

Title 15
BUILDINGS AND CONSTRUCTION

Chapters:

[15.02 Building Regulations](#)

[15.04 Plumbing Code](#)

[15.06 Electrical Code](#)

[15.08 Uniform Fire Code](#)

[15.10 Mobile Homes](#)

Chapter 15.02 Building Regulations

Sections:

15.02.010	Adoption of Uniform Building Code
15.02.020	Building Permit Required
15.02.030	Construction or Moving of Buildings
15.02.040	Placement of Buildings
15.02.050	Remodeling Buildings
15.02.060	Violations; Penalty

15.02.010 Adoption of Uniform Building Code. The Town hereby adopts the most recent edition of the Uniform Building Code adopted for use by the State of Montana. The terms of such Code shall be available through either the Town Hall or the state building inspector's office.

15.02.020 Building Permit Required. Any person or corporation desiring to construct or move within the corporate limits of the town any building, structure or fence of any kind or nature must first obtain a permit from the Town Council as hereinafter provided.

15.02.030 Construction or Moving of Buildings. Any person or corporation desiring to construct or move within the corporate limits of the town, a building, structure or fence of any kind or nature whatsoever, must file with the Town Clerk, a written application in which must be stated the number of the lot and block upon which he desires to construct said building, structure or fence, or move the same, the nature of the structure, a general description of the same, the material of which same is or is to be constructed, together with an estimate of the cost thereof; upon receipt of said written application, the Town Council shall thereupon consider the same, and if satisfied that said structure is a proper and suitable structure to be erected or moved into the town, the Council may grant a permit for the construction, erection, or moving of said structure.

15.02.040 Placement of Buildings.

- (a) Whenever a building shall be constructed or moved within the town limits, the front face of such building shall be constructed in line with the front face(s) of the adjacent house(s) in the block within which such building shall be constructed or moved or within 10 feet of a curb, a sidewalk or the property line which is unencumbered by right-of-way easements, whichever set-back is greater. Regardless of the foregoing requirements, no building or part of a building, such as steps deck or an overhang, shall be placed or constructed within 10 feet of the front or side lot lines or within 10 feet of the alley right-of-way.
- (b) Whenever a fence shall be constructed or moved within the town limits in a block with boulevards, the front face shall be no closer to the near edge of the curb, or what would be the near edge of the curb on a street without curb and gutter, than thirteen (13) feet.
- (c) Whenever a fence shall be constructed or moved within the town limits in a block without boulevards, the front face shall be no closer to the near edge of the curb, or

what would be the near edge of the curb on a street without curb and gutter, than four (4) feet.

15.02.050 Remodeling Buildings. It shall be unlawful to remodel, alter, or construct an addition or additions to any building or buildings located within the town limits, without first obtaining a building permit therefore.

15.02.060 Violations; Penalty. Any person who shall violate any of the provisions of this chapter shall, upon conviction thereof, be punishable as provided in Section 1.08.010 of this Code.

(Ord. 100, 2009; Ord. 100-0, 2007)

[\[Top of Page\]](#)

Chapter 15.04 PLUMBING CODE

Sections:

- 15.04.010 Adoption of Plumbing Code
- 15.04.020 Application for Plumbers
- 15.04.030 Suspension of License

15.04.010 Adoption of Plumbing Code. There is hereby adopted for the purposes of establishing minimum standards of design, materials and workmanship for all plumbing here-after installed, altered or repaired and to establish methods of procedure within the limits of this town that certain plumbing code known as the "National Plumbing Code" published by the American Society of Mechanical Engineers , being particularly the 1981 Copyright Edition thereof , and the whole thereof, of which not less than three (3) copies have been and, now are filed in the office of the clerk, and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect , the provisions thereof shall be controlling in the installation, alteration or repairing of plumbing.

15.04.020 Application for Plumbers. Any plumber wishing to do business in connection with the waterworks shall , before receiving his license, file in the office of the clerk a petition in writing , giving his name and the name of each member of his firm , if any, the place of business , and requesting to become a licensed plumber of the town, stating his willingness in all respects to be governed by the rules and regulations of the waterworks department , now or hereafter adopted , concerning his business. Said petition shall be signed by two (2) responsible freeholders vouching for the good character and capacity and capability of the applicant and his worthiness to receive a license. Before receiving a license the applicant shall file in the office of the clerk a bond with two (2) or

more sureties to be approved by the town council in the sum of one thousand dollars (\$1 ,000 .00), conditioned that he will indemnify and save harmless the town from any and all and every liability for any accidents or damage arising from negligence or unskillfulness in doing , performing or protecting his work , or any unfaithful or inadequate work performed under or in pursuance of his license , and that he will also restore the street, sidewalk and pavement over any pipe he may lay, and fill all excavations by him made , so as to leave the sidewalks , streets or pavements in as good state and condition as he found them, and keep and maintain in good repair to the satisfaction of the town council for a period of three (3) months next after the performance of any work, and that he will pay all fines imposed upon him for a violation of any rules and regulations adopted by the town and in force during the term of his license.

15.04.030 Suspension of License. Any plumber or pipe fitter who shall be guilty of a violation of any of the rules or regulations adopted by the town council shall forfeit his license. A forfeiture of the license of any plumber shall operate as the suspension of the license held by any copartner in the same business or by any person in his or their employ.

[\[Top of Page\]](#)

Chapter 15.06 ELECTRICAL CODE

Sections:

15.06.010 Adoption of National Electrical Code

15.06.010 Adoption of National Electrical Code. All electric wiring, installation of electrical fixtures, apparatus, or electrical appliances for furnishing light , heat , or power , or other electrical work introduced into or placed in or upon , or in any way connected on, any building or structure within the limits of the town shall be in conformity with the provisions set forth in the 1980 National Electrical Code , Standard of the National Board of Fire Underwriters for Electrical Wiring and Apparatus ,as recommended by the National Fire Protection Association , which is hereby adopted as the Electrical Code of the town, three (3) copies of the above adopted Code being on file in the office of the clerk.

[\[Top of Page\]](#)

Chapter 15.08 UNIFORM FIRE CODE

Sections:

15.08.010 Adoption of Uniform Fire Code

15.08.010 Adoption of Uniform Fire Code. For the purpose of regulating and governing conditions hazardous to life and property from fire, the Uniform Fire Code, 1981 Edition, as recommended by the National Board of Fire Underwriters, is hereby adopted. Said Uniform Fire Code, three (3) copies of which shall be on file at all times in the office of the clerk, shall be made a part of this code as if set out in length herein.

[\[Top of Page\]](#)

Chapter 15.10 MOBILE HOMES

Sections:

15.10.010	Definition of Terms
15.10.020	Prohibition of Mobile Homes, Restoration of Streets and Alleys
15.10.030	Permits
15.10.040	Home Requirements
15.10.050	Present Homes
15.10.060	Replacement
15.10.070	Lot Size and Ownership

15.10.010 Definition of Terms. As used in this chapter, the term "mobile home" shall mean anything which is defined as a mobile home in the Montana statutes.

15.10.020 Prohibition of Mobile Homes, Restoration of Streets and Alleys. It shall be unlawful for any person to place, keep or maintain a mobile home on any lot in the town without fully complying with all the provisions of this chapter.

Any person who shall place a mobile home on any lot or lots within the town limits shall be required to restore all streets and alleys to the same condition as they were in before the placing of the mobile home, including graveling and black top.

15.10.030 Permits. Before placing any home on a lot within the town, a permit of the town must be obtained. Those persons seeking a permit for placing a mobile home on a lot for a private residence shall have priority in the consideration of their applications for permit over developers of mobile home parks and other similar developments.

15.10.040 Home Requirements. The following shall be required of all mobile homes placed on lots within the town:

- (a) All mobile homes shall be placed on permanent foundations. Removal of all wheels and lowering onto non-mobile supports shall be considered as evidence of placement on a permanent foundation
- (b) All homes must be skirted and securely fastened.
- (c) Homes may not be placed next to, in front of, behind or attached to any presently existing structures.
- (d) All homes must be maintained to such extent that they do not constitute a public nuisance.

15.10.050 Present Homes. All mobile homes which are presently located on lots within the town shall be exempt from the size and location requirements of this chapter. However, they are subject to all other provisions of this chapter.

15.10.060 Replacement. If a mobile home which is presently located on a lot within the town is to be replaced by a substitute mobile home, such replacement or substitute must comply with the provisions of this chapter.

15.10.070 Lot Size and Ownership. No mobile home may be placed on a lot smaller than forty feet (40') by one hundred forty feet (140') and which is not owned by the party desiring to place a mobile home thereon. Only one home will be allowed on each such lot.

[\[Top of page\]](#)