

Chapter 6

BUILDINGS AND BUILDING REGULATIONS*

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State law references—Local Government Comprehensive Planning Act, adoption of building regulations procedure, F.S. § 163.3194; minimum building code, F.S. § 553.73; minimum electrical code, F.S. § 553.15 et seq.; minimum plumbing code, F.S. § 553.06; thermal efficiency code, F.S. § 553.90 et seq.; lighting efficiency code, F.S. § 553.89 et seq.; inspection warrants, F.S. § 933.20 et seq.

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Sec. 6-1. Fire limits

The fire limits of

Begin at the
the Town of H
Avenue, thenc
Ninth Avenue
run north to t
boundary line
S. A. L. Railw
direction along
Sixth Avenue

extension of the Town of Havana, Florida, and thence east along the north boundary
line of said Block 2, of the eastern extension of the Town of Havana, Florida, to the
point of beginning.

(Code 1980, § 6-3)

Sec. 6-2. Permit fees.

(a) No permit as required by the building code shall be issued until the fee prescribed in this section shall have been paid, nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

(b) The fee for a permit for the construction or alteration of a building or structure shall be at the rate established by the council from time to time.

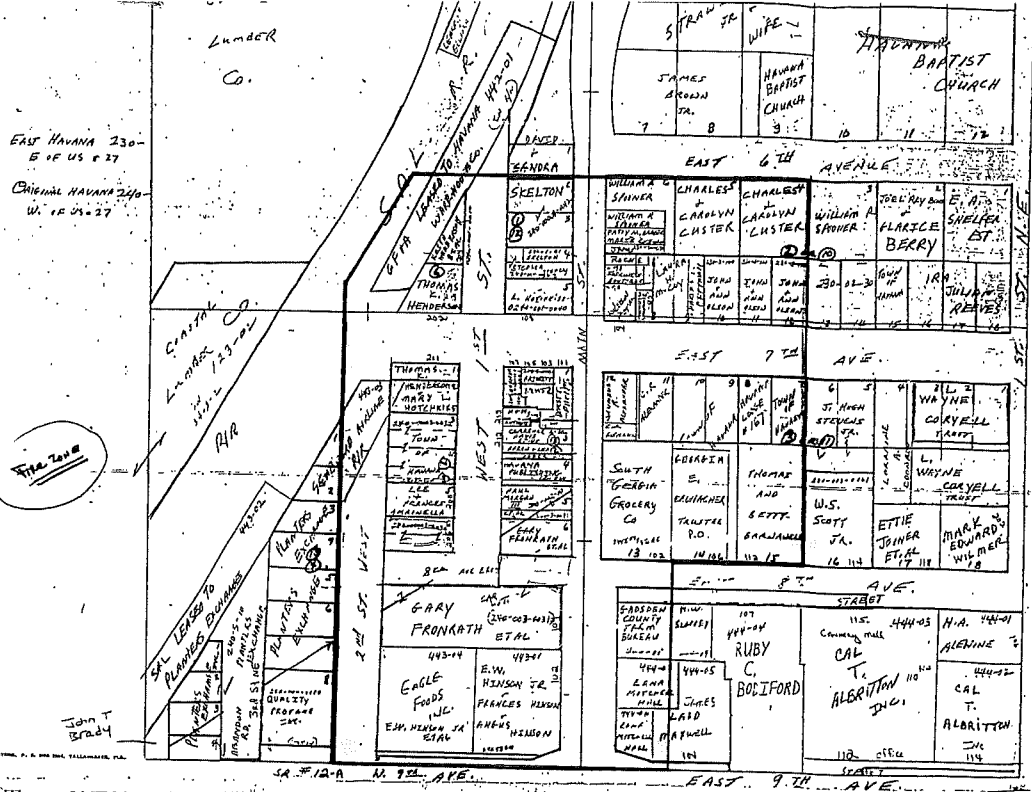
(c) The fee for a permit for the removal of a building or structure from one lot to another shall be at the rate established by the council from time to time.

(d) The fee for a permit for the removal of a building or structure to a new location within the same lot shall be at the rate established by the council from time to time.

(e) The fee for a permit for the demolition of a building or structure shall be at the rate established by the council from time to time.

(f) In case of abandonment or discontinuance, the cost of work performed under a permit may be estimated, an adjustment of the fee made, and the portion of the fee for uncompleted work returned to the permit holder, provided that no refund of a prescribed minimum fee shall be made. If such discontinuance is due to revocation of permit, a similar adjustment and return may be made, provided that no refund shall be made until all penalties incurred or imposed by due authority have been collected.

(g) The term "estimated cost," as used in this section, means the reasonable value of all services, labor, materials, and use of scaffolding and other appliances or devices entering into



and necessary to the prosecution and completion of the work ready for occupancy, provided that the cost of excavation or grading, and of painting, decorating or other work that is merely for embellishment or not necessary for the safe and lawful use of the building or structure, is not deemed a part of such estimated cost.

(Code 1980, § 6-4)

Cross reference—Applications for permits generally, § 2-1.

Secs. 6-3–6-25. Reserved.

ARTICLE II. BUILDING OFFICIAL*

Sec. 6-26. Office created.

(a) The office of building official is hereby created and the executive official in charge shall be known as the building official.

(b) The building official shall be appointed by the town manager. His appointment shall continue during good behavior and satisfactory service. He shall not be removed from office except for cause after full opportunity has been given him to be heard on specific charges.

(c) During the temporary absence or disability of the building official, the appointing authority shall designate an acting building official.

(Code 1980, § 6-21)

Sec. 6-27. Duties.

It shall be the duty of the building official to enforce the provisions of the building code as adopted by section 6-51, the provisions of the plumbing code as adopted by section 6-66, the provisions of the mechanical code as adopted by section 6-86, the provisions of the gas code as adopted by section 6-143, and the provisions of the electrical code as adopted by section 6-176, as well as all laws or ordinances relating to the construction, alteration, removal, and demolition of buildings and structures.

(Code 1980, § 6-22)

Sec. 6-28. Right of entry.

The building official, in the discharge of his official duties, and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour.

(Code 1980, § 6-23)

Secs. 6-29–6-50. Reserved.

***Cross reference**—Officers and employees, § 2-71.

ARTICLE III. BUILDING CODE***Sec. 6-51. Building code adopted.**

There is hereby adopted by reference the Standard Building Code, 1988 Edition, including all appendices thereto, as published by the Southern Building Code Congress International, Inc. The code is hereby adopted and incorporated in this section by reference as fully as if set forth in full in this section, save and except amendments as may be set forth elsewhere in this article. From the date on which this section shall take effect, the provisions thereof shall be controlling. Where any provision of such building code, as adopted hereby, is in conflict with the provisions of this Code, the provisions of this Code shall prevail.

(Code 1980, § 6-1; Ord. No. 242, § 1, 11-27-90)

Sec. 6-52. Definitions.

The following words, terms and phrases, when used in the building code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Corporation counsel means the attorney for the Town of Havana, Florida.

Municipality means the Town of Havana, Florida.

(Code 1980, § 6-2)

Secs. 6-53–6-65. Reserved.**ARTICLE IV. PLUMBING CODE†****Sec. 6-66. Plumbing code adopted.**

There is hereby adopted by reference the Standard Plumbing Code, 1988 Edition, as published by the Southern Building Code Congress International, Inc. The provisions thereof are hereby adopted and incorporated in this section as fully as if set forth in full in this section, save and except amendments as may be set forth elsewhere in this article. From the date on which this section shall take effect, the provisions thereof shall be controlling and in full force and effect. Where any provision of such plumbing code, as adopted hereby, is in conflict with the provisions of this Code, the provisions of this Code shall prevail.

(Ord. No. 246, § 1, 11-27-90)

Secs. 6-67–6-85. Reserved.

*State law reference—Minimum building standards, F.S. § 553.73.

†State law reference—Plumbing standards, F.S. § 553.73.

ARTICLE V. MECHANICAL CODE***Sec. 6-86. Mechanical code adopted.**

There is hereby adopted by reference the Standard Mechanical Code, 1988 Edition, as published by the Southern Building Code Congress International, Inc., and the whole thereof save and except such portions as may be deleted, modified or amended elsewhere in this article. Such code is hereby adopted and incorporated as fully as if set out at length in this section. Where any provisions of the mechanical code, adopted hereby, are in conflict with the provisions of this Code, the provisions of this Code shall prevail.

(Ord. No. 245, § 1, 11-27-90)

Secs. 6-87–6-105. Reserved.**ARTICLE VI. DANGEROUS BUILDING CODE****Sec. 6-106. Declaration of necessity.**

This article is declared to be remedial and essential to protect the public interest, health, welfare and safety, and for such purposes, it is intended that this article be liberally construed to effectuate the purposes stated in this article.

(Ord. No. 214, § 2, 12-15-87)

Sec. 6-107. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Dangerous buildings means all buildings or structures which have any or all of the following defects:

- (1) Those whose interior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle half of its base.
- (2) Those which, exclusive of foundation, show 30 percent or more damage or deterioration of the supporting members, or 50 percent damage or deterioration of a nonsupporting closing or outside wall or covering.
- (3) Those which have improperly distributed loads upon the floors or roofs, and the floors or roofs are overloaded or which have insufficient strength to be reasonably safe for the purposes used.
- (4) Those which have been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the town.
- (5) Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to decent living so as to work

*State law reference—Mechanical code, F.S. § 553.73.

injury to the health, morals, safety or general welfare of those living therein that they are unfit for human habitation, or are likely to cause sickness or disease.

- (6) Those having light, air, and sanitation facilities which are inadequate to protect the health, morals, safety, or general welfare of human beings who live or work therein.
- (7) Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes, or other means of egress.
- (8) Those which have parts thereof which are so attached that they may fall and injure members of the public or property in general.
- (9) Those which, because of their condition, are unsafe and are unsanitary or dangerous to the health, morals, safety or general welfare of the people of the town.
- (10) Those buildings, sheds, fences, or other manmade structures which, because of their condition or because of lack of doors or windows, are available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structures.

Enforcing official means the town manager or such other building official as may be appointed by the town manager.

Owner means any person who, alone, jointly or severally with others, holds legal or equitable title to any building or land within the scope of this article and shall include the occupant, lessee, mortgagee, or agent and all other persons having an interest in such building or land as shown by the records of the clerk of the circuit court in and for the county.
(Ord. No. 214, § 3, 12-15-87)

Sec. 6-108. Administrative liability.

No officer, agent or employee of the town shall render himself 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 duties under this article. Any suit brought against an officer, agent, or employee of the town as a result of any act required or permitted in the discharge of his duties under this article shall be defended by the town attorney until the final determination of the proceedings therein.

(Ord. No. 214, § 14, 12-15-87)

Sec. 6-109. Dangerous buildings declared nuisances.

All dangerous buildings are hereby declared to be public nuisances and shall be repaired, vacated, or demolished as provided in this article.

(Ord. No. 214, § 4, 12-15-87)

Sec. 6-110. Standards for repair, vacation, demolition.

The following standards shall be followed in substance by the enforcing official and the town council in ordering repair, vacation, and demolition of dangerous buildings:

- (1) In all cases where a building has been declared dangerous, the conditions which cause it to be so declared shall be ordered abated by repair and rehabilitation or by demolition.

- (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants, it shall be ordered to be vacated.
 - (3) In all cases where a structure is in such dilapidated condition that it cannot be repaired, it shall be ordered demolished.
- (Ord. No. 214, § 5, 12-15-87)

Sec. 6-111. Enforcing official—Powers and duties generally.

The town manager or a building official appointed by the town manager shall be the enforcing official of this article. The enforcing official shall be charged with the duty of administering the applicable standards of this article and securing compliance therewith. In furtherance of this responsibility, the enforcing official shall:

- (1) Make such inspections as may be necessary to effectuate the purposes and intent of this article and to initiate appropriate action to bring about compliance with this article, if such inspections disclose any instance of noncompliance.
- (2) Investigate thoroughly any complaints of alleged violations of this article and indicate clearly in writing, as a public record, the disposition made of such complaints. Only matters or conditions pertinent to the dangerous building code of the town shall be considered or reported by the enforcing official in his inspection recommendation.
- (3) Order in writing as set out in this article the remedy of all conditions or all violations of the article found to exist in or on any premises. The violation order shall state a time limit for compliance herewith as set out in this article.
- (4) Request that the town council authorize the town attorney to take appropriate legal action upon the failure of the responsible party to comply with such violation order at the time specified therein.

(Ord. No. 214, § 6, 12-15-87)

Sec. 6-112. Same—Authority to inspect.

The enforcing official or his agent is authorized and directed to lawfully enter and inspect all buildings and to lawfully go upon and inspect all lands within the town at reasonable times to determine their condition in order to safeguard the health, safety, and welfare of the public, or upon receipt of complaints, or when he has cause to believe a violation of this article exists.

(Ord. No. 214, § 7, 12-15-87)

Sec. 6-113. Notice of violation of article—Contents.

Whenever the enforcing official determines that a violation of this article exists, he shall take action as follows:

- (1) Give written notice of the violation to the owner in the manner as provided in subsection (2) of this section.

(2) The notice shall include:

- a. The description of the location of the buildings and/or land involved, either by street address or by legal description.
- b. A statement indicating the nature of the violation and reason or reasons why the notice of violation is issued.
- c. A specification of the section of this article upon which the notice of violation is based.
- d. If repairs or alterations will bring the structure into compliance with this article, a statement of the nature and extent of such repairs or alterations necessary to comply with this article.
- e. If the violation is of such a character that repairs or alterations cannot bring the building into compliance, a statement to this effect and order of demolition of the building indicating fully the reason therefor.
- f. If repairs, alterations, or demolition of a building or structure are necessary for compliance, a specification of time for performing the repairs, alterations, or demolition shall be stated in the notice which shall not be less than 30 days nor more than 120 days.
- g. The names of persons upon whom the notice of violation is served as stated in subsection (1) of this section.
- h. A statement advising that upon the owner's failure to comply with the notice, the town may perform or cause to be performed the repair or demolition of the building involved, and that the expense of such performance by the town shall be charged against the owner and recovered by court action if necessary as provided in this article.
- i. A statement advising of the procedures for review of the action of the enforcing official as set out in section 6-116.

(Ord. No. 214, § 8, 12-15-87)

Sec. 6-114. Same—Service.

(a) The written notice of violation referred to in section 6-113 shall in all cases be served upon the owner or his agent as well as upon the occupant of the premises, if the premises are not occupied by the owner. Such service shall be deemed complete if personally delivered. If the service cannot be delivered personally within the town, then service shall be deemed complete upon sending such service by certified mail, return receipt requested, to the last known address of the owner as shown on the tax rolls of the county and by posting a copy of such notice in a conspicuous place on the premises.

(b) The enforcing official shall endorse on his copy of the written notice, forwarded to the owner, the manner of service of the notice as hereby required.

(c) If such written notice is not complied with in the time specified therein, then the town shall take the appropriate action as provided in this article.

(d) The enforcing official may grant an extension of time if, in his opinion, satisfactory progress is being made complying with the terms of the written notice.

(e) The enforcing official shall also place a notice on all dangerous buildings and on hazardous land. Such notice shall read as follows:

This building has been found to be dangerous or hazardous by the Enforcing Official. This notice is to remain on this building as placed thereon until the requirements of the notice which has been given the owner have been fully complied with. It is unlawful to remove this notice until such requirements have been complied with.

(f) The enforcing official shall report in writing to the town council any noncompliance with the written notice provided for in subsection 6-113(1).

(g) The enforcing official shall appear at all hearings conducted by the town council, as provided in this article, to testify and present photographs showing the condition of the dangerous building.

(Ord. No. 214, § 9, 12-15-87)

Sec. 6-115. Same—Penalty for removing posted notice.

Any person removing the notice provided for in section 6-114(e) shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$200.00 or by imprisonment for a term not exceeding 30 days, or by both such fine and imprisonment.

(Ord. No. 214, § 12(b), 12-15-87)

Sec. 6-116. Hearing, findings, order of town council.

(a) Upon receipt of the written report of the enforcing official as provided for in section 6-114(f), the town council shall give written notice by registered or certified mail to the owner, occupant, mortgagee, lessee, agent, and all other persons having an interest in the building as shown by the public records of the clerk of the circuit court for the county to appear on the hearing date specified in the notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the written notice of the enforcing official as provided in section 6-113(1).

(b) The town council shall hold a hearing and hear such evidence as the enforcing official or the owner, occupant, mortgagee, lessee, or any other person having an interest in the building shall offer relative to the dangerous building.

(c) The town council shall make findings of fact from the evidence offered pursuant to subsection (b) of this section as to whether or not the building in question is a dangerous building within the terms of section 6-107.

(d) If the building in question is found to be a dangerous building, a written order shall be issued by the town council allowing the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in such building, as shown by the public records of the clerk of the circuit court for the county at Quincy, to repair, vacate, or demolish such dangerous

building within a specified reasonable time which shall in no event be less than 30 days from the date of the hearing held pursuant to subsection (b) of this section. The town council's order shall fairly and adequately notify the owner, occupant, mortgagee, lessee, agent, and all other persons having an interest in such building of the possible consequences of their failure to comply with the order. A true copy of the town council's order shall be served on the same persons and in the same manner as provided in subsection (a) of this section.
(Ord. No. 214, § 10, 12-15-87)

Sec. 6-117. Failure of owner to comply with order, penalty; authority of town to repair, vacate, demolish.

(a) If the owner, occupant, mortgagee, lessee, or agent fails to comply with the order of the town council as provided in section 6-116(d) within the time specified in such written order, then the town council shall cause such building or structure to be repaired, vacated, or demolished as the facts may warrant, under the standards provided in this article.

(b) The town council shall, with the assistance of the town attorney, cause the costs of such repair, vacation, or demolition to be charged against the land on which the building or structure existed as a municipal lien or cause such costs to be levied as a special assessment against the land upon which the structure or building stands or did stand. For the costs and expenses so assessed, the town council may issue lien certificates bearing interest at the rate of at least six percent per annum, or at such other rate as may then be determined by the town council, in payment for such costs and expenses of such work to be payable to the town within six months from the date of issue.

(c) Any owner, occupant, lessee, or other person having an interest in a dangerous building who shall violate this article by failing to comply with any written order issued under the provisions of this article shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$500.00 or by imprisonment for a term not exceeding six months, or by both such fine and imprisonment.
(Ord. No. 214, §§ 11(a), 12(a), 12-15-87)

Sec. 6-118. Cost of corrective actions by town—Owner required to pay.

All costs of any corrective action by the town, including the costs incurred in the administration of this article, the issuance of the notice, the search of the public records to determine owners, in causing a dangerous building to be repaired, vacated, or demolished, and in legal fees, shall be paid by the owner.
(Ord. No. 214, § 11(b), 12-15-87)

Sec. 6-119. Same—Lien.

The lien provided for in section 6-117(a), as evidenced by the lien certificate so issued upon nonpayment after the expiration of the town's six-month period, shall be enforceable in equity against the property described therein. Such lien may be foreclosed in a suit in equity as a mortgage, and all costs and all expenses of such foreclosure, including a reasonable attorney's

fees, shall be an additional charge and lien against the property, and shall be collected at the same time and in the same proceedings as the collection of the amount for which the lien was originally issued.

(Ord. No. 214, § 11(c), 12-15-87)

Sec. 6-120. Duties of town attorney.

(a) In cases where such procedure is desirable and any delay thereby caused will not be dangerous to the health, morals, safety, or general welfare of the residents of the town, the town council may in the alternative, upon request of the town manager, authorize the town attorney to take such legal action to force the owner, mortgagee, lessee, or other person having an interest in the building as shown by the assessment records of the county, to make all necessary repairs or demolish the building or structure.

(b) When authorized by the town council, the town attorney shall bring suit to foreclose all liens and collect all assessments and costs incurred in repairing, demolishing, and removing any dangerous building as hereinabove provided, and the town attorney shall take any and all other legal action as may be necessary and proper to carry out the terms and provisions of this article.

(Ord. No. 214, § 11(d), 12-15-87)

Sec. 6-121. Emergency cases.

In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dangerous building is immediately repaired, vacated, or demolished, the enforcing official shall report such facts to the town council. The town council shall then cause the immediate repair, vacation, or demolition of the dangerous building. The town attorney shall institute appropriate actions against the owner of such dangerous building for the recovery of costs incurred by the town in the performance of emergency work.

(Ord. No. 214, § 13, 12-15-87)

Secs. 6-122–6-140. Reserved.

ARTICLE VII. GAS

Sec. 6-141. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Coated and wrapped pipe means iron or steel pipe which has been thoroughly cleaned, painted with asphalt or pitch, and wrapped with burlap, asbestos felt, or other suitable protective covering.

House piping means the gas pipe from the gas meter outlet to the gas burning appliance or appliances.

Service line means the gas pipe from the gas system's main to the meter location.
(Code 1980, § 11-1)

Sec. 6-142. Penalty for violation of article.

Any person violating or failing to comply with the provisions of this article or the code as adopted by section 6-143, or failing to comply with any order of the gas inspector made pursuant to the powers granted by this article to him, shall upon conviction thereof be punished as provided by section 1-9. As an alternative or in addition thereto, his gas plumber's license may be suspended for a period of not more than 90 days or revoked.
(Code 1980, § 11-14)

Sec. 6-143. Gas code adopted.

There is hereby adopted by reference the Standard Gas Code, 1988 edition, as published by the Southern Building Code Congress International, Inc. The provisions thereof are hereby adopted and incorporated in this article by reference as fully as if set forth in full in this section, save and except as may be set forth elsewhere in this article. From the date on which this section shall take effect the provisions thereof shall be controlling. Where any provision of such code, as adopted hereby, is in conflict with the provisions of this Code, the provisions of this Code shall prevail.
(Code 1980, § 11-2; Ord. No. 244, § 1, 11-27-90)

Sec. 6-144. Gas inspector—Appointment.

The town manager shall appoint a competent person as gas inspector, and such assistant inspectors as from time to time may be needed, all of whom may be removed at the pleasure of the town council.
(Code 1980, § 11-3)

Sec. 6-145. Same—Duties; right of entry; inspections not limited.

The gas inspector and his assistants are hereby authorized, empowered, directed, and required to inspect and/or supervise the installation, construction, reconstruction, adjustment, and repair of all house gas piping, gas appliances, fixtures, and apparatus to be placed in or in any manner directly attached to any building or structure within the town and its gas service territory. The gas inspector and his assistants shall be subject to the supervision, orders, and directions of the town manager and they are hereby vested with full authority to enter any building or premises at any reasonable time in the discharge of their duties imposed in this article. The inspector shall inspect as often as necessary all buildings in the course of erection, alteration or repair and shall inspect any gas plumbing of any character already in use which he may have reason to believe is out of repair or is imperfect.
(Code 1980, § 11-4)

Sec. 6-146. Gas plumbing license.

(a) No person shall install, construct, reconstruct, adjust or repair any house gas piping, gas appliances, fixtures, or apparatus in the town and its gas service territory unless he has first procured, in the manner set forth in this section, a gas plumbing license which shall be unexpired, unrevoked and in full force and effect.

(b) The fee required for a gas plumber's license shall be as set by the town council from time to time and on file with the town clerk.

(c) No license shall be issued for more than one year and all such licenses shall expire on September 30 of each year. For each license issued between October 1 and April 1, the full tax for one year shall be paid, and for each license issued between April 1 and September 30 one-half of the full tax shall be paid.

(d) In order to obtain a gas plumber's license, the person applying therefor shall hold a plumber's license as provided by the license tax schedule provided for in section 7-30.

(e) Such license may be at any time suspended or revoked by the mayor upon conviction of such licensee, his agents, servants or employees, of a violation of the provisions of this article, or by the town council after a hearing upon the recommendation of the gas inspector for any violation of the terms of this article. Upon such suspension no new license may be granted to such licensee until the period of such suspension has expired. Upon the revocation of a license no new license may be issued to such licensee until at least one year from the time of such revocation and then only upon the applicant convincing the town council that he will in good faith thereafter abide by the provisions of this article.

(Code 1980, § 11-13)

Sec. 6-147. Persons permitted to make connections.

No one except a person licensed pursuant to this article or an employee of the municipal natural gas system shall at any time turn on any valve or cock or in any way tamper or make any connection with any gas main, meter, meter connection, or gas service pipe between the main and the meter. A user, however, may turn off gas at the main jet valve in case of an emergency.

(Code 1980, § 11-9)

Sec. 6-148. Permit required to make installations.

No property owner or his agent, servant, or employee shall cause or permit any installation, construction, reconstruction, or repair of any gas piping before the person so doing the work shall have first obtained a permit from the inspector to do such work. The mere fact that such work has been done without a permit will be considered sufficient to consider such property owner in violation of this section.

(Code 1980, § 11-10)

Sec. 6-149. Applications for connections; fees.

(a) It shall be the duty of the gas inspector to receive all applications for connections; to pass on and approve or reject plans submitted; to issue permits for all gas plumbing work, extensions, or change in location of fixtures; to sign and issue all notices; to keep a daily record of all applications received, plans approved and all other matters which may pertain thereto; and to make a monthly report of his operations to the town clerk.

(b) No application shall be passed on, approved or rejected until the applicant has paid to the town clerk a fee in an amount to be established by the council from time to time, which shall also include the cost of the first inspection. For every inspection that is necessary after the first inspection the applicant shall pay an additional fee to the town clerk, in an amount to be established by the council from time to time, and no such inspection shall be made until such fee is paid.

(Code 1980, § 11-5)

Sec. 6-150. Plans and specifications required; issuance of permit only to licensees; exception.

(a) Before the construction, reconstruction, installation, adjustment, or repair of any gas house piping, suitable plans and specifications of all the work proposed to be done, showing clearly the sizes of pipe, kind of fittings, location and measurements, made out on blanks furnished by the inspector and properly signed by the owner, his agent, or other authorized representative shall be filed at the office of the inspector. All connections and fixtures shall be neatly drawn in the following manner:

- (1) In the case of new work or extension of old work, black ink shall be used.
- (2) In the case of old work, red ink shall be used.

(b) If the plans are approved by the inspector, he will issue a written permit within five days after the application is filed. No change or modification of approved plans will be permitted unless such change or modification is authorized by the owner or agent, submitted to and approved by the inspector, and placed on file as in the case of original work. No infraction of rules not specially authorized in writing by the inspector, although it may be shown on plans and has passed inspection, will be permitted. The inspector always reserves the right to compel the gas plumber to rectify any infraction of the rules even though the work has passed inspection and a final inspection certificate has been issued.

(c) No permit to install, construct, adjust, reconstruct, or repair any gas house piping shall be issued, except to a person licensed to do such work in accordance with the provisions of this article, except that a property owner may install, construct, adjust, reconstruct, or repair any gas house piping in the house which he occupies as his home, provided such construction, adjustment, repair, or reconstruction shall meet all the provisions of this article.

(Code 1980, § 11-11)

Sec. 6-151. Notice of defects; failure to comply; authority of inspector to turn off gas supply; emergencies.

(a) The inspector shall give the owner or agent in charge of any building written notice of any defects in his gas plumbing or fixtures or changes or repairs necessary, and such owner or agent shall within five days after such notice make necessary changes or repairs.

(b) If the owner or agent fails to comply with this notice, the gas inspector may require the gas to such building to be turned off, and it shall not thereafter be turned on again until the gas inspector has found that such defects have been repaired or removed.

(c) In cases of necessity or emergency, the gas inspector or his assistants may order gas turned off anywhere at any time and may keep the gas turned off until the necessity or emergency has passed.

(Code 1980, § 11-6)

Sec. 6-152. Appliances—Label required.

All gas appliances and apparatus installed or used shall bear the Underwriters' Laboratories, Inc., label of approval or the American Gas Association label of approval.

(Code 1980, § 11-12(a))

Sec. 6-153. Same—Connection material.

In all buildings, the connections to gas burning appliances shall be of rigid metal.

(Code 1980, § 11-12(b))

Sec. 6-154. Same—Open flames restricted.

No gas burning appliance or any portion thereof coming in direct contact with gas flames or hot gases shall be placed less than ten inches from any woodwork or wooden lath and plaster partition, unless metal shields are provided, securely attached and so placed as to preserve an air space of not less than one inch between such shield and partitions. Where such shields are provided, the ten-inch clearance specified in this section may be reduced to six inches. No appliance shall be under windows or within reach of a curtain.

(Code 1980, § 11-12(c))

Sec. 6-155. Certificate required prior to turning on gas.

No gas shall be turned on into any new or altered or repaired system of gas until a written certificate of the gas inspector authorizing such turning on has been issued.

(Code 1980, § 11-7)

Sec. 6-156. Violations; investigation by inspector; filing of complaints.

It shall also be the duty of the inspector to investigate all alleged violations of the provisions of this article and to file complaints when necessary.

(Code 1980, § 11-8)

Secs. 6-157–6-175. Reserved.

ARTICLE VIII. ELECTRICITY*

Sec. 6-176. Electrical code adopted.

There is hereby adopted by reference the National Electrical Code, 1990 Edition, as published by the National Fire Protection Association. The provisions thereof are hereby adopted and incorporated herein by reference as fully as if set forth in full herein, save and except as may be hereinafter set forth. From the date on which this section shall take effect the provisions thereof shall be controlling. Where any provision of such electrical code, as adopted hereby, is in conflict with the provisions of this Code, the provisions of this Code shall prevail. (Code 1980, § 8-21; Ord. No. 243, § 1, 11-27-90)

Sec. 6-177. Permit required.

No electrical work or wiring shall be done in the town without a written permit from the town.
(Code 1980, § 8-1)

Sec. 6-178. Unlawful to connect electrical distributing system to any building without permit.

It shall be unlawful for any person furnishing electric current for lights, heat, or power to connect his distributing system with any installation or wiring apparatus or fixtures in or on any building, structure, lot, or premises within the limits of the town without having first received written approval from the electrical inspector to furnish current for such wiring, apparatus, or fixtures. Such approval shall be given by the electrical inspector at any time after the certificate has been issued.
(Code 1980, § 8-2)

Sec. 6-179. Temporary permission to furnish electric current.

The electrical inspector may, before the certificate of inspection is issued, give temporary permission to connect and furnish electric current to any wiring, apparatus or fixtures for a period of not exceeding 30 days if, in his opinion, such wiring, apparatus, or fixtures are in such condition that current may be safely connected therewith, and there exists an urgent necessity for such use, when written application is filed with him requesting such permission.
(Code 1980, § 8-3)

*State law reference—Minimum electric standards, F.S. § 553.19.

Sec. 6-180. Inspections; fees.

(a) An inspection fee shall be paid by the person applying for an electrical permit at the time of obtaining such permit in an amount to be established by the town council from time to time.

(b) If more than two inspections are required before the work or installations are finally approved by the inspector, an additional fee is hereby imposed upon the person performing such work or installation, for each additional inspection after the second, to be paid to the town at the time of such inspection, and no certificate of satisfactory inspection shall be issued until such fees have been paid.

(Code 1980, § 8-4)

Sec. 6-181. Poles and wires in streets; placing, supervision; removal by town official.

It shall be the duty of the town manager to direct the placing of poles, wires, cables, and other apparatus in the streets, alleys, and public places of the town that such shall cause as little obstruction as possible, either to public travel on such thoroughfares or to the private use and enjoyment of adjacent property. It shall also be his duty, and he shall have authority, to compel the removal of unsafe or superfluous poles or apparatus.

(Code 1980, § 8-5)