BILL NO. 159

ORDINANCE NO. 159

AN ORDINANCE TO AMEND SECTION 1. OF ORDINANCE 22, TO AMEND ALL OF ORDINANCE 21 TO AMEND SECTION 1 PARAGRAPH (d) OF ORDINANCE 30, TO AMEND SECTION 1 PARAGRAPH (a) AND (b) AND SECTION 2 OF ORDINANCE 19.

Be it ordained by the Council of the Village of Wood Heights, Missouri, as follows:

Section 1. Adoption of Building Code: There is hereby adopted by the Village of Wood Heights, Missouri, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, locations and maintenance of buildings and structures, including permits and penalties, that certain building code known as the F. H. A. Building Code, saving only such deletions, modifications, alterations as herein or hereafter set forth, is hereby adopted by the Village of Wood Heights, Missouri, and same shall take effect as to the provisions thereof at the effective date hereinafter set forth and shall be controlling in the construction of all buildings and structures within the corporate limits of the Village of Woods Heights, Missouri. It shall be sufficient designation to refer to the current F. H. A. minimum building code, at the time of said construction, without further reference that same is a part of Section 1, of this Ordinance.

Section 2. No street will be accepted as a part of the municipal street system which do not meet the following minimum requirements to-wit:

a. All roadways and streets shall have a minimum of 40 feet of right of way width.

b. The surface area of said street shall be at least 30 feet in width measured from back of curb to back of curb, and said surfaced area shall be the middle of 30 feet of the right of way as nearly as practical.

c. The curbing shall be of concrete construction and shall be 18 inch lazy back type curbing measuring 12 inches on the back side and 6 inches on the front side with at least 2 reinforcing bars of not less than 1/2 inch in diameter running the full length of said curbing.

d. All streets shall have at least 6 inches of crushed rock known as ABC for a base, 1 application of penetrating oil, 1 application of sealer oil and 1 application of rock chips.

e. All streets shall be subject to the inspection of the building inspector during construction and must be finally approved by said building inspector prior to acceptance by the municipality.

Section 3. There shall be a 5 foot utility easement on both front and back of all lots before any plat of any said subdivision shall be approved and accepted by the municipality.

a. All water, gas and sewer mains must be installed in the utility easements and shall be at least two feet removed from the surfaced or contemplated surfaced portion of said street or in the back 5 foot utility easements.

Section 4. All houses requiring self contained sewage systems shall meet the following minimum requirements to-wit:

a. All filter beds must have at least 400 square feet per bedroom.

b. All filter beds must have at least a 4 inch in diameter pvc drain line.

c. The minimum size of septic tank shall be no less than 900 gallons in size.

Section 5. All installations of water meters and water service lines must meet the following requirements to-wit:

a. All water meters are to be installed in a manhole below freezing level and must be installed in that part of the dedicated street right of way which shall be known as the parkway and shall be at least two feet removed from the surfaced or contemplated surfaced portion of said street or in the back 5 foot utility easement.

b. The water meter must be installed at the same time the water main is tapped and the manhole is installed.

c. All pipe, valves, fittings, labor and cost of installation of water main extensions, lines, attachments and hook-ups must be paid for by the person, firm or corporation causing said installation to be made and shall not be paid for by the City, even though a hookup or attachment permit may be in effect at the time of said installation, hook-ups or attachment.

d. All water main extensions hook-ups or attachments must be inspected and approved by the City Building Inspector prior to being covered or placed in use.

a. Water service lines must be 3/4 inch I. D. copper or 3/4 I. D. galvanized steel or 3/4 inch I. D. 250 pounds per square inch plastic pipe.

Section 6. Building permit applications must be completed and filed with the City Clerk and all permit fees paid before any person, firm, or corporation starts any type of construction.

Section 7. This Ordinance shall take effect and be in force from and after its passage and approval.

Passed and approved this 10th, day of August, 1970.

Signed James K. Crawley
James K. Crawley
Mayor

Attest: Nan Flanagan
City Clerk

(Seal of City)