

REPEALED BY ORD. # 285

ORDINANCE NO. 91

AN ORDINANCE SETTING UP A BUILDING CODE FOR THE CITY OF SPRINGFIELD, IN BAY COUNTY, FLORIDA, AND CREATING THE OFFICE OF BUILDING INSPECTOR AND PROVIDING SPECIFICATIONS, THE MANNER AND METHOD OF BUILDING, AND BUILDING REPAIRS AND PROVIDING A PENALTY FOR VIOLATIONS.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF SPRINGFIELD, IN BAY COUNTY, FLORIDA:

Section 1. There is hereby created the Office of Building Inspector of the City of Springfield in Bay County, Florida.

Section 2. A building is hereby defined as anything erected by art, and fixed upon or in the soil, composed of different pieces connected together and designated for use in the position in which so fixed. Any structure built for the support or enclosure of persons, animals, or chattels. The term minor repairs or minor alterations as used in this Ordinance, shall be taken to mean insignificant repairs and alterations which do not affect either the structural feature, arrangements or occupancy of the building and costing less than \$100.00.

Section 3. Permits must be obtained from the Building Inspector before beginning operations for erection, repair, enlargement or removal of buildings or any structural part thereof, providing however, that no permit shall be required for minor repairs and minor alterations.

Section 4. The combined area of frame buildings, sheds and outhouses must not exceed 80% of the lot area. In no case shall frame buildings be erected within 3 feet of side or rear line of lot except when such lines divide the lot from public property and the cornice or eaves of such building shall, in no case, be erected within 18 inches of said side or rear lot line or any other cornice or eave. All building permits shall expire at the expiration of 6 months from the date thereof unless the repair or construction has begun.

Applications for building permits may be required to be made in writing and signed by the owner or his agent and upon forms or blanks to be issued for that purpose by the Building Inspector, and such applications shall remain on file in the City Hall. Drawings and specifications

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sufficient to enable the City to obtain full and complete information as to the extent and character of the work to be done may be required to be filed with the application. Such specifications and plans must contain the name and address of the owner and state the lot and block number where the building is to be erected, among such other requirements as may be made from time to time by the Building Inspector. If the matter mentioned in any application for permit or if the plans and specifications accompanying the same indicate to the Building Inspector that the work to be done is not in all respects in accordance with the provisions of this Ordinance and all other Ordinances of the City of Springfield, no permit shall issue until such plans and specifications have been made to conform to the requirements of such Ordinances.

Section 5. If work upon any building shall be in violation of any provisions of this Ordinance or any other Ordinance of the City, the Building Inspector shall give notice of such violation to the contractor or to the person constructing or repairing such building or his representative, to make good the defective work or material, or make such necessary changes to comply with the law, and if such work or material or necessary changes are not made in conformity with this and all other Ordinances, the building permit may be revoked and all construction then must cease until a new permit is issued, and it shall be unlawful to proceed with any such building operations until such new permit has been issued.

Section 6. All walls of brick, stone or other similar material shall be well built, properly tied, laid and bonded, and must be of such thickness and quality as not to endanger lives or property. Any person causing an excavation to be made in connection with such building, shall have the same properly guarded and barricaded, and must use reasonable precautions to prevent adjoining soil from caving in, and to prevent adjoining property from being damaged. Footings of concrete shall be at least 8 inches thick under foundation walls, and at least 10 inches thick under piers,

Columns, or posts, and must be at least 12 inches wider than the piers, columns, or posts resting thereon and at least 6 inches wider than the thickness of walls next above them. Concrete for foundations must be made no leaner than 1 part cement, 3 parts coarse sand, and 5 parts broken stone or gravel, but these footing requirements and foundation requirements may be varied by the Building Inspector if the nature of the soil is such that safety of persons or property would require larger footings or heavier concrete, and the Building Inspector may require, if necessary for safety of persons and property, such reinforcement and concrete footings and foundations for concrete or other masonry structures deemed necessary.

Section 7. All awnings over sidewalks in the city must be at least 7 feet clear of the sidewalk.

Section 8. All timbers and wood beams and all lumber used in buildings must be good, sound, merchantable material, free from rot, large knots, shakes or any imperfection whereby the strength may be impaired. All openings for doors or windows in masonry walls must have lintels of metal, stone or other similar noncombustible material or masonry arches well built and keyed with ample abutments and skewbacks. Tie rods must be inserted when abutments are not considered sufficient by the Building Inspector.

Section 9. All chimneys must be of brick or other equally incombustible material and all chimneys must extend at least to the highest point of the roof, and in no instance be less than 3 feet above the point of contact with the roof.

Section 10. In all buildings or parts of buildings occupied for purposes of public assembly, amusement or instruction, the halls, doors, stairways, seats, aisles, lighting and heating apparatus must be arranged to facilitate egress in case of fire or accident, and to afford adequate security protection for life. All aisles and passages must be kept free from chairs and all other obstructions. Places of public assemblage must have at least two exits. All scaffolds used in building construction must be of sufficient width and security to

insure the safety of persons walking thereon or passing under the same and to prevent material from falling therefrom.

Section 11. The Building Inspector shall have the power to stop the construction, repair, or alteration, or order the removal of any building, fence, sign, or other structure when the same is being constructed in violation of this or any other Ordinance of the City. The Building Inspector shall inspect, at least once a year, all school buildings, theatres, hotels, hospitals, apartment houses and other buildings occupied or used by large numbers of persons, for the purpose of determining the safety of such buildings. The Building Inspector shall, in the performance of his duties, have the right to enter any building in the City of Springfield, upon showing his identification. When the Building Inspector refuses the issuance of a permit for the erection of a building, the entire matter shall be referred to the City Commission for settlement by majority vote.

Section 12. It shall be unlawful to erect any fence or fence-wall of a height greater than 4 feet above the ground, within 50 feet of the front line of any lot in the City, which said lot shall be occupied by a dwelling house or shall adjoin a lot occupied by a dwelling house.

Section 13. All work in the construction of buildings or the repair thereof, and all material used, shall be of good merchantable quality and shall be performed in a good workmanlike manner.

Section 14. No permit shall be issued for new construction or for moving an existing structure into the new location unless such proposed new construction or moved structure shall be such, when completed, as to compare favorably with the existing structures in the immediate vicinity, which is hereby construed to be within 300 feet, as to size, kind, and type provided, however, this shall not be construed to limit the size to that of existing structures or to prevent masonry construction where existing structures are wooden or prevent wooden structures where existing structures are masonry,

providing the requirements of this section and this Ordinance and all other Ordinances of the City are complied with. (No permit shall issue for the construction of a single family dwelling having a floor space of less than 480 square feet.) No permit shall issue for the erection or construction of a building the front part of which will be nearer than 10 feet to the front lot line of any lot without specific approval of the City Commission. The setback of any new structure shall be substantially the same as other structures in the immediate vicinity on the same side of the street except upon special permission granted by the City Commission provided, however, that this section shall not be construed to prohibit the setback of new buildings or structures further from the street line than existing structures.

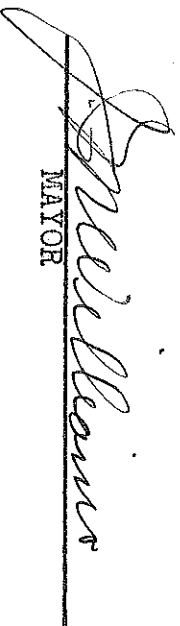
Section 15. Any person aggrieved by an order or ruling of the Building Inspector may appeal de novo to the City Commission.

Section 16. Any person violating the provisions of this Ordinance or who shall refuse to comply with any lawful order of the Building Inspector, shall upon conviction thereof, be punished by imprisonment in the City Jail for not more than 30 days or by fine of not more than \$100.00 in addition to being required to make any necessary changes or corrections.

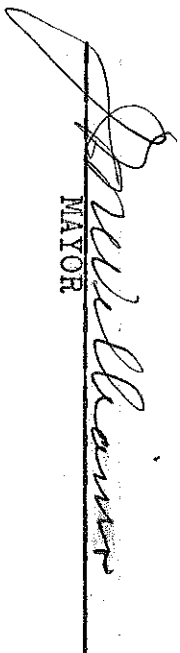
PASSED IN REGULAR SESSION this 2 day of December,
A.D. 1957.

ATTEST:


CITY CLERK


MAYOR

EXAMINED AND APPROVED by me this 2 day of December 1957. A.D. 1957.


MAYOR

POSTED AT:

Springfield City Hall (date) Dec/16/57

Howells Service Station (date) Dec/16/57

Willis Texaco Service Station (date) Dec/16/57