

CHAPTER 9
BUILDING REGULATIONS
Article 1. Building Inspector

§9-101 BUILDING INSPECTOR: POWER AND AUTHORITY.

A. Under the direction of the Director of Public Works, the Building Inspector shall be the Municipal official who shall have the duty of enforcing all building, electrical, plumbing, housing and land development regulations, codes and/ or ordinances of the Municipality. The inspector shall inspect all buildings repaired, altered, built, or moved in the Municipality, and any land being developed as often as necessary to insure compliance with all Municipal ordinances. The Inspector shall have power and authority to order all work stopped on any construction, alteration, relocation or land development which violates any building, housing or land development regulations, code or ordinances of the Municipality. The Inspector shall issue permission to continue any construction, alteration, relocation or develop when he/ she is satisfied that no provision or regulation, code or ordinance will be violated. If the stop order is an oral one, it shall be followed by a written stop order within twenty-four (24) hours. Such written order may be served by any Municipal Police officer.

B. Under the direction of the Director of Public Works, the Building Inspector, his or her agent or assistant shall also have the power and authority to issue criminal citations for violation of Municipal Code, any building, electrical, plumbing and housing regulations or code, and any Land Development Ordinance for the City of Crete in the same manner as if said citations are issued by a member of the Crete Police Department. (*Ref. 16-308 RS Neb.*) (*Ord. 1483; 2/15/00*)(*Ord. 1749; 4/20/10*)

§9-102 BUILDING INSPECTOR; LAWFUL ENTRY. It shall be the duty of the Building Inspector to inspect, as often as necessary, any building which is being constructed, altered, repaired or relocated to determine if the work being done therein is in conformity with all Municipal building and housing regulations.

§9-103 BUILDING INSPECTOR; APPEAL FROM DECISION. In the event it is claimed that the true intent and meaning of this Chapter has been wrongly interpreted by the Building Inspector; that the time allowed for compliance with any order of the Building Inspector is too short; or that conditions peculiar to a particular building make it unreasonably difficult to meet the literal requirements

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prescribed by this Chapter and the Building Inspector, the owner, his agent, or the occupant may file a notice of appeal within a reasonable time after the decision or order of the Building Inspector has been made. The Board of Adjustment shall hear all appeals and shall have the power and authority, when appealed to, to modify the decision or order of the Building Inspector. Such a decision shall be final, subject only to any remedy which the aggrieved person may have at law or equity. Applications for review shall be in writing and shall state the reasons why the variance should be made. A variance shall be granted only where it is evident that reasonable safety and sanitation is assured and may include conditions not generally specified by this Code to achieve that end. A copy of any variance so granted shall be sent to both the Building Inspector and the applicant.