Housing Maintenance Code**

SECTION 1000 – STATE BUILDING CODE

Sec. 1000.01 State Building Code Adopted. The Minnesota State Building Code, established pursuant to MN Statutes 16B.59 through 16B.75 and published in MN Rules Chapters 1300 through 1370 and incorporating the MN Plumbing Code and the MN Energy Code, Chapters 4715 and 7670 respectively of MN Rules, is hereby adopted as the building code for the City of, Landfall Village and is incorporated into this ordinance as if set out in full subject to the following specifications:

Subd. 1 Mandatory Enforcement Provisions. The following chapters of MN Rules shall be enforced and administered without change by the City as mandatory provisions of the MN State Building Code:

- A. Chapter 1300 – MN State Building Code
- B. Chapter 1301 – Building Official Certification
- C. Chapter 1302 – Construction Approvals
- D. Chapter 1305 – Amendments to the Uniform Building Code (UBC). (Adoption of the 1994 Uniform Building Code.) The adoption of this chapter specifically includes UBC Appendix Chapters: 3, Division I “Detention and Correctional Facilities”; 12, Division II “Sound Transmission Control”; and 29 “Minimum Plumbing Fixtures”. The adoption of optional UBC Appendix chapters under section 1305.0020 shall be as indicated in Subdivision 2 of this ordinance.
- E. Chapter 1307 – Elevators and Related Devices
- F. Chapter 1315 – Electrical Code (Adoption of 1993 National Electrical Code (NEC))
- G. Chapter 1325 – Solar Energy Systems
- H. Chapter 1330 – Fallout Shelters
- I. Chapter 1335 – Floodproofing; Except Sections 1335.0600 through 1335.1200 which are optional and shall be enforced as adopted in Subdivision 2 of this ordinance.
- J. Chapter 1340 – Facilities for the Handicapped
- K. Chapter 1346 – Uniform Mechanical Code
- L. Chapter 1350 – Manufactured Homes
- M. Chapter 1360 – Prefabricated Buildings
- N. Chapter 1365 – Snow Loads
- O. Chapter 1370 – Storm Shelters
- P. Chapter 4715 – MN Plumbing Code
- Q. Chapter 7670 – MN Energy Code

Subd. 2 Optional Enforcement Provisions Adopted. (Note: the City must select those provisions which it wishes to enforce. City was going to call the State Building Inspector for assistance in making these choices.)

- A. The following chapters of MN Rules, representing optional provisions of the MN State Building Code as provided in Chapter 1300.2900, are hereby adopted by the City without change and shall be enforced and administered by the City as a part of the State Building Code for the City:
 - 1. Chapter 1306 – Special Fire Protections Systems. The City shall enforce Subpart 3 (8) “Group M mercantile, S storage or F factory occupancies with 2,000 or more gross square feet of floor area or three or more stories in height.
 - 2. Chapter 1310 – Building Security
 - 3. Chapter 1335 – Floodproofing; Sections 1335.0600 through 1335.1200
- B. The following Appendix Chapters of the 1994 Uniform Building Code, representing optional provisions of the MN State Building Code as provided in Chapter 1305.0020 of MN Rules, are hereby adopted by the City and shall be enforced and administered by the City without change, except to the extent that the City may adopt revised fee schedules and bonding requirements under UBC Appendix Chapter 33, as a part of the State Building Code for the City.

1. UBC Appendix Chapter 3, Division III – Requirements for Group R, Division 3 Occupancies
2. UBC Appendix Chapter 15 – Reroofing
3. UBC Appendix Chapter 19 – Protection of Residential Concrete Exposed to Freezing and Thawing
4. UBC Appendix Chapter 31 , Division II – Membrane Structures
5. UBC Appendix Chapter 33 – Excavation and Grading (Note: Remember the City can modify the fee schedule and bonding requirements of this chapter.)

Sec. 1000.02 Application, Administration, and Enforcement. The application, administration, and enforcement of the MN State Building Code in the City shall be in accordance with MN Statutes Chapter 16B and MN Rules Chapters 1300 and 1305. The City Council, pursuant to MN Statutes 16B.65, shall appoint a Building Official who shall attend to all aspects of Building Code administration. Additional members of a City Building Department shall be authorized by the City Council as needed. Organization of the City’s Building Department shall be as established by Chapter 1 of the 1994 Uniform Building Code, as amended by MN Rules. The MN State Building Code shall be enforced within the incorporated limits of the City, and within the exterritorial limits permitted by MN Statutes 16B.62

Sec. 1000.03 Permits, Inspection, and Fees. Permits shall be issued, inspections conducted, and fees collected as provided for in MN Statutes 16B.62, Chapter 1 of the 1994 UBC, and MN Rules 1305.0106 and 1305.017. The City has adopted a fee schedule.

Sec. 1000.04 Surcharge. In addition to the permit fee required under Subsection 1000.03 above, the applicant for a building permit shall pay a surcharge to be remitted to the MN Department of Administration as prescribed by MN Statutes 16B.70.

Sec. 1000.05 Copies Kept on File. At least one copy of the “State Building Code”, adopted by Subsection 1000.01 shall be marked as the official copy and kept on file in the office of the Clerk.

Sec. 1000.06 Building Inspector. The City Council shall appoint and supervise the building inspector. The building inspector, to qualify for appointment, shall have a thorough understanding of the “State Building Code” and the ordinances of the City, which he or she shall be charged with enforcing, and he or she shall have at least five year’s experience in one or more of the following fields of endeavor:

- A. Building Inspector;
- B. Architect;
- C. Structural Engineer; or
- D. Construction Superintendent.

During his or her tenure of office, the building inspector shall not be engaged or employed in any business that falls under the regulatory control of his or her office. As remuneration for his or her services, the building inspector shall be paid as provided for by Council resolution.

The building inspector may be removed at the pleasure of the City Council.

SECTION 1010 – BUILDING NUMBERS

Sec. 1010.01 Building Numbers. No owner shall occupy nor let to another for occupancy any dwelling or dwelling unit or commercial structure unless the dwelling unit or structure displays the proper street number, conforming to the following requirements:

- A. All numbers shall be not less than three (3) inches high.
- B. All houses shall display numbers in a color that contrast with the color of the structure.
- C. All homes shall display the proper house number not less that 4 feet from ground level and which shall not be obstructed from view.
- D. All business buildings having a rear entrance shall display the proper street number near both the front and the rear entrances.
- E. All residential units shall display their lot numbers as assigned on the front or on both end-caps of their homes (when each end borders a street) and such numbers shall be displayed in a conspicuous area subject to the approval of the City Council/HRA and/or the law enforcement agency tasked with patrolling the park. Double wide homes shall display house numbers on the same side as the front (street) door opening.

SECTION 1020 – STATE FIRE CODE AND LIFE SAFETY CODE

Sec. 1020.01 State Fire Code. The MN Uniform Fire Code as incorporated by the State Building Code, one copy of which has been marked as the official copy and which shall be on file in the office of the City Clerk shall be hereby adopted as the fire code for the City for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion. Every provision contained in this Code, except as modified or amended by this Section shall be hereby adopted and made a part of this Section as if fully set forth in this Section.

Sec. 1020.02 Enforcement. The City contracted fire service or his or her representative authorized by him or her, shall enforce the provisions of this Section.

Sec. 1020.03 Definitions.

Subd. 1 Jurisdiction. Wherever the word “Jurisdiction” is used in the MN Uniform Fire Code, it shall be held to mean the City.

Subd. 2 Corporation Counsel. Wherever the term “Corporation Counsel” is used in the MN Uniform Fire Code, it shall be held to mean the Attorney.

Sec. 1020.04 Establishment of Limits of Districts in Which Storage of Explosives and Blasting Agents shall be Prohibited. The limits referred to in Section 11.106 of the MN Uniform Fire Code, in which storage of explosives and blasting agents is prohibited, shall be hereby established as the entire City.

Sec. 1020.05 Appeals. Whenever the City contracted fire service shall disapprove an application or refuse to grant a permit applied for, or when it shall be claimed that the provisions of the Code shall not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the contracted fire service to the City Council within 30 days from the date of the decision appealed.

Sec. 1020.06 Penalties.

- A. Any person who shall violate any of the provisions of this Code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate of permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the City Council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy the violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Sec. 1020.07 Fire Lanes. The Council shall be hereby authorized to order the establishment of fire lanes on public or private property as may be necessary in order that the travel of fire equipment may not be interfered with and that access to fire hydrants or buildings may not be blocked off. When a fire lane has been ordered to be established, it shall be marked by a sign bearing the words “No Parking – Fire Lane” or a similar message. When the fire lane is on public property or a public right-of-way, the sign or signs shall be erected by the City and when on private property, they shall be erected by the owner at his or her own expense within 30 days after he or she has been notified of the order. Thereafter, no person shall park a vehicle or otherwise occupy or obstruct the fire lane.

Sec. 1020.08 Life Safety Code. Chapter 101 of the National Fire Protective Association Code, published by the National Fire Protection Association, 1976 Edition, entitled The Life Safety Code, shall be hereby adopted and incorporated in this section as if fully set out hereafter; one copy of which shall be on files with the City Clerk as required by law.

SECTION 1030 – HOUSING MAINTENANCE CODE

Sec. 1030.01 Authorized Structures and Standards. All houses within the City shall comply with the following minimum standards:

- A. Windows, storm windows, screens, storm doors and screens shall be substantially tight and in sound condition and good repair, all plastic, tarps, vinyl or other covering that is placed on windows and doors, may be put on no earlier than October 1st of the calendar year and are required to be removed no later than May 1st of the following calendar year.
- B. Bedrooms are required to have at least one (1) egress window operable from the inside.
- C. Windows shall be fully equipped with window panes and screens which shall be without open cracks or holes.
- D. Sashes shall be in sound condition and fit reasonably within the frame.
- E. Every window, other than a fixed window shall be capable of being easily opened and have hardware to hold it in an open position and locking hardware shall be required on all opening windows.
- F. Every entrance or exit door unit and its hardware shall be sound condition and fit within its frame. It shall be capable of opening easily, with all hardware in working condition and the doors and screens shall be without cracks or holes or rotting or splitting wood.
- G. Exteriors of homes or dwelling unit shall be neat and clean and in good repair including the roof. No house shall have any broken, torn, loose, or missing siding.
- H. Skirting shall be tight and a compatible color with the home. It shall allow access to utilities and be vented properly. It shall be made of aluminum, steel, vinyl, or treated lumber. It shall not be made of wood. Wood skirting existing at the time this code is adopted shall be replaced with aluminum, steel, vinyl, or treated lumber skirting when it has holes, becomes rotten, warped, or is otherwise in disrepair.
- I. Retain as Marker.
- J. Every owner of a home, dwelling unit or structure shall be responsible for the control and/or elimination of insects, rodents, or other pests whenever infestation exists.
- K. Retain as Marker.
- L. Remodeling, building of decks, porches, additions, carports, garages, and sheds shall require a building permit from the City. Approval of plans shall be obtained from the Building Inspector.
- M. Additions, porches, decks, carports, garages, and sheds shall be painted or stained and be of a compatible color with the home or dwelling unit, all plastic, tarps, vinyl, or other covering that is placed on additions, porches, decks, may be put on no earlier than October 1st of the calendar year and are required to be removed no later than May 1st of the following calendar year. Carports cannot be enclosed on more than one side.
- N. Porches and additions to homes of dwelling units shall not be permitted to be boarded up and/or used as animal pens, cages, or kennels.
- O. Stairs and steps shall be kept safe, solid, and in good repair. This includes railings, decks, porches, and additions. They shall be painted or stained in a compatible color with the home, or dwelling unit, unless they are concrete.
- P. There shall be no storage allowed on the roofs of homes, dwelling units, additions, decks, porches, carports, garages, or sheds.
- Q. Storage of flammable materials under the home, dwelling unit, or skirting shall be prohibited.
- R. All homes and dwelling units shall be equipped with operable fire alarms (IRC R313) and fire extinguishers. Carbon monoxide detectors are required by MN State Statute 299F.50.
- S. All units must meet the requirements of MN Code 1350 for the installation and tie down requirements.
- T. All homes have to have tie downs and homes moved within the park or brought into the park must have cement footings to meet the requirements of MN Code 1350. If a home is 3 years or older, it may not require cement footings.
- U. All homes shall be connected to the underground electrical power and shall be grounded. The home shall be properly connected to the gas meter and sewer and water lines and shall be connected according to code.
- V. A Plumbing Permit is required for installation of a hot water heater.
- W. A Mechanical Permit is required for installation of a furnace.
- X. All homes shall be equipped with an operable heat tape.
- Y. All air conditioners, whether central or window style, shall be placed on the yard side of the resident's home. Window air conditioners shall be braced and not propped up by supports.
- Z. Garages and Carports: Site Plan and Building Permit required, must be in compliance with MN State Uniform Building Code and MN State setback requirements for mobile home parks. The garage/carport must be positioned 10 feet from neighbor's home, built and with surface/footings as required by MN State Building Code, constructed with compatible materials and be a compatible color to the home. A shed may be combined with garage/carport to utilize full width of garage/carport in exception to existing ordinance, requiring shed to be on pallet/skid; neither can be attached to the

home. The carport cannot be enclosed on more than one side and all plastic, tarps, vinyl or other covering that is placed on carports, may be put on no earlier that October 1st of the calendar year and are required to be removed no later than May 1st of the following calendar year. No such coverings shall be allowed between May 1 and September 30.

[Ordinance 2013-004 / 2-13-13 and Ordinance 2013-010 5-8-13]

Sec. 1030.02 Inspections.

Subd. 1 Definition. Enforcement officer shall mean property owner/management, Law enforcement officer, and health department representative.

Subd. 2 Enforcement officers and property owner and property management shall be authorized to make or cause to be made inspections to determine the condition of buildings, dwelling units, habitable rooms, premises, residential structures, and other structures or premises at any reasonable time in order to safeguard the health, safety, and welfare of the public and to perform their duties under this section. Access during reasonable times shall not be denied by any owner, occupant, or other person in charge of the premises. The enforcement officer may obtain a search warrant where probable cause exists to believe that the premises are in violation of this section. Provided, however, that no search warrant is needed for entry where an emergency condition exists and sufficient time to obtain a warrant is unavailable.

Sec. 1030.03 Duty of Occupant to Allow Access. Every occupant of buildings, dwelling units, habitable rooms, premises, residential structures, and other structures or premises shall upon receiving reasonable prior notice give the enforcement officers access to the premises at reasonable times for the purpose of effecting inspections, which are necessary to comply with provisions of this section.

Sec. 1030.04 Notification to Correct Violations.

Subd. 1 Notice of Violation. Whenever an enforcement officer determines that there has been a violation of this section, notice may be provided to the owner or occupant to take the appropriate steps to correct the violations. The notice shall:

- A. Be in writing; and
- B. Include a description of the real estate sufficient for identification; and
- C. Specify the violation which exists and the remedial action required; and
- D. Include a statement that the order may be appealed to the City Council in accordance with the procedures set forth in this section.

Subd. 2 Service of Notice. Service of an order shall be adequate if provided by (1) personal service, (2) U.S. mail, or (3) if the appropriate party or address cannot be determined after reasonable effort, by posting a copy of the order in a conspicuous place on the premises.

Subd. 3 Emergency Enforcement Procedures. If an emergency situation exists which creates an imminent health or safety hazard or danger to the public that by its nature requires immediate action, an enforcement officer may issue oral orders to the owner or occupant that immediate corrective action shall be taken. The oral order shall:

- A. Include a description of the premises sufficient for identification; and
- B. Specify the violation which exists and the immediate remedial action required; and
- C. Specify a reasonable time for the performance of the actions required.

Within twenty four (24) hours following issuance of an oral order, the officer shall serve a written order upon the owner in the manner provided above. Failure to obey the orders shall constitute a violation subject to the penalties provided for in this Section.

Sec. 1030.05 Dangerous Structures. If in the opinion of the enforcement officer any building or structure, or part thereof, is deemed to be in an unsafe condition and dangerous to life, limb, or property, the officer shall proceed to have the building or structure condemned pursuant to the applicable provisions of the MN Statutes Chapter 463 or the MN Manufactured Housing Code, pertaining to hazardous or dangerous structures.

Subd. 1 Action Authorized to Condemn Structures or Units as Unfit for Human Habitation. Whenever an enforcement officer finds that any dwelling unit or residential structure constitutes a hazard to the health, safety, or welfare of the occupants or to the public for any of the reason enumerated in this section, including those violations defined herein as constituting material endangerment, but which structure does not constitute a dangerous structure, the officer may take action to condemn the unit or structure as being unfit for human habitation.

Subd. 2 Illegal Occupancy. If any dwelling unit or any part thereof is occupied by more occupants than provided by this section or is erected, altered or occupied contrary to law, the unit or part thereof shall be deemed an unlawful structure and the enforcement officer shall cause the unit or structure vacated. It shall be unlawful to occupy such unit or structure until it or its occupation, as the case may be, have been made to conform to the law.

Subd. 3 Placard as Unfit for Human Habitation. Any residential structure or unit ordered vacated or condemned as unfit for human habitation shall be posted with a placard by the enforcement officer. The placard shall include the following:

- A. Name of City;
- B. Name of the authorized department having jurisdiction;
- C. Chapter and section of the ordinance under which it is issued;
- D. Date in which the residential structure or unit must be vacated;
- E. Statement that the residential structure or unit, when vacated, must remain vacant until the provisions of the order are complied with and the order to vacate is withdrawn;
- F. Date that the placard is posted;
- G. Statement of the penalty for defacing or unauthorized removal of the placard.

Subd. 4 Defacement and Unauthorized Removal of Placard. No person shall deface or remove the placard from any structure which has been condemned and placarded as unfit for human habitation. The placard may be removed only by or at the direction of the enforcement officer.

Subd. 5 Service of Notice. The enforcement officer shall serve a written notice upon the owner of the premises informing the owner of the requirement to vacate the residential structure or unit within twenty four (24) hours of posting the placard. Service of the notice shall be by delivery to the owner personally or by leaving the notice at the owner's usual place of abode or with a person of suitable age and discretion or by depositing in the United States Post Office the notice, addressed to the owner at the last known address with postage prepaid.

Subd. 6 Vacation of Structure or Unit. Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any dwelling unit which is condemned as unfit for human habitation. For the purposes of this section, occupancy shall be defined as any physical acts of possession, including dwelling, living, eating, sleeping, residing, or conducting household affairs in a structure as a domicile or residence, primary, or otherwise.

Subd. 7 Material Endangerment Violations. The following violations may constitute material endangerment if in combination or alone the conditions are substantial and expose the occupants or the public to danger or peril:

- A. **Lacking maintenance; dilapidation.** Whenever the structure, or any portion thereof, because of dilapidation, deterioration or decay; faulty construction; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse; or whenever any portion or member or appurtenance thereof is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property; or whenever the building has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; become a harbor for vagrants or criminals; or enable persons to resort thereto for the purpose of committing unlawful acts.
- B. **Fire Hazard.** Whenever the structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits or access to exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the enforcement officer to be a fire hazard.
- C. **Unsanitary Conditions.** Whenever the residential structure, structure or dwelling unit, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, unclean fixtures, accumulation of garbage, any stench or foul odor from dead animals or animal or human

feces, refuse or combustibles, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for human habitation, or in such an unsound condition that it is likely to cause or harbor sickness or disease.

- D. **Insect, rodent, or other pests.** Whenever the residential structure or dwelling unit has a substantial or severe insect, rodent or other pest infestation, rodent burrows, open sewage systems or lacks approved rodent proofing of the structure.
- E. **Lack of basic facilities.** Whenever the residential structure or structure lacks water, hot water, approved electrical, heating or sewage disposal systems, or where the existing systems are unsafe for continued operation.
- F. **Violations of other requirements.** Whenever any residential structure or structure or any part thereof is:
 - 1. Constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such residential structure or structure provided by the Uniform Building Code and the MN Uniform Manufactured Housing Code.
 - 2. Occupied by more occupants than provided by this section; and
 - 3. Is erected, altered or occupied contrary to law.
- G. **Dangerous Conditions.** Whenever, in the opinion of the enforcement officer, any other condition exists which is so dangerous to the safety or health of the occupants or the public as to justify condemnation of the residential structure or structure as unfit for human habitation. Such structure shall be deemed an unlawful structure and the enforcement officer may cause such dwelling to be vacated.

Sec. 1030.07 Stay of Enforcement/Penalty.

Subd. 1 Voluntary Vacation of Premises. No penalty shall be imposed upon any owner who serves written notice upon the City Council stating an intent to permanently vacate the premises within thirty (30) days. Written notice must be filed with the property manager within ten (10) days from the date on which the placard was placed on the property and shall include proof that notice of eviction was served upon the occupants of the condemned premises.

Subd. 2 Stay Pending Appeal to City Council. Enforcement proceedings or orders to correct violations shall be held in abeyance if the owner shall file an appeal to the City Ordinance City Council within ten (10) days of receiving the written order issued by the enforcement officer. Abeyance of enforcement proceedings shall continue until such time as the Council shall have issued a final determination or in the event the owner should not prosecute the appeal in a timely fashion.

Sec 1030.08 Conflict with Other Ordinances. In any case where a provision of this section is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance, chapter or code of this city, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

Sec. 1030.09 Administrative Liability. No officer, agent, or employee of the City of Landfall Village shall be rendered personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of their duties under this section. No person who institutes, or assists in the prosecution of, a criminal proceeding under this Code shall be liable in damages therefore unless they have acted with actual malice and without reasonable grounds for believing that the person accused or prosecuted was guilty of an unlawful act or omission. Any suit brought against any officer, agent or employee of the City of Landfall Village as a result of any act required or permitted in the discharge of their duties under this chapter shall be defended by the city attorney until the final determination of the proceedings therein.

Sec. 1030.10 Procedure. In addition to the punishments provided in this section, the city, through the officer charged with the enforcement of the various provision of this section, or any other person, may seek enforcement thereof in any court of competent jurisdiction by any appropriate form of civil action and may seek to enjoin any continued violation thereof and seek to compel obedience thereto by mandatory orders and writs.

Sec. 1030.11 Termination of Tenancy. No tenancy of a residential structure or dwelling unit covered by the Code may be terminated because of the commencement of an action pursuant to this section or because of the report to the enforcement authorities of a condition believed to be in violation of the Code.

Sec. 1030.12 Appeals. Any person affected by any provision of this section may appeal to the City Council.

CHAPTER 10 CHANGE RECORD:

Sec. 1030.01-Z regarding Standards and Garages/Carports. Renamed Standards to Authorized Structures and Standards, repealed and adopted entire code for Garages/Carports. Changes are intended to clarify the City's rules as they relate to garage and carport facilities as well as to authorize the inclusion of sheds on the pad in addition to ports and garages. Ordinance 2013-004 / 2-13-13. / REV 5-8-13

Sec. 1010.01 regarding Building Numbers. Amend Point E to require homes with each end facing a street to place house numbers on both end caps. Intent is to assist in easy identification for Public Safety purposes. Ordinance 2013-010 5-8-13

Sec. 1030.01 regarding Authorized Structures and Standards. Amend Points H, M, R, S, T, V, W, and Z. Delete text in Points I and K and retain both as markers. Intent is to amend to better-reflect the standards for installation, safety, and maintenance of homes in the City.
Ordinance 2013-010 5-8-13