

AGENDA ITEM 4 D

MUNICIPAL CODE AMENDMENT – SECTION 150

AND

ADOPTION OF THE 2006 I-CODES

PLANNING COMMISSION MEETING

JUNE 17, 2010

Memorandum



To: Planning Commission Members
From: Jeff Sinnett, Chief Building Official
Date: 6/11/2010
Re: Adopt New Building Codes

Agenda Item 4D: **Amendment to Section 150 of the La Vista Municipal Code and adoption of the 2006 International Building Code with amendments.**

A public hearing has been scheduled to consider the adoption of the 2006 I-Codes, which consist of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code and the 2008 National Electric Code.

This adoption would bring La Vista in line with the building codes of other existing metro area communities. Staff is recommending several amendments to the I-Codes which will be presented further during the meeting. These amendments would not compromise building safety or add any costs to buildings. Copies of the 2006 I-Codes are available in the Building Inspector's Office and can be reviewed upon request.

Staff Recommendation Item 4D: Recommend approval of the proposed adoption of the 2006 I-Codes with amendments recommended by the Chief Building Official as they are consistent with codes of surrounding jurisdictions.

CHAPTER 150: BUILDING REGULATIONS

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GENERAL PROVISIONS

§ 150.01 BUILDING CODE.

(A) Portions of standard codes and additional requirements, rules and regulations specified below are hereby adopted as the Building Code of the City of La Vista for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures within the jurisdiction of the City of La Vista and providing for the issuance of permits and collection of fees therefore. Provisions of the standard codes and additional requirements, rules and regulations adopted herein shall be applied, interpreted and construed together and consistently to the extent possible. Unless otherwise indicated by context or otherwise, references to any table, section or subsection shall mean the corresponding provision of the relevant standard code.

(B) (1) *International Building Code provisions adopted by reference.* Two copies of certain documents in book form, being marked and designated as the *International Building Code*, 2003 Edition, ("IBC") are on file in the Office of the City Clerk of the City of La Vista. With the exception of portions

of § 105.2 preceding § 105.2.1, and §§ 907.1.1, 907.1.2 and 3401.3 the following portions of said IBC are hereby adopted: Chapters 1 thru 35 inclusive, and Appendix "I", Patio Covers ("adopted IBC provisions"); and each and all of the regulations, provisions, conditions and terms of such adopted IBC provisions, and all amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out herein.

(2) Additional requirements, rules and regulations.

(a) *Work exempt from permit (adopted in lieu of portions of IBC § 105.2 preceding § 105.2.1).* Exemptions from permit requirements of the adopted IBC provisions shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of said adopted IBC provisions or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. *Building:*

- a. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 80 square feet.
- b. Oil derricks.
- c. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
- d. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- e. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- f. Temporary motion picture, television and theater stage sets and scenery.
- g. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep and installed entirely above ground.
- h. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
- i. Swings and other playground equipment accessory to detached one- and two-family dwellings.
- j. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2 of the adopted IBC provisions, and Group U occupancies.
- k. Movable cases, counters and partitions not over five feet nine inches (1,753 mm) in height.

2. *Electrical:*

- a. *Repairs and maintenance.* Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- b. *Radio and television transmitting stations.* Adopted IBC provisions shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, the installations of towers and antennas.

c. *Temporary testing systems.* A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

3. *Gas:*

- a. Portable heating appliance.
- b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

4. *Mechanical:*

- a. Portable heating appliance.
- b. Portable ventilation equipment.
- c. Portable cooling unit.
- d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by adopted IBC provisions.
- e. Replacement of any part which does not alter its approval or make it unsafe.
- f. Portable evaporative cooler.
- g. Self-contained refrigeration system containing ten pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.

5. *Plumbing:*

- a. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in adopted IBC provisions.
- b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

(b) *Any Group "A" occupancies with alcoholic beverages (adopted in addition to those requirements listed in adopted IBC provisions, § 903.2.1.1 through § 903.2.1.5).* An automatic sprinkler system shall be installed throughout any building with any Group "A" exceeding 1,000 square feet and where there is liquor, wine, or beer license issued and/or where the occupants consume alcoholic beverages.

(c) *Criteria (adopted in addition to those requirements listed in adopted IBC provisions, § 1601.1).* The climate and geographical design criteria for building construction in La Vista Nebraska shall be:

1. Ground/snow load 30 lbs psf;
2. Wind speed 90 mph for a three-second gust with exposure "C";
3. Seismic Design Category "B";
4. Weathering probability for concrete "B";
5. Frost line depth 42 inches;
6. Termites, moderate to heavy;
7. Decay, slight to moderate;
8. Winter design temperature, minus five degrees.

(d) *Collapsible soils (adopted in addition to those requirements listed in adopted IBC provisions, § 1804.1 through § 1804.3).* Portion of the Omaha Metro area are underlain by low unit weight soils that can collapse when saturated. Additional studies shall be made to evaluate the presence and extent of the collapsible soils and to assess the effects of any collapsible soils identified at the site on the performance of the structure.

(e) *Markings (adopted in addition to those requirements listed in adopted IBC provisions, § 2303.4.1).* Each truss shall be legibly branded, marked, or otherwise have permanently affixed thereto the following information located within two feet of the center of the span on the face of the bottom chord:

1. Identify the company manufacturing the truss;
2. The design load;
3. The spacing of the truss.

(f) *Vertical support requirements for decks and porches.* Vertical supports for decks and porches shall be wood posts of not less than six inches by six inches in dimension. Underlying footings shall meet the foundation specifications of the building code as adopted.

(C) (1) *International Residential Code Provisions adopted by reference.* Two copies of certain documents in book form, being marked and designated as the *International Residential Code*, 2003 Edition, ("IRC") are on file in the Office of the City Clerk of the City of La Vista. With the exception of portions of § R105.2 preceding § R105.2.1, Table R301.5 and §§ R305.1, R311.5.4, R320.3.1,

R502.3.1, R703.7.4.2 and R905.2.8.2 the following portions of said IRC are hereby adopted: Chapters 1 through 23, inclusive, Chapters 25 thru 28, inclusive, Chapters 30 thru 32, inclusive, and Appendices "G", Pools, Hot-tubs, Spas, "H", Patio Covers, and "K", Sound Transmission ("adopted IRC provisions"); and each and all of the regulations, provisions, conditions and terms of such adopted IRC provisions, and all amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out herein.

(2) *Additional requirements, rules and regulations adopted.*

(a) *Work exempt from a permit (adopted in lieu of portions of IRC § R105.2 preceding § R105.2.1).* Permits shall not be required for the following. Exemption from the permit requirements of the adopted IRC provisions shall not be deemed to grant authorization for any work to be done in any manner in violation of the adopted IRC provisions or any other laws or ordinances of this jurisdiction.

1. *Building:*

a. One-story detached accessory structures, provided the floor area does not exceed 80 square feet.

b. Retaining walls that are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

c. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

d. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

e. Prefabricated swimming pools that are less than 24 inches (610 mm) deep

f. Swings and other playground equipment accessory to a one- or two-family dwelling.

g. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

2. *Electrical:*

a. *Repairs and maintenance.* A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

3. *Gas:*

a. Portable heating, cooking or clothes drying appliances.

b. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

c. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

4. *Mechanical:*

a. Portable heating appliance.

b. Portable ventilation appliances.

c. Portable cooling unit.

d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the adopted IRC provisions.

e. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

f. Portable evaporative cooler.

g. Self-contained refrigeration systems containing ten pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one horsepower (746 W) or less.

h. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

5. *Plumbing:*

a. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the adopted IRC provisions.

b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

(b) *Minimum uniformly distributed live loads (adopted in lieu of IRC Table R301.5).*

<i>Minimum Uniformly Distributed Live Loads (in pounds per square foot)</i>	
<i>Use</i>	<i>Live Load</i>
Attics with storage ^b	20
Attics without storage ^b	10
Decks ^e	40
Exterior balconies	60
Fire escapes	40
Guardrails and handrails ^d	200
Guardrails in-fill components ^f	50
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping rooms	40
Sleeping rooms	40
Stairs	40 ^c
<p>For SI: 1 pound per square foot = 0.0479 kN/m² 1 square inch = 645 mm² 1 pound = 4.45 N.</p> <p>^a Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.</p> <p>^b No storage with roof slope not over three units in 12 units.</p> <p>^c Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of four square inches, whichever produces the greater stresses.</p> <p>^d A single concentrated load applied in any direction at any point along the top.</p> <p>^e See Section R502.2.1 of adopted IRC provisions for decks attached to exterior walls.</p> <p>^f Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.</p>	

(c) *Minimum height (adopted in lieu of IRC, § R305.1).*

1. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven feet (2,134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

2. *Exceptions:*

a. Beams and girders spaced not less than four feet (1,219 mm) on center may project not more than six inches (152 mm) below the required ceiling height.

b. Ceilings in basements without habitable spaces may project to within six feet eight inches (2,032 mm) of the finished floor; and beams, girders, ducts or other obstructions may project to within six feet four inches (1,931 mm) of the finished floor.

c. Not more than 50% of the required floor area of a room or space is permitted to have a sloped ceiling less than seven feet (2,134 mm) in height with no portion of the required floor area less than five feet (1,524 mm) in height. The Building Official shall have the authority to waive the requirement of this section where pre-existing conditions will not allow the requirement to be met.

d. Bathrooms shall have a minimum ceiling height of six feet, eight inches (2,036 mm) over the fixture and at the front clearance area for fixtures as shown in Figure R307.2 of the adopted IRC provisions. A shower or tub equipped with a showerhead shall have a minimum ceiling height of six feet eight inches (2,036 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

(d) *Landings for stairways (adopted in lieu of IRC § R311.5.4).*

1. There shall be a floor or landing at the top and bottom of each stairway.

2. *Exceptions:*

a. A floor or landing is not required at any exterior door, or the door from the house to the garage, where the interior finished floor is no more than 24 inches above the adjacent grade or concrete slab.

b. A flight of stairs shall not have a vertical rise greater than 12 feet (3,658 mm) between floor levels or landings.

c. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

(e) *Air space (adopted in lieu of IRC § R703.7.4.2).* The veneer shall be separated from the sheathing by an air space of a minimum of 3/8 inch but not more than 4.5 inches (114 mm). The weather-resistant membrane or asphalt-saturated felt required by Section R703.2 of the adopted IRC provisions is not required over water-repellent sheathing materials.

(f) *Valleys (adopted in lieu of IRC § R905.2.8.2).* Valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valley (valley lining exposed) lined with metal, the valley lining shall be at least 20 inches wide and of any of the corrosion-resistant metals in Table R905.2.82 of the adopted IRC provisions.

2. For open valleys, valley lining of two plies of mineral surface roll roofing, complying with ASTM D 249, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.

3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at least 36 inches (914 mm) wide or valley lining as described in Items 1 and 2 above shall be permitted. Specialty underlayment complying with ASTM D 1970 may be used in lieu of the lining material.

(D) (1) *Uniform Code for the Abatement of Dangerous Buildings adopted by reference.* Two copies of certain documents in book form, being marked and designated as the *Uniform Code for the Abatement of Dangerous Buildings*, 1985 Edition, ("UCADB") are on file in the Office of the City Clerk of the City of La Vista. With the exception of Section 205 of the UCADB, the UCADB is hereby adopted and each and all of the regulations, provisions, conditions and terms of such adopted UCADB, and all amendments, revisions or editions thereto in division (D)(2) below or on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista are hereby referred to, adopted and made a part hereof as if fully set out herein.

(2) *Additional requirements, rules and regulations adopted.* Board of Appeals (adopted in lieu of Section 205 of the UCADB). In order to provide for reasonable interpretation of the provisions of the UCADB and to hear appeals provided for hereunder, there is hereby created a Board of Appeals consisting of five members and one alternate who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the city.

(a) Members appointed to the Board of Adjustment pursuant to § 32.03 of this code also shall be the members of the Board of Appeals. Adoption of this division (D)(2) shall constitute appointment of the initial Board of Appeals comprised of the existing members of the Board of Adjustment. Terms of office of members of the Board of Appeals shall correspond to and be the same as the respective terms of office of said members on the Board of Adjustment; provided, however, that the initial term of office of each member of the first Board of Appeals of the city after this division (D)(2) is adopted shall be equal to said member's remaining term on the Board of Adjustment.

(b) All actions taken with respect to any individual's membership on the Board of Adjustment also shall be deemed to be a corresponding action and have the same effect with respect to said individual's membership on the Board of Appeals. The Chairperson and Secretary of the Board of Adjustment from time to time shall serve in the same capacities with respect to the Board of Appeals. Procedural rules applicable to proceedings of the Board of Adjustment also shall constitute procedural rules of the Board of Appeals, unless otherwise expressly provided by the Board of Appeals, UCADB or other applicable laws, rules or regulations.

(c) Appeals to the Board of Appeals shall be processed in accordance with the provisions contained in Section 501 of the UCADB. The Building Official shall be responsible for assisting the Board of Appeals and providing it with necessary information.

(E) *Uniform Administrative Code adopted by reference.* Certain documents in book form, two copies of which are on file in the Office of the City Clerk of the City of La Vista and being marked and designated as the *Uniform Administrative Code*, 1987 Edition, are hereby adopted; and each and all of the regulations, provisions, conditions and terms of such *Uniform Administrative Code*, and all amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out herein.

('79 Code, § 9-301) (Am. Ord. 517, passed 1-15-91; Am. Ord. 723, passed 4-7-98; Am. Ord. 966, passed 1-3-06; Am. Ord. 1061, passed 6-17-08; Am. Ord. 1089, passed 4-7-09)

§ 150.02 MECHANICAL CODE.

The standard codes specified below are hereby adopted as the Mechanical Code of the City of La Vista to regulate and provide complete and certain minimum standards, provisions and requirements for the design, construction, installation quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat producing appliances, as well as the design and installation of fuel gas systems and gas-fired appliances through requirements that emphasize performance, within the jurisdiction of the City of La Vista and providing for the issuance of permits and collection of fees therefor.

(A) *International Mechanical Code adopted by reference.* Certain documents in book form, two copies of which are on file in the Office of the City Clerk of the City of La Vista and being marked and designated as the *International Mechanical Code*, 2003 Edition, including all appendices, published by the International Code Council, are hereby adopted; and each and all of the regulations, provisions, conditions and terms of such *International Mechanical Code*, 2003 Edition, and all appendices, amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out herein.

(B) *International Fuel and Gas Code adopted by reference.* Certain documents in book form, two copies of which are on file in the Office of the City Clerk of the City of La Vista and being marked and designated as the *International Fuel and Gas Code*, 2003 Edition, including all appendices, published by the International Code Council, are hereby adopted; and each and all of the regulations, provisions, conditions and terms of such *International Fuel and Gas Code*, 2003 Edition, and all appendices, amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out in herein.

('79 Code, § 9-302) (Am. Ord. 517, passed 1-15-91; Am. Ord. 723, passed 4-7-98; Am. Ord. 966, passed 1-3-06)

§ 150.03 PROPERTY MAINTENANCE CODE ADOPTED BY REFERENCE.

Certain documents in book form, two copies of which are on file in the Office of the City Clerk of the City of La Vista and being marked and designated as *International Property Maintenance Code*, 2006 Edition, prepared by the International Code Council, and all amendments, revisions or editions be, and the same are, hereby adopted as the Property Maintenance Code of the City of La Vista regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of La Vista; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such *International Property Maintenance Code*, 2006 Edition, and all amendments, revisions or editions thereto on file or hereafter placed on file in the office of the City Clerk of the City of La Vista are hereby referred to, adopted and made a part hereof as if fully set out in this section.

('79 Code, § 9-401) (Am. Ord. 517, passed 1-15-91; Am. Ord. 723, passed 4-7-98; Am. Ord. 1086, passed 4-7-09)

§ 150.04 PLUMBING CODE ADOPTED BY REFERENCE.

Certain documents in book form, two copies of which are on file in the Office of the City Clerk of the City of La Vista and being marked and designated as the *International Plumbing Code*, 2003 Edition, including Appendix "C", Gray Water Recycling System, Appendix "E", Sizing of Water Piping System, Appendix "F", Structural Safety, and Appendix "G", Vacuum Drainage System, are hereby adopted as the Plumbing Code of the City of La Vista to regulate and provide certain minimum standards, provisions and requirements for safe and stable installation, methods of connection, and uses of materials in the installation of plumbing and plumbing related work within the jurisdiction of the City of La Vista and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such *International Plumbing Code*, 2003 Edition and specified appendices, and all amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out herein.

('79 Code, § 9-501) (Am. Ord. 517, passed 1-15-91; Am. Ord. 723, passed 4-7-98; Am. Ord. 966, passed 1-3-06)

§ 150.05 ELECTRICAL CODE ADOPTED BY REFERENCE.

Certain documents in book form, two copies of which are on file in the Office of the City Clerk of the City of La Vista and being marked and designated as the *National Electric Code*, 2005 Edition, including amendments thereto recommended by the National Fire Protection Association and published by the National Fire Protection Association, 2005 Edition, are hereby adopted as the Electrical Code of

the City of La Vista to regulate and provide complete and certain minimum standards, provisions and requirements for electrical wiring of buildings, structures, machinery and equipment for light and power, safe and fireproof installation, methods of connection, and uses of materials in the installation of electrical wiring and appliances within the jurisdiction of the City of La Vista and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such *National Electric Code*, 2005 Edition, and all amendments, revisions or editions thereto on file or hereafter placed on file in the Office of the City Clerk of the City of La Vista, are hereby referred to, adopted and made a part hereof as if fully set out herein.

('79 Code, § 9-601) (Am. Ord. 517, passed 1-15-91; Am. Ord. 723, passed 4-7-98; Am. Ord. 966, passed 1-3-06)