

ARTICLE 1735
Construction Standards and Enforcement

1735.01	Construction regulations.	1735.04	Board of Appeals.
1735.02	Building Inspector.	1735.99	Penalty.
1735.03	Building permits.		

CROSS REFERENCES

Authority to regulate – see W. Va. Code 8-12-5(28)
Permits for construction and alteration – see W. Va. Code 8-12-14
Municipal inspections – see W. Va. Code 8-12-15

1735.01 CONSTRUCTION REGULATIONS.

(a) General Provisions. No person, firm or corporation shall construct, erect, convert, enlarge, reconstruct, or alter any trailer used for living and sleeping purposes, building or structure, except in conformity with the provisions of this article.

(b) Quality of Construction. The workmanship, materials and building practices used in the construction, erection, conversion, enlargement, reconstruction, and alteration, of any trailer used for living and sleeping purposes, building or structure, shall be of good quality.

(c) Safety of Construction. Any trailer used for living and sleeping purposes, or any building or structure, or part thereof, that is constructed, erected, converted, enlarged, reconstructed, or altered, shall be made structurally safe, stable and sanitary; shall contain adequate exit facilities; shall not constitute a fire, health, or safety hazard; and shall not be otherwise dangerous to life or property.

(d) Moving Building. No person, firm or corporation shall move and relocate within the Town any building or structure unless the workmanship, materials and moving practices used in such moving are safe and of good quality.

(e) Area Requirements.

(1) No residence building or structure shall be constructed, erected or moved onto any lot unless there shall be at least 4,000 square feet of lot area for each resident family or housekeeping unit in the residence building or structure.

(2) No trailer used for living and sleeping purposes shall be moved onto any lot unless there shall be at least 4,000 square feet of lot area.

(Ord. 62. Passed 3-14-61.)

- (2) For the construction, erection, conversion, enlargement, reconstruction, or alteration of any trailer used for living and sleeping purposes, building or structure, the fee shall be as follows:

<u>Expenditure</u>	<u>Fee</u>
Not more than \$500.00	No charge
500.01 to 5,000.00	\$ 5.00
5,000.01, or more	10.00

- (3) "Expenditure" as used in this section means the gross contract price or, in the event there is no contract, the reasonable value of all of the services, labor, materials, and use of equipment necessary to prosecute and complete work.
(Ord. 62. Passed 3-14-61.)

1735.04 BOARD OF APPEALS.

(a) Creation; Membership.

- (1) There is hereby established a Board of Appeals. The Board shall consist of Council sitting as the Board of Appeals; provided, however, that no member of Council may sit as a member of the Board of Appeals on the hearing of any matter which he is either interested in or has acted in as an officer of the Town under the provisions of this article.
- (2) The Board of Appeals shall select one member as its chairman and one member as its secretary both to serve at the will and pleasure of the Board. The chairman shall vote only in the case of a tie.

(b) Meetings. All meetings of the Board of Appeals shall be open to the public. Meetings shall be called at the request of any one member of the Board.

(c) Jurisdiction.

- (1) The Board of Appeals shall hear and decide appeals from, and review any order, requirement, decision, or determination made by the administrative official charged with the enforcement of this article.
- (2) The Board of Appeals shall also hear all applications for variations to the provisions of this article and shall have the power to grant such reasonable variations as it may determine, upon such conditions as it may determine.

(d) Appeals.

- (1) Any person aggrieved by a ruling respecting the interpretation of this article by an official of the Town may take an appeal to the Board of Appeals. Such appeal shall be taken within twenty days after written notice of the decision is received by the person aggrieved.
- (2) The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the officer from whom the appeal is taken.
(Ord. 62. Passed 3-14-61.)