

TITLE V. BUILDING CODE

CHAPTER 500: BUILDING AND CONSTRUCTION

ARTICLE I. BASIC CODE ADOPTIONS

SECTION 500.010:BUILDING CODE ADOPTION

The Board of Aldermen of this City finds that in order to insure public safety, health and welfare, insofar as may be affected by building construction, through structural strength, adequate egress facilities, sanitary equipment, light and ventilation and fire safety; and in general, to secure safety to life and property from all hazards incident to the design, erection, repair, removal, demolition or use and occupancy of buildings, structures or premises within this City, a Code relating to such matters should be adopted by the Board; and the Board, having examined such a Code that would carry out these intents entitled "The BOCA Basic Building Code of 1970, Fifth Edition" prepared by the Building Officials and Code Administrators International, Inc., 1313 East 60th Street, Chicago, Illinois, 60637, finds that the above and foregoing provisions are contained therein and that its provisions are hereby adopted in their entirety.

(Ord. No. 2025, CC 1981 §45.010)

SECTION 500.020:HOUSING CODE ADOPTION

The Basic Housing Code, Second Edition, 1970, as published by the Building Officials Conference of America, Inc., is hereby adopted as the Housing Code of the City of Bloomfield, in the State of Missouri, for the control of buildings and structures as herein provided. (Ord. No. 2025, CC 1981 §47.010)

SECTION 500.030:PLUMBING CODE

The provisions and regulations set forth in "BOCA Basic Plumbing Code, Second Edition, 1970, prepared by the Building Officials and Code Administrators International, Inc. is hereby adopted by the City of Bloomfield. (Ord. No. 2025, CC 1981 §48.010)

SECTION 500.040:NATIONAL ELECTRICAL CODE

The National Electrical Code (ANSI C1-1971), Chapters 1 through 9 and appendices, published by the National Fire Protection Association, 60 Batterymarch Street, Boston

10, Massachusetts, as said Code is on file in the office of the City Clerk is hereby adopted as the Electrical Code of the City of Bloomfield.
(Ord. No. 2025, CC 1981 §46.010)

SECTION 500.050:FIRE PREVENTION CODE

That a certain document being marked and designated as the "The BOCA Fire Prevention Code, Second Edition, 1970, as published by the Building Officials Conference of America, Inc. is hereby adopted as the Fire Prevention Code of the City of Bloomfield in the State of Missouri, for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the BOCA Basic Fire Prevention Code, Second Edition, 1970, are hereby referred to and if adopted and made a part thereof, as if fully set out in this Section. (Ord. No. 2025, CC 1981 §78.010)

ARTICLE II. MISCELLANEOUS REGULATIONS

Cross References—As to use of lead-free materials in buildings, see §700.450; as to numbering of houses, etc., see §700.440.

SECTION 500.060:REQUIREMENTS FOR SEISMIC DESIGN

- A. Any new construction or major structural renovation begun after January 1, 1991, all buildings for which leases are executed by political subdivisions of the State after January 1, 1994, and all buildings for which leases are executed by the State or any institution of higher education after January 1, 1994, shall comply with the standards for seismic design and construction of the Building Officials and Code Administrators Code or of the Uniform Building Code.
- B. This Section shall not apply to any building owned by the State, any institution of higher education, any political subdivision upon which construction was begun or finished before October 22, 1990, any private structure with less than ten thousand (10,000) square feet in total area, or any single-family or duplex residence.
- C. As used in this Section, the term "*major structural renovation*" means any reconstruction, rehabilitation, addition or other improvement of an existing structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the major structural renovation. (Ord. No. 3011 §§1–3, 10-22-90)

CHAPTER 505: GAS CODE

SECTION 505.010:TITLE

This Chapter shall be known as the "Gas Code" of the City of Bloomfield, and may be cited as such.

(Ord. No. 2025, CC 1981 §27.010)

SECTION 505.020:PURPOSE

The purpose of this Chapter is to provide minimum standards, provisions and requirements for safe installation of gas appliances and gas pipes, and to regulate the sale, maintenance and repair of such appliances. (Ord. No. 2025, CC 1981 §27.020)

SECTION 505.030:SCOPE

All gas appliances or gas pipes hereafter sold, installed, maintained or repaired within the corporate limits of the City of Bloomfield shall conform to the requirements of this Chapter.

(Ord. No. 2025, CC 1981 §27.030)

SECTION 505.040:DEFINITIONS

The following definitions are provided for the sole purpose of proper interpretation and administration of this "Chapter".

APPROVED: Shall mean accepted by reason of the satisfactory results of thorough investigations and tests conducted by the Inspector, or by reason or accepted principles, or tests by recognized authorities, technical or scientific organizations.

CERTIFICATE OF APPROVAL: A document issued and attached to the material, piping or appliance inspected, completely filled out, together with date, address of the premises or consumer, and signed by the Inspector.

GAS APPLIANCE: Any appliance or device used for burning natural gas.

GAS COMPANY: Any person, firm or corporation exercising a franchise or engaged in distributing natural gas within the corporate limits of the City of Bloomfield, Missouri, or any attachment thereto.

GAS COMPANY SERVICE LINE: The gas piping leading from the gas main to the property line, or to the point of delivery.

HOUSE LINE: The gas piping extending from the consumer's service line to the gas appliance.

INSPECTOR: The administrative authority, and is so designated by the City officials.

NEW GAS APPLIANCE: A gas appliance which has not previously been sold and installed or used.

OUTLET: A connection in a piping system to which a gas burning appliance is or may be attached.

POINT OF DELIVERY: The junction of the utility's piping with the consumer's piping and shall be located at the consumer's property line, unless there be a street curb between the property line and the street line, in which case the point of delivery shall be at the curb line.

TYPE "B" VENT: Approved vent piping of noncombustible corrosion-resistant material of adequate strength and heat insulating value, and having bell and spigot or other approved joints.

USED GAS APPLIANCE: A gas appliance which has been previously sold, installed and used.

VENT: A pipe, flue or chimney designed and installed to carry the products of combustion from an appliance to the outside atmosphere.

VENT OPENING: An opening or collar which is provided on a gas appliance for the purpose of connecting the vent.

VENTED APPLIANCE: A gas appliance designed and installed in such a manner that the products of combustion are conveyed directly to the outside atmosphere by a vent.

YARD LINE OR CONSUMER'S SERVICE LINE: The gas piping leading from the property line or point of delivery to the building or premises served.

Any references to the standards of the National Board of Fire Underwriters shall refer to the printed standard, NBFU #54 or later as printed and published by the National Board of Fire Underwriters and which is by reference made a part of this Chapter. (Ord. No. 2025, CC 1981 §27.040)

SECTION 505.050:INSPECTION

All installations and connection of piping and gas appliances shall be done in a manner conformed to the standards of the National Board of Fire Underwriters herein above referred to.

1. Rough piping inspection shall be made after all piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.
2. Test or final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than twenty-five (25) pounds and the piping shall hold this air pressure for a period of at least fifteen (15) minutes without any perceptible drop.
 - a. All tools apparatus, labor and assistance necessary for the tests shall be furnished by the installer.
 - b. Used gas appliances shall be connected to gas outlets at the time inspection for resale is made. (See Section 505.120 - Sale of Appliances). (Ord. No. 2025, CC 1981 §27.050)

SECTION 505.060:CERTIFICATES

The Inspector shall issue a Certificate of Approval at the completion of the work for which a specific permit has been issued, if, after inspection, it is found that such work complies with the provisions of this Chapter and all other requirements of law or ordinance applicable thereto. A duplicate of each piping certificate shall be delivered to the gas company and used as its authority to grant gas service.
(Ord. No. 2025, CC 1981 §27.060)

SECTION 505.070:POWERS AND DUTIES OF INSPECTOR

- A. The Inspector is hereby authorized and directed to enforce all of the provisions of this Chapter, and the Inspector or his authorized representative, upon presentation of proper credentials, may enter any building or premises for the purpose of making inspection or preventing violations of this Chapter.

- B. The Inspector or his authorized representative is hereby authorized to disconnect any gas piping or fixture or appliance which has been connected before a Certificate of Approval has been issued, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping system, which notice shall state that the same has been disconnected by the Inspector or his representative together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or appliance until authorized by the Inspector to do so.
- C. It shall be the duty of the Inspector to confer with representatives of local gas companies, of local plumber's or gas fitter's associations, of the local Health Department and the local Fire Department, and otherwise obtain from proper sources all helpful information and advice, presenting the same to the City officials from time to time for their consideration. (Ord. No. 2025, CC 1981 §27.070)

SECTION 505.080:FUNCTIONS OF THE GAS COMPANY

- A. Gas companies are hereby authorized to discontinue or refuse to supply gas for any gas piping or gas appliance which may appear to be defective or leaking, or otherwise considered to endanger life or property; provided, however, that the Gas Company shall immediately give notice of discontinuance to the Inspector and the occupant of the building or premises where such gas supply is discontinued or refused.
- B. In all cases where the supplying of gas has been discontinued for safety reasons, the supplying of gas shall not be resumed until authorized by the Inspector.
- C. Gas companies shall not be required to secure permits to extend gas service pipes or set meters or for any other utilization functions. (Ord. No. 2025, CC 1981 §27.080)

SECTION 505.090:MATERIALS

All pipe used for the installation, extension, alteration or repair of any house gas piping shall be of standard weight and standard dimension wrought iron or steel pipe and otherwise conform to the standards of the National Board of Fire Underwriters herein above referred to. Such pipe shall either be new or shall have previously been used for no purpose other than the conveying of gas. All such pipe shall be free from internal obstructions, splits, or other imperfections which would render it unfit for the purpose intended, and the ends thereof shall be properly reamed. (Ord. No. 2025, CC 1981 §27.090)

SECTION 505.100:CONSUMER'S PIPING

- A. All gas piping shall be of black iron pipe or copper. All fitting used with black pipe shall be black and all fittings used with copper tube shall be of copper tube fittings.
- B. All gas piping inside buildings must be securely strapped to the floor joists or ceiling with iron straps or approved wire hangers. No hangers made of nails or wood will be permitted.
- C. The use of busings in any house or yard line is prohibited.
- D. The use of unions in concealed locations is prohibited.
- E. Black pipe of one (1) inch shall be used from the point of delivery to floor furnaces, room heaters or central heating system. If added appliances are used, copper tube can be used. All copper tube will be of Inside Diameter (I.D.) size. Black pipe shall extend through the floor on central heating systems and room heaters.
- F. All other outlets shall be not less than the size of the inlet on the appliance.
- G. A gas cock (valve) shall be installed on each pipe or copper tubing that extends through the floor or baseboard. A gas cock (valve) shall be installed on each appliance.
- H. All pipes or copper tubing shall be of proper size to supply adequate amount of gas to the appliance.
- I. Where gas meters are installed above ground at the house, each consumer's service line shall be provided by the consumer with a suitable stop cock located in an accessible place and at the inlet of the meter.
- J. Where an underground meter is used, each consumer's house line shall be provided with a suitable stop cock (sill cock) at a point above ground where the gas line enters the building.
- K. Where more than one (1) meter is supplied through one (1) service line, a stop cock shall be installed at each meter inlet in addition to the service line stop.
- L. The size of house piping not otherwise provided for in this Section shall be approved by the Inspector and satisfactory to the Gas Company. (Ord. No. 2025, CC 1981 §27.100)

SECTION 505.110:METER LOCATIONS

A meter location shall be provided by the property owner for the building or premises to be served, and the location shall be such that the meter connections are easily accessible in order that the meter may be read or changed. No gas meter shall be hereafter installed

under a stoop, stairway, show window, porch or near a furnace, boiler or other heating appliance. (Ord. No. 2025, CC 1981 §27.110)

SECTION 505.120:SALE OF APPLIANCES

- A. All new gas appliances hereafter sold, offered for sale or installed within the corporate limits of the City of Bloomfield shall be of a design and construction approved as to safety, efficiency and durability, and shall bear information showing the rated heat input in B.T.U. per hour, and otherwise meet the requirements of the standards of the National Board of Fire Underwriters.
- B. All used gas appliances hereafter sold or offered for sale shall be approved by the Inspector for safety and efficiency, and shall be identified accordingly. (Ord. No. 2025, CC 1981 §27.120)

SECTION 505.130:APPLIANCE INSTALLATIONS

- A. Appliances shall be adequately supported, and so connected to the piping as not to exert undue strain on the connection.
- B. Appliances shall be installed so that their continued operation will not create a fire hazard to persons or property.
- C. No appliance shall be installed where facilities for ventilation do not permit the proper combustion of the gas (see Section 505.160 - Ventilation).
- D. Semi-rigid gas tubing may be used to connect appliances, provided it is of adequate capacity and approved.
- E. The use of rubber hose is prohibited except when used with laboratory or shop equipment of a portable nature. Such connections shall have the cut-off valve installed at the pipe outlet.
- F. No device or attachment shall be installed on any appliance which in any way will impair the combustion of gas (see Section 505.180 - Unauthorized Devices).
- G. Every appliance shall be properly adjusted after being installed and the consumer shall be instructed as to its safe operation by the installer (see Section 505.170 - Adjustments).
- H. All vent connected appliances, except incinerators, shall be equipped with draft diverters, approved as to design and capacity.
- I. No gas appliance shall be so located that it cannot be readily adjusted.

- J. All water heaters, all types of central heating equipment, all enclosed fire zone circulating heaters, unit heaters and floor furnaces hereafter installed shall be connected to adequate vents, conforming to provisions of Section 505.150 of this Chapter.
- K. Furnaces, boilers or other types of heating equipment designed to burn a fuel rather than gas shall not be converted to burn gas until such equipment has been approved for conversion by the Inspector.
- L. No water heater shall be installed in a bathroom.
- M. Where the approval requirements of an appliance are such that a gas appliance pressure regulator is required, an approved regulator shall be used. In any case where a safety type regulator is not used, a breather pipe of not less than one-eighth (1/8) inch in size shall be installed from the diaphragm case of the regulator to the outside of the building, or into the combustion chamber of the appliance and adjacent to a constantly burning pilot, or into the appliance vent beyond the draft diverter. The breather pipe shall be securely supported and provided with a means of preventing water, dirt or insects from entering the pipes. (Ord. No. 2025, CC 1981 §27.130)

SECTION 505.140:FLOOR FURNACE INSTALLATIONS

- A. The installation of floor furnaces shall be made in accordance with the provisions of this Chapter.
- B. No furnace shall be installed in the floor of any aisle or passageway of any auditorium, public hall or public assembly room.
- C. The floor around the furnace shall be braced and headed with a framework of material not lighter than the joists.
- D. All floor furnaces, including those having a single or dual wall register outlets, shall be installed as approved without alterations, extensions or changes of any kind in the furnace.
- E. No automatic pilot shut-off shall be installed on a floor furnace that has not been approved for such equipment.
- F. All floor furnaces, hot water heaters and room heaters shall be equipped with an approved pressure regulator.
- G. The bottom of the floor furnace shall have at least six (6) inch clearance from the ground. When that clearance is not present, the ground below and the sides shall be excavated to form a "basinlike" pit under the furnace so that there is a six (6) inch clearance beneath the furnace, and a six (6) inch clearance on all sides except the control side which shall

have a twelve (12) inch clearance. This facilitates any servicing that may be required, and allows ample air for proper combustion.

- H. Whenever the excavation exceeds twelve (12) inches, or water seepage is apparent under the house, a watertight pan or concrete pit shall be used. The pan shall be made of not less than twenty-four (24) gauge galvanized iron or sixteen (16) ounce copper. The pan shall be suitably anchored in place, and the walls shall extend at least four (4) inches above the ground level, with six (6) inch clearance on all sides except the control side which shall have twelve (12) inch clearance.
- I. Adequate provisions shall be made for easy access to the furnace under the house by means of an opening in the foundation wall. (Ord. No. 2025, CC 1981 §27.135)

SECTION 505.150:VENTS

- A. All vent pipes for floor furnaces and central heating furnaces must be of standard galvanized iron of not less than twenty-six (26) gauge or approved Type "B" vents. Room heaters and hot water heaters that are to be vented into a flue, where the flue is in the same room, can be of black vent pipe.
- B. The joints of the galvanized vent and black pipe shall be secured together with metal screws, rivets or approved clamps.
- C. Every vent pipe or connection between the appliance and the chimney or flue shall not be smaller than the size indicated by the vent collar of the appliance, and in no case shall the internal area be less than seven (7) square inches (three (3) inch pipe). Vent pipes leading from heating appliances for fuel other than gas, when converted to gas fuel, may be reduced from original size on the basis of one (1) square inch of area for every seven thousand five hundred (7,500) B.T.U. delivered to the appliance burner.
- D. Where the appliance has more than one (1) vent connection, or where more than one (1) appliance is connected to the same vent, the vent pipe shall equal the combined area of the vents for which it acts as a common carrier to the flue. All connections to the lateral run shall be made with "Y" connections.
- E. All vents shall extend through roof as near ridge as practicable with laterals in the attic not less than thirty degrees (30°) from the horizontal.
- F. The height of any vent must be at least eighteen (18) inches above the roof.
- G. The installation of a cap or other device on the outlet of an appliance vent, which in any way obstructs the free passage of the products of combustion to the outside atmosphere, is prohibited.

- H. Vent pipes through any ceiling, roof, closet, or any other enclosed space used for the storage of clothing, household goods, or other combustible materials shall be Type "B" vents or vitreous lined masonry.
- I. Maximum length of lateral vents shall not be more than seventy-five percent (75%) of vertical height of vent or chimney.
- J. All lateral vent pipes shall be supported at every joint by perforated strap iron not less than one-sixteenth (1/16) inch in thickness securely fastened to the floor joists.
- K. Vent pipes of galvanized pipe or black pipe shall not be closer than six (6) inches to any combustible material.
- L. Where Type "B" vents are used, it shall not be necessary to use the mill board as hereinbefore provided.
- M. In underfloor areas, the minimum pitch upward of lateral runs of vents from the appliance must be at least one-half (1/2) inch per foot.
- N. Floor furnace shall be installed so that the connection from the draft diverter to the flue can be made without the use of more than two (2), forty-five degree (45°) elbows. The installation of ninety degree (90°) elbows in lateral vent piping is prohibited.
- O. Connections of lateral vent pipes to transite or Type "B" vents must be made with fittings designed by the vent manufacturers for this purpose.
- P. The installation of dampers or stops in the vent pipe attached to any appliance equipped with a draft diverter is prohibited. (Ord. No. 2025, CC 1981 §27.140)

SECTION 505.160: VENTILATION

- A. Space heaters in public sleeping quarters for use of transients (tourist camps, rooming houses, etc.) must be of the fully vented type, having an enclosed combustion chamber and equipped with a draft diverter and vented according to standards set out under the rules provided in Section 505.150 of this Chapter. No non-vented heater shall be installed in a bedroom or room to be used for sleeping purposes.
- B. No installer or individual shall install or cause to be installed a ventilating fan in a residence, apartment, hotel, or commercial cooking establishment until the following provisions, are complied with. There shall be a permanently opened ventilator or opening or series of openings at least equal in area to the total square inches in the exhaust opening of the fan or fans.
- C. No gas fired equipment shall be installed in a basement, bathroom or under buildings, or within any other enclosed space unless adequate provision has been made to admit to the

space sufficient fresh air to support combustion. The minimum cross-sectional area of ventilation required shall be equal to one (1) square inch for every thousand (1,000) B.T.U. of the total input rating of all appliances installed or operating within the room or enclosure. (Ord. No. 2025, CC 1981 §27.150)

SECTION 505.170:ADJUSTMENTS

- A. Every gas appliance hereafter installed shall be properly adjusted by the person making the installation, and no such appliance, following the installation, shall be left connected to the gas piping unless every reasonable precaution has been employed to insure safe operation of the burners and proper combustion of the gas, due attention being given to draft conditions and ventilation.
- B. In no case shall an appliance be fired or adjusted to pass a greater amount of gas than the rated capacity. (Ord. No. 2025, CC 1981 §27.160)

SECTION 505.180:UNAUTHORIZED DEVICES

No person, firm or corporation shall, without the approval of the Inspector display, sell, barter, replace, offer for sale, lease, deal in, supply, rent, donate, connect or install within the corporate limits of the City of Bloomfield, any device purporting to reduce gas consumption when such device is tended as an adjunct or addition to a gas appliance, or to be suspended above, or to wholly or partially enclose any burner of a gas appliance in such manner as to reduce the effectiveness of ignition of the gas issuing from the burner or impair combustion of said burner. (Ord. No. 2025, CC 1981 §27.170)

SECTION 505.190:MAINTENANCE

All gas piping, vents, vent connections, and appliances shall be maintained in good condition; provided, however, that no gas piping, vent, vent connection, fixture or appliance not conforming to the requirements of this Chapter shall be used or maintained if the use or maintenance thereof would endanger life or property and no gas appliance shall be operated, which, in the opinion of the Inspector, is not provided with ample ventilation. (Ord. No. 2025, CC 1981 §27.180)

SECTION 505.200:VIOLATIONS AND PENALTIES

Any person, firm or corporation that shall fail to comply with or violate any of these provisions of this Chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not less than fifty dollars (\$50.00), nor more than one hundred dollars (\$100.00) or ten (10) days imprisonment, or both fine and imprisonment, or the license of such person, firm or corporation may be revoked, or both fine and revocation of license may be imposed. (Ord. No. 2025, CC 1981 §27.190)

SECTION 505.210:NON-LIABILITY OF CITY

This Chapter shall not be construed as imposing upon the City of Bloomfield any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the City of Bloomfield or any official or employee thereof be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or certificate of inspection issued by the Inspector. (Ord. No. 2025, CC 1981 §27.200)

CHAPTER 510: DANGEROUS BUILDINGS

SECTION 510.010: DANGEROUS BUILDINGS DEFINED

All buildings or structures which have any or all of the following defects shall be deemed "*dangerous buildings*":

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 third of its base.
2. Those which, exclusive of the foundation, show thirty-three percent (33%) or more, of damage or deterioration of the supporting member or members, or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering.
3. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
4. Those which have been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, or the general health and welfare of the occupants or the people of this City.
5. Those which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety, or general welfare of those living therein.
6. Those having light, air, and sanitation facilities which are inadequate to protect the health, safety or general welfare of human beings who live or may live 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 communication.
8. Those which have parts thereof which are so attached that they may fall and injure property or members of the public.
9. Those which because of their condition are unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the people of this City. (Ord. No. 2025, CC 1981 §41.010)

SECTION 510.020:STANDARDS FOR REPAIR, VACATION OR DEMOLITION

The following standards shall be followed in ordering repair, vacation, or demolition:

1. If the "dangerous building" can reasonably be repaired so that it will no longer exist in violation of the terms of this Chapter it shall be ordered repaired.
2. If the "dangerous building" is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants it shall be ordered to be vacated and repaired.
3. In any case where a "dangerous building" is fifty percent (50%) damaged or decayed, or deteriorated from its original value or structure, it shall be demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this Chapter, it shall be demolished. In all cases where a "dangerous building" is a fire hazard existing or erected in violation of any provision of this Code or other ordinance of the City or Statute of the State, it shall be repaired or demolished. (Ord. No. 2025, CC 1981 §41.020)

SECTION 510.030:DANGEROUS BUILDINGS ARE NUISANCES

All dangerous buildings within the terms of Section 510.010 of this Code are hereby declared to be public nuisances, and shall be repaired, vacated, or demolished as hereinbefore and hereinafter provided.

(Ord. No. 2025, CC 1981 §41.030)

SECTION 510.040:BUILDING INSPECTORS

All City Police Officers, and all other City employees so designated by the Mayor shall be "Building Inspectors" within the meaning of this Chapter. (Ord. No. 2025, CC 1981 §41.040)

SECTION 510.050:BUILDING INSPECTORS; DUTIES

The Building Inspectors shall:

1. Inspect or cause to be inspected semi-annually, all public buildings, schools, halls, churches, theaters, hotels, tenements, commercial, manufacturing, or loft buildings, and all dwellings, for the purpose of determining whether any conditions exist which render such places to be a "dangerous building" within the terms of Section 510.010 of this Chapter.

2. Inspect any building, wall or structure about which complaints are filed by any person to the effect that a building, wall or structure is or may be existing in violation of this Chapter.
3. Inspect any building, wall or structure reported as probably existing in violation of the terms of this Chapter.
4. Notify in writing, either by personal service or by certified mail, return receipt requested; or if service cannot be had by either of these modes of service, then by publication in a newspaper qualified to publish legal notices, for two (2) consecutive weeks, the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of the County, of any building found by him to be a "dangerous building" within the standards set forth in Section 510.010 of this Code, that:
 - a. The owner must vacate, vacate and repair, or vacate and demolish said building in accordance with the terms of the notice and this Chapter;
 - b. The occupant or lessee must vacate said building or may have it repaired in accordance with the notice and remain in possession;
 - c. The mortgagee, agent or other person having an interest in said building as shown by the land records of the Recorder of Deeds of the County may at his own risk repair, vacate, or demolish said building or have such work or act done;

Provided, that any person notified under this Subsection (4) to repair, vacate, or demolish any building shall be given such reasonable time, not exceeding thirty (30) days, as may be necessary to do, or have done, the work or act required by the notice provided for herein.

5. Set forth in the notice provided for in Subsection (4) hereof, a description of the building, or structure deemed unsafe, a statement of the particulars which make the building or structure a "dangerous building" and an order requiring the same to be put in such condition as to comply with the terms of this Chapter within such length of time, not exceeding thirty (30) days, as is reasonable.
6. Report in writing to the Mayor any non-compliance with the notice provided for in Subsection (4) and (5) hereof.
7. Appear at all hearings conducted under this Chapter.
8. Place a notice on all "dangerous buildings" reading as follows:

"This building has been found to be a dangerous building by the Building Inspector. This notice is to remain on this building until it is repaired, vacated, or demolished

in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this building, and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of the County. It is unlawful to remove this notice until such notice is complied with".
(Ord. No. 2025, CC 1981 §41.050)

SECTION 510.060:BUILDING COMMISSIONER

The Mayor shall act as Building Commissioner under this Chapter. (Ord. No. 2025, CC 1981 §41.060)

SECTION 510.070:BUILDING COMMISSIONER; DUTIES

The Mayor (Building Commissioner) shall:

1. Upon receipt of a report of a Building Inspector as provided for in Section 510.050 (6), give twenty-one (21) days written notice to the owner, occupant, mortgagee, lessee, agent, and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of the County to appear before him on the 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 statement of particulars set forth in the Building Inspector's notice provided for herein in Section 510.050 (4).
2. Hold a hearing and hear such testimony as the Building Inspector or the owner, occupant, mortgagee, lessee, or any other person having an interest in said building as shown by the land records of the County shall offer relative to the "dangerous building".
3. Make written findings of fact from the testimony offered pursuant to Subsection (2) as to whether or not the building in question is a "dangerous building" within the terms of Section 510.010.
4. Issue an order based upon findings of fact made pursuant to Subsection (3) commanding the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building as shown by the land records of the County, to repair, vacate, or demolish any building found to be a "dangerous building" within the terms of this Chapter and provided that any person so notified shall have the privilege of either vacating or repairing said dangerous building; or any person not the owner of said dangerous building, but having an interest in said building as shown by the land records of the County, may demolish said dangerous building at his own risk to prevent the acquiring of a lien against the land upon which said "dangerous building" stands by the City, as provided in Subsection (5) hereof.

5. If the owner, occupant, mortgagee, or lessee fails to comply with the order provided for in Subsection (4) hereof, within thirty (30) days, the Mayor (Building Commissioner) shall cause such building or structure to be repaired, vacated, or demolished as the facts may warrant, under the standards hereinbefore provided for in Section 510.020, and shall with the assistance of the City Attorney cause the costs of such repair, vacation, or demolition to be charged against the land on which the building existed as a municipal lien or cause such costs to be added to the tax duplicate as an assessment, or to be levied as a special tax against the land upon which the building stands or did stand, or to be recovered in a suit at law against the owner; provided, that in cases where such procedure is desirable and any delay thereby caused will not be dangerous to the health, safety, or general welfare of the people of this City, the Mayor shall notify the City Attorney to take legal action to force the owner to make all necessary repairs or demolish the building.
6. Report to the City Attorney the names of all persons not complying with the order provided for in Section 510.070 (4) hereof.
7. At the request of the taxpayer, the special tax bill provided for by Section 510.070 (5) maybe paid in installments over a period of not more than ten (10) years; said assessment shall bear interest at the rate of eight percent (8%) per annum until paid.
8. As to damage or loss to a building or other structure caused by or arising out of any fire, explosion, or other casualty loss, if an order is issued by the Building Commissioner or his designee, and a special tax bill or assessment is issued against the property, it shall be deemed a personal debt against the property owner. If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion, or other casualty loss, the ordinance may establish a procedure for the payment of up to ten percent (10%) of the insurance proceeds, as set forth in this Section. The ordinance shall apply only to a covered claim payment which is in excess of fifty percent (50%) of the face value of the policy covering a building or other structure.
 - a. The insurer shall withhold from the covered claim payment up to ten percent of the covered claim payment, and shall pay such moneys to the City to deposit into an interest-bearing account. Any named mortgagee on the insurance pplycy shall maintain priority over any obligation under the ordinance.
 - b. The City shall release the proceeds and any interest which has accrued on such proceeds received under this Section to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under the provisions of this Section. If the City has proceeded under the provisions of this Section, all monies in excess of that necessary to comply with the provisions of this Section for the removal of the building or structure, less salvage value, shall be paid to the insured.

9. If there are no proceeds of any insurance policy as set forth in Subsection (8) hereof, at the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from date of its issuance shall be a lien on the property until paid.
10. Subsection (8) hereof shall apply to fire, explosion, or other casualty loss claims arising on all buildings and structures.
11. Subsection (8) hereof does not make the City or County a party to any insurance contract, and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy. (Ord. No. 2025, CC 1981 §41.070)

State Law Reference -- See RSMo. §67.410.

SECTION 510.080:APPEAL TO CIRCUIT COURT

Any owner, occupant, lessee, mortgagee, agent or any other person having an interest in a "dangerous building" as shown by the land records of the Recorder of Deeds of the County, may within thirty (30) days from the receipt of the order of the Mayor (Building Commissioner) provided for by Section 510.070 (4) of this Chapter, appeal such decision to the Circuit Court of the County wherein the land is located, pursuant to the procedure established in Chapter 536 of the RSMo. (Ord. No. 2025, CC 1981 §41.080)

SECTION 510.090: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 as defined in Section 510.010 is immediately repaired, vacated, or demolished, the Building Inspector shall report such facts to the Mayor (Building Commissioner) and the Mayor

(Building Commissioner) shall cause the immediate repair, vacation, or demolition of such dangerous building. The costs of such emergency repair, vacation or demolition of such building shall be collected in the same manner as provided in Section 510.070 (5). (Ord. No. 2025, CC 1981 §41.090)

SECTION 510.100:OWNER ABSENT FROM THE CITY

In cases, except emergency cases, where the owner, occupant, lessee, or mortgagee is absent from the City all notices or orders provided for herein shall be sent by registered mail to the owner, occupant, mortgagee, lessee and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of the County to the last known address of each, and a copy of such notice shall be posted in a conspicuous

place on the "dangerous building" to which it relates. Such mailing and posting shall be deemed adequate service. (Ord. No. 2025, CC 1981 §41.100)

SECTION 510.110:LIABILITY FOR WRONGFUL ACTION

In the event any building or structure is wrongfully demolished by this City, or is demolished without adhering to the procedure provided in this Chapter, the City shall be liable for damages as determined by a court of law in a suit brought by the party so damaged. (Ord. No. 2025, CC 1981 §41.110)

CHAPTER 515: STREETS

SECTION 515.010:LICENSE FOR TRENCHING MACHINE OPERATION

Any person, firm or corporation, prior to the operation and use of a trenching machine or back-hoe for hire and used in the service of persons desiring to install service lines for connection to the City sewer system, shall be required to obtain a permit or license from the City Clerk of the City of Bloomfield, Missouri, and will be charged thereafter an annual fee of twenty-five dollars (\$25.00) for such license. Prior to the issuance of such license or a permit, the applicant shall deposit with the City Clerk a personal property liability bond or an approved policy of liability insurance in not less than the principal sum of ten thousand dollars (\$10,000.00) and conditioned against damage to personal property of any person and caused by the negligent operation of the said back-hoe or trenching machine.

(Ord. No. 2025, CC 1981 §29.010)

SECTION 515.020:STREET EXCAVATION

No person, firm or corporation shall connect on to any sewer located in any street or avenue of this City without first obtaining permission from the City of Bloomfield, and it shall be unlawful for any person, firm, or corporation to break into or damage any blacktopped or paved street for the purpose of making a sewer connection in any such street without first paying a fee of twenty dollars (\$20.00) to the Street Commissioner or other officer authorized by the City to collect the same and in addition thereto there shall be made a charge to cover the costs of replacing and repairing the damages of such street occasioned thereby. (Ord. No. 2025, CC 1981 §29.020)

CHAPTER 520: CROSS-CONNECTION CONTROL

SECTION 520.010:DEFINITIONS

AIR-GAP SEPARATION: The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture, or other device and the flood level rim of the receptacle, and shall be at least double the diameter of the supply pipe measured vertically above the flood level rim of the vessel. In no case shall the gap be less than one (1) inch.

AUXILIARY SUPPLY: Any water source or system, other than the public water supply, that may be available in the building or premises.

BACK PRESSURE: The backflow caused by a pump, elevated tank, boiler, or other means that could create pressure within the system greater than the supply pressure.

BACK SIPHONAGE: A form of backflow due to a negative or subatmospheric pressure within a water system.

BACKFLOW: The flow other than the intended direction of flow, of any foreign liquids, gases, or substances into the distribution system of a public water supply.

BACKFLOW PREVENTION DEVICE: A device to counteract back pressure or prevent back siphonage.

CROSS-CONNECTION: Any physical arrangement whereby a public water supply is connected, directly or indirectly, with any other water supply system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, or other device which contains, or may contain, contaminated water, sewage, or other waste or liquid of unknown or unsafe quality which may be capable of imparting contamination to the public water supply as a result of backflow, bypass arrangements, jumper connections, removable sections, swivel or change-over devices, and other temporary or permanent devices through which, or because of which, backflow could occur are considered to be cross-connections.

THE DEPARTMENT: The Bloomfield Water Department as designated by the Board of Aldermen, and if no such department has been designated, the Board of Aldermen become the Department.

DOUBLE-CHECK VALVE ASSEMBLY: An assembly composed to two (2) single, independently acting check valves, including tightly closing shutoff valves located at each of the assembly and suitable connections for in-line testing the watertightness of each check valve.

PUBLIC WATER SUPPLY: Any system of water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission and distribution facilities where water is furnished to any community, collection or number of individuals, or is made available to the public for human consumption or domestic use.

REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION DEVICE: A device incorporating two (2) or more check valves and an automatically operating differential relief valve located between the two (2) checks, two (2) shutoff valves, and equipped with necessary appurtenances for in-line testing. The device shall operate to maintain the pressure in the zone between the two (2) check valves, less than the pressure on the public water supply side of the device. At cessation of normal flow, the pressure between the check valves shall be less than the supply pressure. In case of leakage of either check valve, the differential relief valve shall operate to maintain this reduced pressure by discharging to the atmosphere. When the inlet pressure is two (2) pounds per square inch or less, the relief valve shall open to the atmosphere thereby providing an air-gap in the device. (Ord. No. 2075 §1)

SECTION 520.020: PURPOSE

The purpose of this Chapter is to establish a cross-connection control program to protect the health of water consumers by the control of actual and/or potential cross-connections through proper installation and surveillance of backflow prevention devices on service lines leading to premises where cross-connections exist or are likely to occur and through the inspection and regulation of the water system on the premises or the public water supply itself. This inspection is done to minimize the danger of contamination in the public water system. (Ord. No. 2075 §2)

SECTION 520.030: IMPLEMENTATION

The implementation of the program to control cross-connection requires cooperation between the customer, the Department, the Health Officer and the plumbing authority. The Department has primary responsibility to prevent contamination of the public water supply through cross-connections. The customers served and the Department are jointly responsible for preventing contamination of the water system within the customer's premises. An effective control program requires attention to both of these. Backflow prevention devices are not a substitute for a continuing and aggressive program of cross-connection investigation, surveillance and control. (Ord. No. 2075 §3)

SECTION 520.040: INTERPRETATION

These regulations will be reasonably interpreted by the Department. It is the Department's intent to recognize the varying degrees of hazard and to apply the principle that the degree of protection shall be commensurate with the degree of hazard. (Ord. No. 2075 §4)

SECTION 520.050: CROSS-CONNECTIONS PROHIBITED

All cross-connections, whether or not such cross-connections are controlled by automatic devices, such as check valves or by hand operated mechanisms such as gate valves, or stop cocks, are hereby prohibited. (Ord. No. 2075 §5)

SECTION 520.060: DISCONTINUANCE OF SERVICE

Failure on the part of persons, firms, or corporations to discontinue the use of any and all cross-connections and to physically separate such cross-connections will be sufficient cause for the discontinuance of the public water service to the premises on which the cross-connection exists. (Ord. No. 2075 §6)

SECTION 520.070:INSPECTIONS

The Department shall, in cooperation with the Health Officer and/or the local plumbing inspection authority, make periodic inspections of premises served by the water supply to check for the presence of cross-connections. Any cross-connections found in such inspections shall be ordered removed by the Department. If an immediate hazard to health is caused by the cross-connection, water service to the premises shall be discontinued until it is verified that the cross-connection has been removed.

(Ord. No. 2075 §7)

SECTION 520.080:BACKFLOW DEVICES INSTALLED; WHEN

Backflow prevention devices shall be installed at the service connection or within any premises where in the judgement of the Department, the nature and extent of activities on the premises, or the materials used in connection with the activities or materials stored on the premises would present an immediate and dangerous hazard to health should a cross-connection occur, even though such cross-connection does not exist at the time the backflow prevention device is required to be installed. This shall include, but not be limited to the following situations:

1. Premises having an auxiliary water supply, unless the quality of the auxiliary supply is in compliance with local standards, and is acceptable to the Department.
2. Premises having internal cross-connections that are not correctable, or intricate plumbing arrangements which make it impracticable to ascertain whether or not cross-connections exist.
3. Premises where entry is restricted so that inspections for cross-connections cannot be made with sufficient frequency or at sufficiently short notice to assure that cross-connections do not exist.
4. Premises having a repeated history of cross-connections being established or re-established.
5. Premises on which any substance is handled under pressure so as to permit entry into the public water supply, or where a cross-connection could reasonably be expected to occur. This shall include the handling of process waters and cooling waters.
5. Premises where materials of a toxic or hazardous nature are handled such that if back siphonage should occur, a serious health hazard may result.
6. The following types of facilities will fall into one (1) of the above categories where a backflow prevention device is required to protect the public water supply. A

backflow prevention device shall be installed at these facilities unless the Department determines no hazard exists:

- Auxiliary water systems
- Chemical plants using a water process
- Cooling systems
- Farming operations
- Film processing equipment
- Fire protection systems
- Food or beverage processing plants
- Hospitals, mortuaries, clinics
- Irrigation systems
- Laboratories
- Laundry and dyeing facilities
- Metal plating industries
- Paper processing plants
- Petroleum processing or storage plants
- Piers and docks
- Radioactive material processing plants or nuclear reactors
- Sewage treatment plants
- Sprinkler systems filled with anti-freeze solution
- Steam generating systems
- Storage tanks, cooling towers, and circulating systems

(Ord. No. 2075 §8)

SECTION 520.090:TYPE OF DEVICE

- A. The type of protective device required shall be determined by the Department and shall depend on the degree of hazard which exists.
- B. An air-gap separation or a reduced pressure principle backflow prevention device shall be installed where the water supply may be contaminated with a sewage, industrial waste of a toxic nature or other contaminant which would cause a health or system hazard.
- C. In the case of a substance which may be objectionable but not hazardous to health, a double-check valve assembly, air-gap separation or a reduced pressure principle backflow prevention device shall be installed. (Ord. No. 2075 §§ 9-11)

SECTION 520.100:BACKFLOW DEVICE INSTALLED; WHERE

Backflow prevention devices shall be installed at the meter, or at a location designated by the Department. The device shall be located so as to be readily accessible for maintenance and testing, and where no part of the device will be submerged. (Ord. No. 2075 §12)

SECTION 520.110:CUSTOMER TO BEAR EXPENSE

Backflow prevention devices shall be installed by the customer at the customer's expense.
(Ord. No. 2075 §13)

SECTION 520.120:DEPARTMENTAL APPROVAL REQUIRED

Any protective device required in this Section shall be a model approved by the Department. A double-check valve assembly or a reduced pressure principle backflow prevention device will be approved if it has successfully passed performance tests of the University of Southern California Engineering Center and other testing laboratories satisfactory to the Department. (Ord. No. 2075 §14)

SECTION 520.130:ANNUAL INSPECTIONS

Backflow prevention devices shall be annually inspected and tested by the Department at the customer's expense, or more often where successive inspections indicate repeated failure. The devices shall be repaired, overhauled, or replaced by the customer at the customer's expense whenever they are found to be defective. Inspections, tests and records thereof shall be performed by the Department at the customer's expense. (Ord. No. 2075 §15)

SECTION 520.140:FAILURE TO COOPERATE

Failure of the customer to cooperate in the installation, maintenance, testing or inspection of backflow prevention devices required in this Chapter shall be grounds for the termination of water service to the premises. (Ord. No. 2075 §16)