

CHAPTER 7 FIRE LIMITS

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6-7-1 FIRE LIMITS. The Fire Limits are established to include all territory within the following described limits: the west one-half (W ½) of block 10; blocks eighteen (18), nineteen (19), twenty (20), twenty-five (25), and twenty-six (26), all in the original plat of the City and blocks three (3), four (4), and eleven (11), Shaw's Addition to the City. (C.179; 8-30-54)

6-7-2 PERMITS AND INSPECTIONS. It shall be unlawful to construct, add to, alter, remove or demolish, or to commence the construction, addition, alteration, removal or demolition of a building or structure or install equipment for the operation of a building or structure without first filing with the City Manager an application in writing and obtaining a formal permit. The City Manager may require a plan of the proposed work together with a statement of materials to be used and any necessary computations.

The City Manager shall inspect all buildings or structures during construction to see that the provisions of the law are complied with and that construction is prosecuted safely. Whenever in his/her opinion, by reason of defective or illegal work in violation of a provision of this code the continuance of a building operation is contrary to public welfare, he/she may order all further work to be stopped and may require suspension of work until the condition in violation has been remedied.

6-7-3 GENERAL. The restrictions on construction in this section cover buildings and structures located or to be located within the district established by laws as the Fire Limits.

6-7-4 NEW BUILDINGS. Except as otherwise provided under section titled "Exceptions to Restrictions," no new buildings or structures shall be erected within the fire limits when such building or structure is of:

1. Wood frame construction.
2. Unprotected noncombustible construction with walls not meeting the bearing wall requirements for this type of construction.
3. Heavy timber construction with walls not meeting the bearing wall requirements of this type of construction.

4. Ordinary construction with walls not meeting the bearing wall requirements for this type of construction.

Wood or other combustible veneers or exterior walls of any type of construction shall not be permitted within the fire limits.

6-7-5 ADDITIONS AND ALTERATIONS. No addition shall be made to any building or structure within the fire limits when such building or structure is of:

1. Wood frame construction.

2. Unprotected noncombustible construction having walls not meeting the bearing wall requirements of ordinary construction except as permitted under section titled "Exceptions to Restrictions".

3. Ordinary or heavy timber construction with walls not having the bearing wall requirements of these types of construction.

Nothing in this section shall be construed to prohibit alterations within the fire limits provided there is no change of occupancy to a class of occupancy otherwise prohibited.

6-7-6 MOVING BUILDINGS. No building or structure prohibited by section titled "New Buildings" shall be moved from without to within the fire limits or from one lot to another within the fire limits.

6-7-7 BUILDING PARTLY WITHIN FIRE LIMITS. A building or structure shall be deemed to be within the fire limits if one-third or more of the area of such building or structure is located therein.

6-7-8 EXCEPTIONS TO RESTRICTIONS WITHIN FIRE LIMITS. Nothing in this section shall prohibit within the fire limits and subject to the specified limitations, the erection of new buildings or structures, additions to buildings or structures of wood frame construction or unprotected noncombustible construction, and the use of wood or other combustible veneers as follows:

1. Frame, wood frame, dwellings not exceeding two stories, 20 foot walls (not including gables), in height and separated by at least 5 feet from lot line of adjoining property. No set back is required if both of the following conditions are met:

a. A non-flammable foundation extends 12 or more inches above the finished floor and the joint between the wall and this foundation is sealed with petroleum resistant sealant to prevent intrusion of fluids.

b. Two layers of 5/8 inch fire retardant sheet rock are used everywhere a 20-foot setback or more from a property line is not maintained. This setback requirement does not apply to wall (s) facing street.

2. Wood or other combustible veneers on noncombustible backing for show windows that do not extend above the first full story above grade.

3. A building occupied as a parking garage or carport, not more than one story in height nor more than 750 square feet in area, located on the same lot with a dwelling; provided that such building shall be placed at least 3 feet from lot lines of adjoining property.

4. Buildings of unprotected noncombustible construction, except when used for high hazard occupancy, not exceeding 12,500 square feet in area when used for an automobile service garage, car wash or business occupancy or 10,000 square feet in area when used for other occupancies, nor more than one story in height, and having a horizontal separation of not less than 10 feet on all sides. Walls having a horizontal separation of less than 10 feet shall have a fire resistance rating of not less than one hour.

(Ord. 876, passed 6-7-96)

5. Enclosed and open air parking garages complying with section 12.5, of unprotected noncombustible construction.

6. Greenhouses not more than 15 feet in height erected on the same lot with and accessory to a dwelling or a store.

7. Sheds open on the long side, not more than 15 feet in height nor more than 500 square feet in area, located at least 5 feet from buildings and adjoining lot lines.

8. Builders' shanties for use only in connection with a duly authorized building operation and located on the same lot with such building operation, on a lot immediately adjoining, on an upper floor of the building under construction, or on a sidewalk shed.

9. Plazas or balconies on dwellings, not exceeding 10 feet in width nor extending more than 3 feet above the second floor beams, provided that no such structure shall be located nearer than 3 feet to an adjoining lot line or be joined to a similar structure of another building.

10. Fences not extending 10 feet in height.

11. Display signs as provided in section 52 of National Building Code.

12. Cooling towers as provided in section 29.3 of National Building Code.

13. Roofs over parking lots and bus stations, of unprotected non-combustible construction, where the roof is at least 10 feet above the floor, and at least every 40 feet there is an open roof ventilation area 6 feet wide extending either the full length of the roof or the full width of the roof.