

TITLE 8
BUILDING REGULATIONS

Subject	Chapter
Building Codes	1
Plumbing Regulations	2
Manufactured Homes	3

CHAPTER 1
BUILDING CODES

SECTION:

8-1-1: Building Codes Adopted

8-1-1: **BUILDING CODES ADOPTED:** Pursuant to Montana Code Annotated section 50-60-301 and the administrative rules of Montana, chapter 24, the city adopts the following codes:

- A. International Building Code:
1. The international building code, 2006 edition, as amended by ARM 24.301.131 appendix chapter C (group U-agricultural buildings).
 2. Modifications to the international building code applicable to both the department and local government code enforcement programs as amended by ARM 24.201.146.
- B. International Residential Code: The international residential code, 2006 edition, as amended by ARM 24.301.154.
- C. International Existing Building Code: The international existing building code, 2006 edition, as provided by ARM 24.301.171.
- D. Model Energy Code¹: The model energy code, 1993 edition, as provided by ARM 24.301.160.
- E. Uniform Plumbing Code: The uniform plumbing code, 2006 edition, as amended by ARM 24.301.301.
- F. Incorporation by reference of independent accountant's reporting format for applying agreed upon procedures during audits of certified

1. This code has not changed from its previous adoption by the city, but is included in this section for clarification.

city, county, or town building code enforcement programs, ARM 24.301.208. (Ord. 2007-3, 4-16-2007)

These codes are applicable to all buildings within the building code enforcement area of the city, including, but not limited to, residential buildings containing less than five (5) dwelling units or their attached to structures, and farm or ranch buildings, and any private garages or private garage structures used only for the owner's own use as provided by Montana Code Annotated subsection 50-60-102(1)(a). (Amended Ord. 86-1)

CHAPTER 2

PLUMBING REGULATIONS

SECTION:

8-2-1:	Uniform Plumbing Code Adopted
8-2-2:	Scope Of Provisions
8-2-3:	Administration
8-2-4:	Permit Required
8-2-5:	Permit Requirements
8-2-6:	Enforcement
8-2-7:	Violation; Penalty

8-2-1: **UNIFORM PLUMBING CODE ADOPTED:**

- A. Adopted: The uniform plumbing code, 2006 edition, as amended by ARM 24.301.301 is hereby adopted by reference and all installations, repairs and alterations of plumbing shall be performed in accordance with its provisions.
- B. Copy On File: One copy of the uniform plumbing code shall be kept on file in the city offices for inspection by and use of the public and shall be marked with the words, "City of Belgrade, Official Copy". (1983 Code § 15.10.010; amd. Ord. 99-2, 5-17-1999; Ord. 2007-3, 4-16-2007)

8-2-2: **SCOPE OF PROVISIONS:** The provisions of the uniform plumbing code shall apply to and govern "plumbing" as defined in the code, including the practice, materials and fixtures used in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances in connection with any of the following: sanitary drainage or storm drainage facilities, the venting system, and public or private water supply systems, within or adjacent to any building or other structure or conveyance; also the practice and materials used in the installation, maintenance, extension, or alteration of the stormwater or

sewage system of any premises to their connection with any point of public disposal or other terminal. (1983 Code § 15.10.020)

8-2-3: **ADMINISTRATION:** The administration and enforcement of this chapter shall be the duty of the building official hereby authorized to take such action as may be reasonably necessary to enforce the purposes of this code. The city council may appoint and authorize such assistants or agents as they may deem necessary to enforce the provisions of this code. (1983 Code § 15.10.030)

8-2-4: **PERMIT REQUIRED:**

- A. Issuance Of Permit: No plumbing work, unless excepted in this section, shall be undertaken prior to the issuance of a permit therefor by the building official.
- B. Application For Permit: Application for permit shall be made on suitable forms provided by the director of finance. The application shall be accompanied by the fees in accordance with the schedule of fees. (1983 Code § 15.10.040)
- C. Schedule Of Fees: Fees shall be as determined from time to time by resolution of the city council. (2009 Code)

8-2-5: **PERMIT REQUIREMENTS:**

A. Plans And Specifications:

1. Required: No permit shall be issued until plans and specifications showing the proposed work in necessary detail have been submitted to the building department and the city council has determined, from examination of such plans and specifications, that they give assurance that the work will conform to the provisions of this code. If a permit is denied, the applicant may submit revised plans and specifications without payment of additional fees.

2. Change In Plans: If, in the course of the work, it is found necessary to make any change from the plans and specifications on which a permit has been issued, amended plans and specifications shall be submitted and a supplementary permit, subject to the same

conditions applicable to the original application for permit, shall be issued to cover the change.

- B. Repairs: Repairs involving only the working parts of a faucet or valve, the clearance of stoppages, repairing of leaks, or replacement of defective faucets or valves may be made without a permit, provided no changes are made in the piping to the fixtures.
- C. Protection Of Water Supply System: The building department shall make such rules and regulations in furtherance of the purposes of this code, and not inconsistent with the specific provisions of this code, for the installation, repair, or alteration of air conditioning systems, water treatment equipment and water operated devices as may be deemed necessary to properly protect the water supply system. (1983 Code § 15.10.050)

8-2-6: **ENFORCEMENT:**

- A. Inspection And Tests: It shall be the duty of the building department to enforce the provisions of this code and to make the inspections and tests required thereunder.
- B. Right Of Entry: The building official shall, after proper identification, have the right to enter any premises for the purpose of inspecting any plumbing system at such times as may be reasonably necessary to protect the public health. (1983 Code § 15.10.060)

8-2-7: **VIOLATION; PENALTY:** Any person who shall violate any of the provisions of this chapter shall, upon conviction thereof, be subject to penalty as provided in section 1-4-1 of this code. (1983 Code § 15.10.070)

CHAPTER 3

MANUFACTURED HOMES

SECTION:

- 8-3-1: Definition
- 8-3-2: Ownership
- 8-3-3: Utility Connections
- 8-3-4: Permanency
- 8-3-5: Building And Zoning Requirements
- 8-3-6: Health Regulations
- 8-3-7: Permit Required
- 8-3-8: Exemptions

8-3-1: **DEFINITION:** "Manufactured home" as used herein shall mean all manufactured homes or trailers used for temporary or permanent housing on a site in the city by one or more persons. (1983 Code § 15.14.010; amd. 2009 Code)

8-3-2: **OWNERSHIP:** All manufactured homes and sites shall be owned by one or more of the regular occupants thereof. (1983 Code § 15.14.020; amd. 2009 Code)

8-3-3: **UTILITY CONNECTIONS:** All manufactured homes shall be permanently hooked up to standard water, power and sanitary facilities in compliance with the ordinances and regulations of the city and the statutes and regulations of the state. (1983 Code § 15.14.030; amd. 2009 Code)

8-3-4: **PERMANENCY:** All manufactured homes must be placed on permanent concrete foundations or footings sufficient to support a mobile home. (1983 Code § 15.14.040; amd. 2009 Code)

8-3-5: BUILDING AND ZONING REQUIREMENTS:

- A. Regulations Apply: Except as hereinafter provided, the building and zoning regulations of the city shall apply to all manufactured homes moved on or replacing those manufactured homes now situated on lots or parcels of ground in the city.
- B. Minimum Floor Space, Site Space: Each manufactured home, exclusive of porch or entry, shall have not less than seven hundred (700) square feet of floor space and be situated on a site of not less than seven thousand (7,000) square feet, unimproved except for utilities.
- C. One Unit Per Space: Only one manufactured home per seven thousand (7,000) square foot site, unimproved except for utilities, shall be permitted.
- D. Skirting: Each manufactured home shall be skirted with material to match that of the manufactured home, and any additions that attach thereto shall conform as close as possible to the present outside materials of the unit. (1983 Code § 15.14.050; amd. 2009 Code)

8-3-6: HEALTH REGULATIONS: The occupants of manufactured homes shall comply with all health and sanitation ordinances and regulations of the city and the state. (1983 Code § 15.14.060; amd. 2009 Code)

8-3-7: PERMIT REQUIRED:

- A. Temporary Permit Required: Except as hereinafter provided, no manufactured home shall be placed on any site in the city without the owner thereof first applying for a temporary permit.
- B. Application: Such application shall be made, in writing, to the city building inspector who shall issue the permit only after he is satisfied that the requirements of this chapter apparently will be met.
- C. Fee: The regular building permit fee as provided by resolution shall be paid by the applicant before the temporary permit is issued.
- D. Term: Said temporary permit shall be valid for a period not to exceed ninety (90) days.

- E. Permanent Permit: After the manufactured home has been situated in conformance with this chapter, the building inspector shall issue a permanent permit to the owner of the manufactured home, without additional charge. (1983 Code § 15.14.070; amd. 2009 Code)

8-3-8: **EXEMPTIONS:**

- A. Installation Prior To October 6, 1966: Sections 8-3-2, 8-3-4 and 8-3-5 of this chapter shall not apply to those manufactured homes installed in the city before October 6, 1966.
- B. Manufactured Home Parks: This chapter shall not apply to those manufactured homes now or hereafter situated in a licensed manufactured home park. (1983 Code § 15.14.080; amd. 2009 Code)

