

Chapter 500

BUILDING CODES

ARTICLE I

Building Code Adoption

- Section 500.010. Adoption of Building Code.**
- Section 500.020. Establishment of Office of Building Official.**
- Section 500.030. Duties of Building Official.**
- Section 500.040. Right of Entry.**
- Section 500.050. Definitions.**
- Section 500.055. Fire Limits Established.**
- Section 500.060. Fees For Building Permits.**

ARTICLE II

Standard Housing Code Adoption

- Section 500.070. Adoption of Southern Standard Housing Code.**
- Section 500.080. Establishment of The Office of Building Official.**
- Section 500.090. Establishment of Housing Board of Appeals.**
- Section 500.100. Duties of The Building Official.**
- Section 500.110. Right To Entry.**

ARTICLE III

National Electrical Code Adoption

- Section 500.120. Adoption of Electric Code.**
- Section 500.130. Inspector.**
- Section 500.140. Duties.**
- Section 500.150. Permits.**

- Section 500.160. Inspection.**
- Section 500.170. Standards.**
- Section 500.180. Licensing of Electricians.**
- Section 500.190. Bond Required.**
- Section 500.200. Qualifications.**
- Section 500.210. Failure To Comply.**
- Section 500.220. License To Individual.**

ARTICLE IV

Municipal Electrical Code Adoption

- Section 500.230. Municipal Electric Code and General Rules and Regulations Applying To Electric Utility Services.**
- Section 500.240. Purpose.**
- Section 500.250. Electrical Inspection.**
- Section 500.260. Disputes.**
- Section 500.270. Permit.**
- Section 500.280. Metering.**
- Section 500.290. Utility Pole.**
- Section 500.300. Wiring Code.**
- Section 500.310. Emergency Breaking of Seal.**
- Section 500.320. Service Entrance Wires.**
- Section 500.330. Service Entrance Wiring Requirements.**
- Section 500.340. Meter Installation.**
- Section 500.350. Safety Requirements.**
- Section 500.360. Overhead Service.**
- Section 500.370. Utilization Equipment.**
- Section 500.380. Motor-Starting Limitations.**
- Section 500.390. Multiple Occupancy Building.**

Section 500.400. Outages.**Section 500.410. Electric Meter Testing Fee.****ARTICLE V****Adoption of National Plumbing Code****Section 500.420. Adoption of National Plumbing Code 1965 Edition.****Section 500.430. Enforcement.****Section 500.440. Definition.****Section 500.450. Modifications.****Section 500.460. Appeals.****Section 500.470. Plumber's Permit.****Section 500.480. Method of Obtaining Plumber's Permit.****Section 500.490. Discontinuance of Service.****Section 500.500. Discontinuing of Service.****Section 500.510. Penalties.****ARTICLE VI****Earthquake and Seismic Design****Section 500.520. Mandatory Compliance With Seismic Regulations.**

ARTICLE I
Building Code Adoption**Section 500.010. Adoption of Building Code.****[CC 1978 §44.010; Ord. No. 840 §1(44.010), 12-28-1990]**

There is hereby adopted by the Board of Aldermen of the City of Thayer, Missouri, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, use and occupancy, location and maintenance of buildings and structures, including permits and penalties within the City limits of Thayer, a building code known as the Basic Building Code (BOCA) published by Building Officials and Code Administrators International, Inc., in book form, to wit, the 1990 Edition and said regulations are hereby adopted and incorporated as fully as if set out at length herein. It shall be unlawful to erect or construct any building or structure in the City in violation of or without complying with the appropriate provisions of such regulations. Copies of such code shall be kept on file in the City Clerk's office for inspection and three (3) copies shall be furnished to the Building Official.

Section 500.020. Establishment of Office of Building Official.**[CC 1978 §44.020]**

- A. The office of Building Official is hereby created and the executive official in charge shall be known as the Building Official.
- B. The Building Official shall be appointed by the Mayor and subject to confirmation of the Board of Aldermen. His/her appointment shall continue during good behavior and satisfactory service. He/she shall not be removed from office except for cause after full opportunity has been given to be heard on specific charges.

- C. During temporary absence or disability of the Building Official, the appointment authority shall designate an acting Building Official.

Section 500.030. Duties of Building Official.

[CC 1978 §44.030]

It shall be the duty of the Building Official to enforce all laws relating to the construction, alteration, removal and demolition of buildings and structures.

Section 500.040. Right of Entry.

[CC 1978 §44.040]

The Building Official, in the discharge of his/her official duties and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour with the consent of the tenant, owner or agent or upon presentation of a duly executed court order.

Section 500.050. Definitions.

[CC 1978 §44.050]

As used in this Chapter, the following terms shall have these prescribed meanings:

CORPORATE COUNSEL — The attorney for the City of Thayer, Missouri.

MUNICIPALITY — The City of Thayer, Missouri.

Section 500.055. Fire Limits Established.

[CC 1978 §44.060]

The fire limits of the City of Thayer, Missouri, are hereby established as follows:

All of Blocks Eight (8), Nine (9), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24); also all that territory lying East of Block Twenty-one (21) and West of the right-of-way of the St. Louis-San Francisco Railway Company in Thayer, Missouri, described as follows: Beginning at the Southeast (SE) corner of Block Twenty-one (21) in the City of Thayer, Missouri, and go East to the right-of-way of the St. Louis-San Francisco Railway Company; thence in the Northerly direction parallel with said right-of-way to a line parallel with the North boundary line of said Block Twenty-one (21), thence West to the Northeast (NE) corner of Block Twenty-one (21); thence South parallel with the East boundary line of Block Twenty-one (21) to the place of beginning. Also, all of that land boundaried by the St. Louis-San Francisco Railway tracks on the Northeasterly side and by Front Street on the Southwesterly side and by the Old Alton Road on the Northerly side and by State Highway on the Southeasterly side.

Section 500.060. Fees For Building Permits.**[CC 1978 §44.070]**

- A. No person shall construct or improve any of the items set forth herein without having first obtained a building permit from the City of Thayer, Missouri.
- B. Fees for building permits shall be as follows:
 - 1. Construction of new home: \$25.00.
 - 2. Addition of one (1) room: \$15.00.
 - 3. Porch or carport: \$10.00.
 - 4. Additional new steps, sidewalk or driveway: \$5.00.
 - 5. Commercial buildings:
 - a. 1,800 square feet or less: \$25.00.
 - b. Over 1,800 square feet: \$50.00.
 - 6. Setting or locating mobile home: \$25.00.

ARTICLE II**Standard Housing Code Adoption****Section 500.070. Adoption of Southern Standard Housing Code.****[CC 1978 §45.010]**

There is hereby adopted by the Board of Aldermen of Thayer, Missouri, that certain health and housing standards known as Southern Standard Housing Code, of which not less than three (3) copies have been and are now filed in the office of the Clerk of the City of Thayer, Missouri 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 on all dwellings and premises within the corporate limits of Thayer, Missouri.

Section 500.080. Establishment of The Office of Building Official.**[CC 1978 §45.020]**

- A. The office of Building Official is hereby created.
- B. The Building Official shall be appointed by the Mayor subject to confirmation of the Board of Aldermen. His/her appointment shall continue during good behavior and satisfactory service. He/she shall not be removed from office except for cause after full opportunity has been given him/her to be heard on specific charges.

Section 500.090. Establishment of Housing Board of Appeals.**[CC 1978 §45.030]**

- A. There is hereby created a Board of Housing Appeals which shall consist of five (5) members appointed by the Mayor subject to confirmation of the Board of Aldermen. One (1) member shall be appointed to serve one (1) year, two (2) members to serve two (2) years and two (2) members to serve three (3) years.
- B. This Board shall act by majority vote of the members present.
- C. Said Board shall have the power and be required to hold public hearings in deciding appeals where it is alleged there is an error in law or fact in any order or decision of the Building Official in the enforcement of this Chapter.

Section 500.100. Duties of The Building Official.**[CC 1978 §45.040]**

It shall be the duty of the Building Official to enforce all laws and provisions specified in Southern Housing Code.

Section 500.110. Right To Entry.**[CC 1978 §45.050]**

The Building Official, in the discharge of his/her official duties and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour with the consent of the tenant, owner or agent or upon presentation of a duly executed court order.

ARTICLE III**National Electrical Code Adoption****Section 500.120. Adoption of Electric Code.****[CC 1978 §47.010]**

There is hereby adopted by the City of Thayer for the purpose of establishing rules and regulations for the construction, alteration, removal and maintenance of electric wiring and apparatus, including permits and penalties, that certain electric code known as the National Electric Code Standard of the National Board of Fire Underwriters being particularly the 1968 Edition thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, of which not less than three (3) copies have been and now are filed in the office of the City Clerk of the City of Thayer and the same are hereby adopted and incorporated as fully as if set out at length herein and from the date on which this Article shall take effect, the provisions thereof shall be controlling in the construction, alteration, maintenance or removal of all electric wiring and apparatus within the corporate limits of the City of Thayer.

Section 500.130. Inspector.**[CC 1978 §47.020]**

There is hereby created the office of Electrical Inspector who shall be appointed by the Mayor, subject to the confirmation of the Board of Aldermen. The Electrical Inspector shall have had at least two (2) years' experience as an electrician, shall be of good moral character, shall be versed in the approved methods of electrical construction for safety of life and property and the National Electric Code. He/she shall receive such compensation as the Board may decide.

Section 500.140. Duties.**[CC 1978 §47.030]**

- A. The Electrical Inspector, who for the purpose of this Article shall be known as the City electrician and hereinafter referred to as such, shall have the duty and is hereby authorized, empowered and directed to regulate and determine the placing of electric wires or other appliances for electric light, heat or power in the City of Thayer and to cause all such wires, appliances or apparatus to be placed, constructed and guarded as not to cause fires or accidents, endangering life or property and to be constructed as to keep to a minimum the loss or waste of electric current.
- B. It shall be the duty of the City electrician to enforce all provisions of this Article and he/she is hereby granted the authority to enter all buildings in the City of Thayer in the performance of his/her duties between the hours of 8:00 A.M. and 5:00 P.M. daily, except that in emergency and within the limits of reason, the City electrician may enter buildings for such purposes at other than the designated hours.
- C. It shall be the duty of the City electrician to inspect and/or test all electrical work and equipment or apparatus for compliance with the code whenever electric wiring, appliances or apparatus shall be defective or hazardous through improper manufacture or improper or insufficient insulation or for any other reason, he/she shall at once cause the removal of such defect or defects at the expense of the owners of such wiring, appliance or apparatus.

Section 500.150. Permits.**[CC 1978 §47.040]**

No installation, alteration or removal shall be made in/or of the wiring of any building or structure for light, heat or power or to increase the load of energy carried by such wires or equipment, nor shall any building or structure be wired for electric lights, appliances, motors, apparatus or heating devices nor alterations made thereto without a written permit therefor being first obtained from the City license issuing Clerk by the person, firm or corporation having direct charge of such installation, alteration or removal.

Section 500.160. Inspection.**[CC 1978 §47.050]**

Upon the completion of the wiring, installation or alteration of any building or structure for light, heat, power, appliance or apparatus, it shall be the duty of the person, firm or corporation having direct charge of such to notify the City electrician who shall, as early as possible, inspect such wiring, installation, appliance and apparatus and if installed, altered and constructed in compliance with the permit and in accordance with the requirements of this Chapter, he/she shall execute a certificate of satisfactory inspection which shall contain the date of such inspection and the result of his/her examination, but no such heating devices, appliances and apparatus be in strict accord with the rules and requirements and the spirit of this Chapter, nor shall current be turned on such installation, equipment, appliance, motor, heating device and apparatus until said certificate be issued. The amount of fee or charge to be made for such inspections and certificate to be fixed and determined by the Board of Aldermen.

Section 500.170. Standards.**[CC 1978 §47.060]**

All electrical construction, all materials, appliances, motors, heating devices and apparatus used in connection with electrical work and the operation of all electrical apparatus within the City of Thayer shall conform to the rules and requirements of the National Electrical Code current when work is performed or equipment and apparatus installed, however, the necessity, good service and said results often require larger sizes of wire, more branch circuits and better types of equipment than the minimum which is specified in the National Electrical Code. Therefore, the City electrician supervising the enforcement of this code will have the responsibility and authority for making interpretations of the rules, for deciding upon the approval of equipment, materials, construction and for granting the special permission contemplated in a number of the rules and the City electrician, where necessary, shall follow the code procedure for securing official interpretations of the code.

Section 500.180. Licensing of Electricians.**[CC 1978 §47.070]**

Any persons, firm or corporation desiring to engage in the business of electrical construction or of the installation of wiring and apparatus for electric lights, appliances, heating or power in the City of Thayer shall, before doing so, obtain a license therefor, the fee for which shall be twenty-five dollars (\$25.00) per year which shall be paid into the City Treasury before such license shall become effective.

Section 500.190. Bond Required.**[CC 1978 §47.080]**

Every person, firm or corporation doing electrical business in the City of Thayer shall execute and deliver to the City a bond with a surety bonding company in the sum of one thousand

dollars (\$1,000.00) to indemnify the City of any citizen for any damage caused by the failure of such person, firm or corporation doing the electrical work to comply strictly with the provisions of this Chapter.

Section 500.200. Qualifications.

[CC 1978 §47.090]

No license shall be issued until the party applying for same has given satisfactory evidence to the City electrician of his/her or their ability to do said electrical work in a safe and satisfactory manner. No permit for installation or alteration of any wiring, heating devices, motors, appliances and apparatus shall be issued until the license and bond herein required have been obtained.

Section 500.210. Failure To Comply.

[CC 1978 §47.100]

- A. Any person, firm or corporation who shall fail to correct any defect or defects in his/her work or to meet the required standards after having been given notice of the unfit condition by the City electrician, within a reasonable time, shall be refused any other permit until such defect or defects have been corrected and shall be subject to revocation of license for continual defective work or either upon conviction for violation of the provisions of this Chapter.
- B. Upon failure to comply with this Chapter, the City electrician shall have authority, after due notice, to cut out electric current in the locality concerned.

Section 500.220. License To Individual.

[CC 1978 §47.110]

Any individual desiring to perform his/her own electrical work personally shall not be required to make the required bond or to obtain the required license, but shall be required to obtain the regular permit for that particular job. Such work done by an individual must be done by him/her personally on his/her own particular job and not be a way of performing a service to the public generally.

ARTICLE IV

Municipal Electrical Code Adoption

Section 500.230. Municipal Electric Code and General Rules and Regulations Applying To Electric Utility Services.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

- A. The City of Thayer has established a Municipal Electric Code with certain rules and regulations required. These are in addition to the National Electrical Code. Copies of the Municipal Electrical Code can be obtained at the City office.

- B. The Electric Superintendent will be responsible for enforcement and will make a review of the Municipal Electrical Code annually to ensure that the code is up-to-date.
- C. The failure of any electric customer, occupant or electrician to conform with the National Electrical Code or the Municipal Electrical Code shall be deemed an ordinance violation.

Section 500.240. Purpose.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

The Thayer, Missouri, Municipal Code is a supplement to the current National Electric Code. Both codes are required by the City of Thayer, Missouri, with the municipal supplement to deny certain allowances in the National Electrical Code or to require additional procedures felt to be more particularly applicable to public and personal safety in Thayer, Missouri.

Section 500.250. Electrical Inspection.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

The electrical inspections shall be performed by the City Electric Superintendent or his/her assignee. At least a twenty-four (24) hour workday notice must be given prior to requesting an inspection.

Section 500.260. Disputes.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

Any dispute of the interpretation by the electrician or the property owner may be appealed to the Electric Superintendent and the Board of Aldermen.

Section 500.270. Permit.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

All electrical work performed within the City limits of Thayer or on a facility taking electric service from the City of Thayer, except electric transmission of distribution power and certain industrial maintenance, will require a permit to be issued by the City at the office at 124 Second Street before commencing with the work. Emergency repairs may be authorized on weekends by contacting the Electric Superintendent or his/her assignee. The permit and inspection under this emergency procedure will be performed later but not more than forty-eight (48) hours after notifying the department.

Section 500.280. Metering.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

All electric power taken front the City of Thayer system will be metered unless exception under special or temporary permission of the Board or Aldermen or the City Superintendent. The accuracy and testing of electric meters shall be in accordance with the general practices

of instrument testing. A test record will be made and become available upon request. The registration of the utilities metered will be accepted and received at all times and places prima facie evidence of the amount of power and energy taken.

Section 500.290. Utility Pole.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

The City of Thayer utility poles will not be used by others for any reason or purpose unless written permission is granted by the Electric Superintendent. All meters and poles will have separate grounds. Grounding to water pipes, except static clamping to metal water pipes, is prohibited.

Section 500.300. Wiring Code.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

The primary purpose of this Municipal Code is for the protection of citizens and property, reduce fire hazards to individuals and to the public by adherence to the National Electric Code and to the City Electric Codes. The breaking of seals, tampering with meters, wires or other property of the City of Thayer Electric Department, unless by utility employees, is herein prohibited by ordinance.

Section 500.310. Emergency Breaking of Seal.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

Breaking of seals or removals of meters will require notice to the Electric Department or City office within twenty-four (24) hours. Violators will be subject to prosecution of tampering laws. Engineers, contractors, builders and etc., are required to consult in advance with the City utilities and thereby obtain any special specifications and directions for the proposed service entrance in order to avoid expensive alternations at a later date. The service entrance should be adequate for future growth as well as present requirements.

Section 500.320. Service Entrance Wires.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

- A. Except for underground services, entrance wires which are totally outside must have copper conductors, have a minimum capacity of one hundred (100) amperes and not to be less than No. 2 copper in size. It is the customer's responsibility to install service equipment in accordance with the provisions of the 1984 or later National Electric Code as a minimum requirement. The City utilities will make only one (1) service connection for each type of electric service to a customer's premises except when required by the customer's load being of such size and character and so located as to make it advisable. The determination to how many services are to be installed will be made by the City of Thayer Electric Department and the following criteria will be used:

1. Determine the point and character of the electrical service from which it will be supplied to the customer.
2. Approve the location of the customer's service entrance from a source which the City will supply electricity to the customer.
3. Approve the customer's service entrance design for the electric system for the proper location from the utilities supply point.
4. Modify the utility facilities to suit the customer's desire if practical. The customer may be required to make a capital contribution for any excess cost.

Section 500.330. Service Entrance Wiring Requirements.**[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]**

- A. Contractors and others installing electrical work are required to balance the load on three (3) and four (4) wire systems.
- B. The service entrance wiring (in the loop) must have the neutral conductor the same size as the largest phase conductor. At least twenty-four (24) inches of conductor must extend from the weatherhead to provide for the service connection.
- C. Where an installation comprises of more than one (1) kind of service, such information is to be plainly and permanently marked on each entrance switch by the building owner, the customer or their agent.
- D. The neutral wire of single phase, three (3) wire 120/240 volt, or three-phase service shall be grounded on the customer's premises by the customer. This ground shall be made by means of an outside ground rod. All neutral ground wires and rods shall be copper with a minimum size of No. 6 bare copper or according to the National Electric Code for equipment green ground. The minimum ground rod shall be one-half (½) inch by eight (8) feet in length.
- E. Clearance of the service drop conductors shall be govern by the National Electric Code 230-24. The service weatherhead shall provide at least eighteen (18) inches clearance below the attachment point of the bottom service wire.
- F. No conductor or devises from the initial service attachment to the fuse box, regardless of age or who furnished it or installed it, will be the property or responsibility of the City of Thayer, Missouri. The responsibility of the City of Thayer is for the power system distribution and the overhead service wire to the building. Underground services are the responsibility of the customer unless if determined by the Electric Superintendent to be in the best interest of the Utility Department.

Section 500.340. Meter Installation.**[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]**

- A. The City of Thayer will furnish, plug in and seal the meter. The meter mounting box will be furnished but not installed by the City. The meter loop and weatherhead, furnished by the customer, may use the City furnished meter pan.
- B. All meter locations must be approved by the Electric Superintendent.
- C. Metering equipment is to be located outside and where it is not subject to vibration or jarring, nor is it to be subject to gases, dust, fluids, etc., that may affect the accuracy of the meter.
- D. Meters shall not be installed within thirty-six (36) inches of windows or doors.
- E. Meters shall not be located on platforms which are not accessible by stairs.
- F. When meters are to be located in a passageway of narrow space, the clear space in front of the meter shall be no less than three (3) feet.
- G. Meters are to be installed no less or no more than five (5) feet from the bottom of the meter pan to a standing room surface of no more or less than six (6) feet six (6) inches over driveways.
- H. After the meter installation has been located by the Electric Department on the premises of the customer, all cost of any future changes in location shall be paid by the customer, if the change is requested by the customer.

Section 500.350. Safety Requirements.**[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]**

Electric services and meters on vacant premises which have been determined by the Electric Superintendent as being unsafe and having obvious code violations shall remove the service and will not reinstall until permission is granted and the installation has been approved by the City. Owners of occupied premises will be notified in writing to correct the meter installation so as to meet code requirements within thirty (30) days or the service connection will be removed from the premises. No aluminum electric wiring will be permitted inside residential, mobile homes, institutional or any commercial installations in the City of Thayer, Missouri.

Section 500.360. Overhead Service.**[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]**

Normally the customer will be served through a meter attached to the outside of the building. The point of attachment of the City utilities drop to the customer's building or mast must be of proper height and location to provide availability at all points in the span of minimum clearances above the ground and from other wires and obstructions as required by the 1984 or latest Edition of the National Electrical Code and the National Bureau of Standards Handbook. The customer is to provide the installation at his/her building, a suitable service

attachment of not less than two (2) inch galvanized rigid conduit when extended through the roof and not less than two (2) inch E.M.T. or two (2) inch I.M.C., P.V.C. or two (2) inch aluminum when the mast is not supporting a service attachment. No P.V.C. conduit will be allowed for any mast to which service wires are to be attached.

Section 500.370. Utilization Equipment.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

In order to assure uniformly satisfactory service to all customers, it is important that the requirements for customer utilization equipment contained in or on the premises be carefully followed by the customer. The customer shall use the electric service supplied by the City utilities with due regard to the effect of such service on other utility customers and on the utility facilities. The Electric Superintendent may suspend electric service to a customer without notice if the customer's installation is in an immediate unsafe or dangerous condition on either vacant facilities or occupied facilities or is so designed or operated as to disturb the electric service supplied by the utilities to other customers. Electric service is subject to occasional and rapid voltage variations which may adversely affect the operation of sensitive controls on a customer's electrical equipment. Devices are available for use with most electrical equipment that will minimize or eliminate the effect of such disturbances.

NOTE: The City of Thayer will not assume liability for damage to the customer's equipment nor disturbances in any customer's processes which may arise from such variations. Many computer installations do require internal devices effecting the special transient compensation. This compensation is the responsibility of the customer.

ALSO NOTE: The City of Thayer will not assume liability for damages from outages or voltage fluxations caused directly or indirectly by acts of nature, vandalism, weather, natural disasters or other phenomenon over which the utility has no control.

Section 500.380. Motor-Starting Limitations.

[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]

- A. The City utility utilizes single pole switches and single-phase fuses in its distribution system and accordingly the customer must protect all three-phase motors and equipment from an inadvertent single-phase operating condition. In addition, suitable protection must be provided by the customer for all motors in compliance with the 1984 or later revisions of the National Electric Code in order to protect motor and equipment from improper or dangerous operation due to motor overload or the failure to start.
- B. All motors shall be protected against overload by the circuit breakers or be of the ground lead disconnecting type.

Section 500.390. Multiple Occupancy Building.**[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]**

When a building is occupied by more than one (1) customer, the utility will set as many meters as there are separate customers within the building and will furnish service to the approved service point sufficient to supply the requirements of all customers within the building. The wiring of the premises must not overlap from one customer to another. This code does not permit usage other than what the customer's individual meter registers for that customer or to be inadvertently billed to the customer who does not use the electricity. The Electric Superintendent shall investigate all conditions of misapplication and require the responsible party to correct this code violation. The internal building wiring and meter board shall be so arranged as to permit individual metering of each separate premise and the installation of the utility's meters immediately adjacent to each other.

Section 500.400. Outages.**[CC 1978 §47.120; Ord. No. 875 §1, 9-12-1995]**

Should the customer experience an outage or disruption of electric service, unless disconnected for non-payment, they are responsible for calling the City office — hours 8:00 A.M. to 4:30 P.M. Monday through Friday. If the outage is after hours, the customer should call the City of Thayer Police Department. Should the condition persist for two (2) hours or more, another call may be necessary.

Section 500.410. Electric Meter Testing Fee.**[Ord. No. 982 §1(47.121), 11-8-2005]**

- A. Should any customer desire to challenge the accuracy of any meter supplied by the City, he/she may do so on request and on payment of an inspection fee. Inspection fee shall be designed to cover the cost of testing the meter and shall roughly approximate the cost to the City. This fee shall be twenty-five dollars (\$25.00). Should the meter be found to be imperfect and fast in measurement of the service by more than two percent (2%), the cost of said test shall be paid by the City and the inspection fee be refunded to the consumer. Should the test show the meter is correct in the margin of error of two percent (2%), the cost of the excess amount of services shall not be adjusted and inspection fee shall be retained by the City. Should the inspection show that the meter is imperfect and slow in measurement of the service by more than two percent (2%), there shall be no adjustment of prior billings and the inspection fee will be retained by the City.
- B. No consumer shall require a test of any meter more often than once in six (6) months. At the request of the consumer a written report showing the result of such test shall be given the consumer requesting the same.

ARTICLE V
Adoption of National Plumbing Code

Section 500.420. Adoption of National Plumbing Code 1965 Edition.**[CC 1978 §46.010]**

There is hereby adopted by the Board of Aldermen for the purpose of prescribing regulations governing the installation and maintenance of plumbing materials that certain code engineers, save and except such portions as are hereinafter deleted, modified or amended, of which code not less than three (3) copies have been and now are filed in the office of the Clerk of the City of Thayer, Missouri, and the same are hereby adopted and incorporated as fully as if set out at length herein and from the date on which this Article shall take effect, the provisions thereof shall be controlling within the limits of the City of Thayer, Missouri.

Section 500.430. Enforcement.**[CC 1978 §46.020]**

The code hereby adopted shall be enforced by the Building Official of the City of Thayer, Missouri.

Section 500.440. Definition.**[CC 1978 §46.030]**

Wherever the word "*municipality*" is used in the code hereby adopted, it shall be held to mean the City of Thayer, Missouri.

Section 500.450. Modifications.**[CC 1978 §46.040]**

The Building Official shall have power to modify any of the provisions of the code hereby adopted upon application in writing by the owner or lessee or his/her duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety secured and substantial justice done. The particulars of such modification when granted or allowed and the decision of the Building Official thereon shall be entered upon the records of the City and a signed copy shall be furnished the applicant.

Section 500.460. Appeals.**[CC 1978 §46.050]**

Whenever the Building Official shall disapprove an application or refuse to grant a permit applied for or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from

the decision of the Building Official to the Board of Aldermen within thirty (30) days from the date of the decision appealed.

Section 500.470. Plumber's Permit.

[CC 1978 §46.060]

No person or persons shall do, perform or cause to be done or performed any work or labor of any kind whatsoever in the construction or maintenance of any water or sewer line, service lateral or sewer or water facility on property of the City of Thayer unless such person first obtains and possesses a valid plumber's permit issued by the City of Thayer in form and manner as hereinafter provided or unless such person or persons is a bona fide employee, agent or servant of such person or persons; all backhoe and earth machine owners or lessees shall have such permit.

Section 500.480. Method of Obtaining Plumber's Permit.

[CC 1978 §46.070]

Any person desiring to obtain a plumber's permit in order to engage in such plumber's work or occupation on the City of Thayer property either for or without consideration shall first file a written application with the City Clerk setting forth such applicant's name, address, occupational history and plumbing qualifications; and if the Board of Aldermen after considering such application approves the same, the City Clerk shall then issue such applicant a plumber's permit for one (1) year upon such applicant paying to said City an annual fee of twenty-five dollars (\$25.00) plus filing and keeping on file with such City a corporate or surety bond, approved by the City Clerk, in the principal amount of one thousand dollars (\$1,000.00) and naming the City of Thayer as the obligee and guaranteeing to the City of Thayer such sums of money which might become due to the City of Thayer as a result of damage to any City property or any other evidences of debt that such plumber or persons in privity therewith might owe the City of Thayer, such as damage to the City property in constructing, laying and backfilling said sewer line, service lateral or water and sewer facility for which such plumber shall be jointly and severally liable with his/her principal; such plumber's permit shall be renewed annually so long as such plumber pays the fee herein required and keeps on file such bond and otherwise meets the qualifications for such permit as from time to time said Board of Aldermen may exact and lay down; the Board of Aldermen may at any time revoke any plumber's permit issued.

Section 500.490. Discontinuance of Service.

[CC 1978 §46.080]

The Board of Aldermen of the City of Thayer may at any time suspend or discontinue sewage service to any customer without notice, if in the opinion of such Board of Aldermen such action is necessary to protect the health and welfare of the people of the City of Thayer or the sewage disposal system and the proper functioning thereof is jeopardized or when any other emergency exists as determined by the Board of Aldermen.

Section 500.500. Discontinuing of Service.**[CC 1978 §46.090]**

In the event that satisfactory compliance of the various Sections of this Article cannot be obtained within a period of thirty (30) days (except where a different period of time is set herein, such as certain Sections of this Article) following receipt of notification of such violation by the offender, the Board of Aldermen may order the offending person, firm, partnership or corporation to disconnect from the municipal sewerage system or may order the connection broken by municipal employees, provided however, that the offending party must be notified at least thirty (30) days in advance of the date the connection must be broken, unless a different time is set in this Article.

Section 500.510. Penalties.**[CC 1978 §46.100]**

- A. Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith or who shall violate or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken or who shall fail to comply with such an order as affirmed or modified by the Board of Aldermen or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and non-compliance, respectively, be guilty of an ordinance violation. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

ARTICLE VI**Earthquake and Seismic Design****Section 500.520. Mandatory Compliance With Seismic Regulations.****[CC 1978 §44.015; Ord. No. 840 §1, 12-28-1990]**

- A. It shall be unlawful to erect, construct and to make major structural renovations in the City without complying with the standards for seismic design and construction contained in the Basic Building Code. This Subsection shall apply to:
 - 1. All buildings for which leases are executed by any political subdivision of the State of Missouri after January 1, 1994.
 - 2. All buildings for which leases are executed by the State of Missouri or any political subdivision or any institution of higher education after January 1, 1994.

3. All new construction and major renovations. This Subsection and the requirements contained therein shall specifically not apply to:
 - a. Any building owned by the State of Missouri, institution of higher education or any political subdivision upon which construction began or was finished before the effective date of this Chapter.
 - b. Any private structure with less than ten thousand (10,000) square foot of total area.
 - c. Any single family or duplex residence.