

## Chapter 503

### BUILDING INSPECTOR

**Section 503.010. Position Created.** [Ord. No. 617 §1, 10-5-1966]

The Board of Aldermen of the City of Mound City, Missouri, hereby creates the position of Building Inspector.

**Section 503.020. Appointment — Term.** [Ord. No. 617 §2, 10-5-1966]

The Building Inspector shall be appointed by the Mayor with the approval of the Board of Aldermen and shall continue to serve at the pleasure of the Mayor and Board of Aldermen.

**Section 503.030. Building Inspector Not To Be Personally Liable.** [Ord. No. 617 §4, 10-5-1966]

The Building Inspector shall not be personally liable while acting for the City of Mound City, and he/she is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his/her official duties.

**Section 503.040. Building Inspector — Responsibilities.** [Ord. No. 793 §§1 — 2, 3-25-1987]

- A. The Building Inspector hereby has these added responsibilities and is authorized and directed to enforce all of the provisions of this Chapter and all other ordinances of the City of Mound City now in force or hereafter adopted related to zoning, subdivision or building codes.
- B. The Building Inspector shall be appointed to these additional responsibilities by resolution of the Governing Body and his/her appointment shall continue during good behavior and satisfactory service. During temporary absence or disability of the Building Inspector, the Governing Body of the City shall designate an acting enforcement official.
- C. The Building Inspector shall also be responsible for any duties assigned to the Code Enforcement Officer by the various provisions of this Municipal Code.

**Section 503.050. Flood Hazard Boundary Map/Flood Insurance Rate Map.** [Ord. No. 793 §3, 3-25-1987]

The Governing Body of the City of Mound City hereby designates the current Flood Hazard Boundary Map/Flood Insurance Rate Map and amendments as the official map to be used in determining those areas of special flood hazard.

**Section 503.060. Permits Required.** [Ord. No. 793 §§4 — 7, 3-25-1987]

- A. Within Zone(s) A on the official map, separate development permits are required for all new construction, substantial improvements and other developments, including the placement of manufactured homes.
- B. *Application.* To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose. Every such application shall:
  - 1. Identify and describe the work to be covered by the permit for which application is made.
  - 2. Describe the land on which the proposed work is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or work.
  - 3. Indicate the use or occupancy for which the proposed work is intended.
  - 4. Be accompanied by plans and specifications for proposed construction.
  - 5. Be signed by the permittee or his/her authorized agent who may be required to submit evidence to indicate such authority.
  - 6. Within designated flood-prone areas, be accompanied by elevations (in relation to mean sea level) of the lowest floor (including basement) or in the case of floodproofed non-residential structures, the elevation to which it has been floodproofed. Documentation or certification of such elevations will be maintained by the Building Inspector.
  - 7. Give such other information as reasonably may be required by the Building Inspector.
- C. The Building Inspector shall review all development permit applications to determine if the site of the proposed development is reasonably safe from flooding and that all necessary permits have been received as required by Federal or State law.
- D. The Building Inspector, in reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of manufactured homes and other development(s) (as defined in Section 415.030 of this Code), will:
  - 1. Obtain, review and reasonably utilize, if available, any regulatory flood elevation data and floodway data available from Federal, State or other sources, until such other data is provided by the Federal Insurance Administration in a Flood Insurance Study; and require within areas designated as Zone A on the official map that the following performance standards be met:

- a. *Residential construction.* New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation.
  - b. *Non-residential construction.* New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below such a level the structure is watertight with walls substantially impermeable to the passage of water and with structure components having the capability of resisting hydrostatic and hydrodynamic load and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this Subsection are satisfied. Such certification shall be provided to the local enforcement official.
  - c. Require for all new construction and substantial improvements that fully enclosed areas below the lowest floor that are subject to flooding shall be designed in accordance with Chapter 415 hereof. Designs for meeting this requirement must either be certified by a registered professional engineer or architect.
- E. The Governing Body of the City shall review all subdivision applications and other proposed new developments, including manufactured home parks or subdivision, and shall make findings of fact and assure that:
1. All such proposed developments are consistent with the need to minimize flood damage.
  2. Subdivision proposals and other proposed new developments (including proposals for manufactured home parks and subdivisions) greater than five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals regulatory flood elevation data in areas designated Zone A.
  3. Adequate drainage is provided so as to reduce exposure to flood hazards.
  4. All public utilities and facilities are located so as to minimize or eliminate flood damage.

**Section 503.070. Flood Prevention.** [Ord. No. 793 §§8 — 10, 3-25-1987]

- A. *New Water And Sewer, Etc.* New and replacement water and sewer systems shall be constructed to eliminate or minimize infiltration by, or discharge into, floodwaters. Moreover, on-site waste disposal systems will be designed to avoid impairment or contamination during flooding.
- B. The Governing Body of the City will insure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. The City will notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse and submit copies of

such notifications to the Federal Emergency Management Agency. Moreover, the City will work with appropriate State and Federal agencies in every way possible in complying with National Flood Insurance Program in accordance with the National Flood Disaster Protection Act of 1973.

- C. This Section shall take precedence over conflicting ordinances or parts of ordinances. The Governing Body of the City of Mound City may, from time to time, amend this Section to reflect any and all changes in the National Flood Disaster Protection Act of 1973. The regulations of this Section are in compliance with the National Flood Insurance Program regulations as published in Title 44 of the Code of Federal Regulations.