

SUPERCEDED BY ORD #46 1/21/90

ORDINANCE NO. 23

AN ORDINANCE TO ADOPT THE SOUTHERN STANDARD BUILDING CODE, THE SOUTHERN STANDARD PLUMBING CODE, THE SOUTHERN STANDARD MECHANICAL CODE, THE SOUTHERN STANDARD GAS CODE, THE NATIONAL ELECTRIC CODE AND THE SOUTHERN HOUSING CODE, TOGETHER WITH AMENDMENTS THERETO, AND TO REPEAL SECTION VI B. OF ORDINANCE NO. 1 OF THE VILLAGE OF GOLF, AND TO PROVIDE FOR THE ISSUANCE OF BUILDING PERMITS BY THE VILLAGE OF GOLF, AND TO PROVIDE FOR THE ENFORCEMENT OF THE SAID CODES, AND TO PROVIDE FOR AN EFFECTIVE DATE, AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH, AND TO PROVIDE FOR THE SEVERABILITY THEREOF.

WHEREAS, The Village Council of the Village of Golf deems it to be in the best interest of the citizens of the Village of Golf to adopt standard codes regulating the construction of buildings and residences within the territorial limits of the Village of Golf,

BE IT ORDAINED BY THE VILLAGE COUNCIL OF GOLF, FLORIDA, AS FOLLOWS:

Section 1. Repeal of Section VI B. of Ordinance No. 1

That Section VI B. of Ordinance No. 1 of the Village of Golf, Florida, the same as adopted December 16, 1957, is hereby repealed in its entirety.

Section 2. Issuance of Permits.

The Village Council of Golf, Florida, shall issue all permits for construction, repair, alteration, enlargement, moving, removal, conversion, erection, demolition or occupancy of buildings or structures within the territorial limits of the Village of Golf, Florida. No building or structure shall be erected, arranged, altered or demolished anywhere in the Village of Golf without there first being submitted to the Village Council the plans and specifications for such building or alteration prepared by a registered architect as well as site planning in connection therewith, and such plans and specifications are approved by at least three members of the Village Council and evidence thereof is issued in the form of a building permit. The fee for such building permit shall be \$100.00. The Village Council may, by resolution, increase or decrease said fee.

No building permit shall issue unless the contractor furnishes the Village Council with (1) a certificate of competency issued by either the State of Florida or the Palm Beach County

Construction Industry Licensing Board showing the contractor is qualified to perform the work for which the permit is requested, (2) a copy of a Palm Beach County occupational license, and (3) a certificate of the contractor's liability insurance. The contractor shall furnish or cause to be furnished the same information for such plumbing, electrical and heating, air conditioning, refrigeration and ventilation subcontractors as shall be employed on the job the subject of the permit. Failure to furnish such information before the respective subcontractor commences work on the job shall be grounds for revocation of the permit by the Village Council.

Section 3. Service Lines and Antennas. Notwithstanding any other provision herein to the contrary, all power and telephone lines servicing buildings or structures within the Village of Golf shall be installed below the surface of the ground from the main power and telephone service lines. All antennas shall be installed in the attic of the building it serves or in a closely adjacent tree, and all wires running from all antennas shall be fully attached to the building or shall run underground, except as the Village Council shall otherwise permit.

Section 4. Building Code.

A. That the Village Council of Golf, Florida, does hereby adopt by reference the 1973 Edition of the Southern Standard Building Code, together with the amendments thereto contained in the 1974 revision thereof, and further together with all editions, supplements, amendments, additions thereto, and revisions thereof, as the Building Code for the Village of Golf, Florida.

B. The following shall be amendments and additions to specific paragraphs of the Southern Standard Building Code:

Sec. 105.4 PLOT DIAGRAM

(a) Before a building permit shall be issued, the Village Council shall be supplied with the following:

(1) Drawings to scale showing the location of the proposed building or structure and of every existing building or structure on the site or lot.

(2) A certified sketch prepared by a Florida registered land surveyor or a Florida registered engineer, showing the boundary line survey of said lot or site and existing buildings and/or structures, if any.

(3) Unity of Title Declaration. When it is found necessary in order to obtain a building site of sufficient size and dimension to meet the minimum yard requirements, set back or plot area applicable thereto, that separate lots, plots, parcels or portions thereof must be combined,

added or joined to the whole or portion of any other recorded lot, parcel, or acreage, the applicant for such building permit shall first place on file or record as a public document in the official records in the office of the Clerk of the Circuit Court of Palm Beach County, an instrument hereinafter referred to as a Unity of Title Declaration. Such Unity of Title Declaration shall be in a form and content sufficient to unequivocally state that the aforesaid combination of separate lots, plots, parcels, acreage, or portions thereof shall be regarded as unified under one title as an indivisible building site. Where a Unity of Title has been recorded and the owner abandons the project before utilizing the Unity of Title, the Village Council is authorized to release the Unity of Title.

(b) Any violations existing at this stage of construction must be corrected before the construction may proceed and before other inspections are made.

Sec. 106.3 CONDITIONS OF THE PERMIT

(a) The Village Council shall act upon an application for a permit with plans as filed, or as amended, without unreasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Village Council from thereafter requiring a correction of errors in plans or in construction, or of violations of this code. Any permit issued shall become invalid unless the work authorized shall have been commenced within four (4) months after its issuance, unless seventy-five (75%) percent of the total cost of the construction has been completed within one year after the date of the first city inspection or if the work authorized by such permit is suspended or abandoned for a period of four (4) months after the time the work is commenced; grading and such improvements as streets, sewers, and water mains are not included in the definition of construction.

Sec. 107.4 SCHEDULE OF PERMIT FEES

All fees charged by the Village Council shall be as specified in Section 2 of this Ordinance No. 23.

Sec. 505 AUTOMOTIVE SERVICE STATIONS

(d) (1) Permit required when capacity over 300 gallons. It shall be unlawful for any person to install, place, locate, bury, erect or maintain, or to aid or assist in the installations, placing, locating, burying, erecting or maintaining any tank designed or intended to be used for the storage of any liquid commonly used for fuel, such as gasoline, kerosene, diesel oil or like substances,

having a total capacity of over 300 gallons, upon any property or premises within the Village of Golf, unless there first be secured from the Village Council a written permit.

(2) Information to be furnished by applicant for permit. It shall be the duty of an applicant for such a permit to furnish written application to the Village Council, which application shall show the following information:

(a) The name and address of the applicant.

(b) The name and address of the owner of the premises.

(c) The legal description of the premises and its street location.

(d) The zoning district which such property is located.

(e) A sketch showing the exact proposed location of the tank upon or under the premises; also the exact location of any other existing tanks upon or under the premises.

(f) The size, type, construction, capacity and purpose of the proposed tank and any other existing tanks.

(3) Type, construction design and installation to meet regulations of National Fire Underwriters Laboratories. The location, design, construction and installation of all such tanks must comply with all ordinances of the Village of Golf, including all zoning, building code regulations and Fire Code. In addition, the type, construction, design and installation thereof must conform strictly to the rules and regulations of the National Fire Underwriters Laboratories.

(4) Permit refused when Fire hazard increased or Ordinance violated. No permit shall be granted where a violation of any Village Ordinance is involved or where the Village Council determines the operation or maintenance of any such proposed tank would unduly increase the fire hazard of the surrounding neighborhood or property, or where the public safety or welfare is jeopardized.

(5) This ordinance shall not be construed to require a carrier to obtain a permit for the transportation of storage tanks or for the storage of same pending delivery to the consignee, or to require a manufacturer or dealer in such tanks to obtain a permit in order to display the same for sale or where not used for the storage of any

liquid commonly used for fuel.

(e) Eighteen thousand (18,000) gallon storage limit. It shall be unlawful for any person to construct or install within the Village of Golf facilities for storage of more than eighteen thousand (18,000) gallons of gasoline at, upon or under any one gasoline filling station or gasoline service station site, and no permit shall be granted where the applicant contemplates storage facilities in excess of the provisions of this section.

(f) All aboveground storage tanks over 300 gallons capacity now in use shall not be replaced but the replacement shall be installed with underground storage tanks.

(g) All bulk storage plants shall use underground storage tanks only regardless of capacity.

Sec. 1203.2 ROOF LIVE LOAD

(a) Where the rise is less than thirty (30°) degrees, roofs shall be designed for a vertical live load considered as wind of not less than thirty (30) pounds per square foot of horizontal projection applied to any and all slopes; when the rise is greater than thirty (30°) degrees, the roof shall be designed for wind load only.

(b) Design requirements for wind pressures shall be as specified in Section 1205.3.

(c) Roofs intended for use as floors shall be designed for the floor live load, determined by the intended occupancy, Section 1203.1(a).

(d) The foregoing provisions of this section shall not apply to glazed greenhouse roofs.

Sec. 1302.3 FOOTING DESIGN

(d) For frame buildings, constructed on solid original ground, concrete piers and footings or poured concrete footings with masonry (solid or concrete filled) piers for interior supports may be used, or if preferred, continuous masonry and concrete footings and foundations constructed as shown in Table of Minimum Allowable Dimensions - Foundation Walls and Footings:

MINIMUM ALLOWABLE DIMENSIONS
FOUNDATION WALLS AND FOOTINGS

	Thickness	Bottom Width	Height	Min. Depth below natural grade to top of footing	Rods min. 3" clear from bottom
Frame 2-story	8"	18"	10"	6"	3-No.4*
Frame 1-story	8"**	16"	8"	6"	2-No.4
Masonry 2-story	8"***	20"	10"	6"	3-No.5*
Masonry 1-story	8"***	18"	10"	6"	3-No.4*

* One rod in top of footing

** 6" if of reinforced concrete poured monolithic with footings

*** 12" to provide ledge for joist bearing where other than slab on grade are used.

All exterior foundations shall form continuous walls; footings shall be at least 4" wider on each side than the walls next above them. When concrete blocks are used for foundation walls in frame buildings, footings and reinforcing steel are required as in Table of Minimum Allowable Dimensions herein. Blocks shall be bonded with 6" thick cap extending full width of blocks reinforced with two (2) No. 3 reinforcing bars. Anchor bolts shall extend through blocks to the footing steel. Hollow units shall be filled with grout in cells containing these anchor bolts.

For all other types of buildings, footings and foundations shall be as follows:

All exterior walls and interior bearing walls shall be supported on continuous masonry or reinforced concrete walls or footings, as listed in the following table must be of sufficient size and strength to safely support the loads imposed as determined by the character of the soil.

Sec. 1405.0 HOLLOW UNITS

(a) The minimum thickness of exterior bearing walls of hollow masonry shall be 8 inches. Masonry walls (including walls of plain concrete) shall be supported at such intervals that the wall panel within the vertical and horizontal supports shall not exceed two hundred fifty-six (256) square feet in area, provided, however, that for solid masonry walls the distance from center to center of vertical supports shall in no case exceed twenty (20) feet, and, for hollow walls of masonry or walls of hollow masonry units, such distance shall not exceed 16 feet.

(b) Such lateral support shall be obtained by reinforced concrete columns at all corners and at intervals as specified above, and by reinforced concrete tie beams below each tier of floor or ceiling joist and on top of all walls to form a coping. In one (1) story residential buildings, the corner columns may be omitted.

(c) Reinforced concrete columns specified in (1405.2) shall be not smaller than 8 x 12 inches and have not less than four 5/8 inch reinforcing rods with 1/4 inch ties spaced twelve (12) inches apart.

(d) Reinforced concrete tie beams specified in (1405.2) shall be not smaller than 8 x 12 inches, and have not less than four 5/8 inch reinforcing rods, two at the top and two at the bottom. Minimum lap of steel shall be 30 diameters.

(e) Reinforced concrete coping beams specified in (1405.2) shall be not less than six (6) inches but not less than 64 square inches in cross section and shall have not less than two 1/2 inch reinforcing rods. Such beams shall be anchored to the tie beam immediately underneath with reinforced concrete struts not smaller than 8 x 12 inches having not less than four 1/2 inch reinforcing rods and placed one strut over each column. Coping beams shall be installed along the top of the rakes of gables if the area of the gable is fifty (50) square feet or more.

(f) Masonry walls shall be thoroughly bonded and anchored at points where they intersect and where they abut or join the reinforced concrete or fire proofed steel framework of a building.

(g) Piers and buttresses relied on for lateral support shall have sufficient strength and stability to transfer the wind forces to the ground. When walls are dependent upon floors for their lateral support, provision shall be made in the building to transfer the lateral force resisted by all floors to the ground.

(h) Mortar used in masonry construction shall be cement mortar or cement-lime mortar.

(i) Where columns carry concentrated loads, the minimum size shall be 12" x 12".

Sec. 1406.1 ROOF OUTLETS

(d) Scuppers for roof outlets shall be a minimum of two (2) square inches for every one hundred (100) square feet of roof surface and an overflow of the same size shall be provided not more than two (2) inches above the roof deck. Scuppers shall be effectively screened against debris stoppage. Where leaders are carried down inside of the buildings, they shall be the same size as required for downspouts and shall be caulked cast iron, screw joint wrought iron water pipe, or copper pipe or plastic pipe.

Sec. 1409.2 CHASES AND SLEEVES

(d) The maximum size pipe or plumbing stack permitted in an eight (8) inch exterior masonry wall shall be three (3) inches outside diameter.

Sec. 1702.0 GENERAL

All wood framing, furring, bucks, frames, sills, plates, or any and all other woodwork below the actual roof framing, coming in contact with masonry, whether the masonry is exterior or interior shall be approved wood of natural decay resistance or pressured treated wood.

Sec. 1707.0 ROOF FRAMING AND SHEATHING

Roof framing and trussing shall be thoroughly and effectively braced. Roof joists or rafters when supported on a ribbon board, shall lap and be well nailed to the stud. At four (4) foot intervals, rafters must be securely fastened to the supporting plate, masonry beam, steel beam or other supporting member by means of bolts, heavy perforated iron straps, joists anchors or similar tie down device approved by the Village Council, with the end result to be that the building is effectively tied down from the rafters through the building to the footings. All strap nailing shall be in shear. Roofs with unusually large overhangs (more than two (2) feet horizontal projection) may require additional tie down subject to the discretion of the Village Council. Show rafters in cave overhangs must be extended inside of the supporting member approximately the same distance as the cantilever extends outside, and must be securely fastened to cats cut between the main roof framing. Minimum bolted top plate on masonry or steel shall be 2" x 6".

Sec. 1707.7 ACCESS TO ATTIC SPACE

Attic spaces shall be provided with an interior access opening not less than twenty-two inches by thirty-six inches (22" x 36"). Access opening shall be readily accessible and provided with a lid or device that may be easily removed or operated and shall be located in the hallway or corridor of all Type III and V buildings three (3) stories or more in height. Heating and air conditioning equipment must be located not more than five (5) feet from access opening. A disappearing stair shall be installed where air conditioning equipment is located in the attic.

Section 5. Plumbing Code.

A. That the Village Council of Golf, Florida does hereby adopt by reference the 1971 Edition of the Southern Standard Plumbing Code, together with the amendments thereto contained in the 1974 Revision thereof, and further together with all future edi-

tions, supplements, amendments, additions thereto, and revisions thereof, as the Plumbing Code of the Village of Golf, Florida.

B. The following shall be amendments and additions to specific paragraphs of the Southern Standard Plumbing Code:

Sec. 106.3 SCHEDULE OF PERMIT FEES

There shall be no permit fees charged other than as permitted by Section 2 of this Ordinance No. 23.

Sec. 107.2 RETESTING

There shall be no fee charged for retesting.

Sec. 703.5 PROHIBITED TRAPS

(a) No trap which depends for its seal upon the action of movable parts shall be used.

(b) Full "S" traps are prohibited.

(c) Bell traps are prohibited.

(d) Crown-vented traps are prohibited.

(e) Baffled or partitioned traps are prohibited.

(f) Tubular traps less than 17 gauge.

Sec. 704.2 LOCATION

(a) Cleanouts shall be not more than fifty (50) feet apart in horizontal drainage lines of 4" nominal diameter or less and not more than one hundred (100) feet apart for larger pipes. Line cleanouts which may be rodded both ways shall be used whenever possible.

(b) A Cleanout - 4" minimum must be installed in every sewer line within two (2) feet of the property line. It shall be extended flush with the ground level. If in a parking area or such, it must be boxed in with a cover or protected.

Sec. 922.1 GENERAL

(e) A pan shall be underneath water heaters installed above the first floor of any structure. A drain of not less than 3/4 inch opening shall also be provided. Pan shall not have less than a 4" turn up on all sides.

(f) All undercounter heaters shall have an access panel.

Sec. 1206.1 MATERIALS

Materials for water-distributing pipes and tubing shall be brass, copper water tube, minimum Type L or K when used above ground, lead cast iron, wrought iron, open-hearth iron or steel, with appropriate approved fittings. All threaded ferrous pipe and fittings shall be galvanized (zinc-coated) or cement lined. When used underground in

corrosive soil, all ferrous pipe and fittings shall be coated with coal tar enamel or other coatings approved for such purpose by a recognized Standards Organization, and the threaded joints shall be coated and wrapped after installation. (See Chapter V for Standards on Coal Tar Enamel Coatings.)

Sec. 1206.2 UNDERGROUND

(a) Inaccessible water piping under floor slabs shall be minimum Type L copper tube, brass, lead, cast iron, galvanized steel or galvanized wrought iron, except that galvanized steel shall be protected when used under floor slabs in corrosive soils. All ferrous piping and fittings shall be coated with coal tar enamel or other coatings approved for such purpose by a recognized standard organization and the threaded joints shall be coated and wrapped after installation.

(b) Corporation Pipe (Mechanical Joints) shall be prohibited in or under buildings.

Sec. 1215.1 WATER PRESSURE RELIEF VALVES AND TEMPERATURE RELIEF VALVES REQUIRED

(a) All water heaters shall be provided with an approved self-cleaning (levered) water pressure relief valve and temperature relief valve or combination thereof. Such valves shall be installed in the shell of the water heater tank or may be installed in the hot water outlet, provided the thermo-bulb extends into the shell of the tank, and in all cases installed at the highest practical point. For installations with separate storage tanks, said valves shall all be installed on the tank, and there shall not be any type of valve installed between the water heater and the storage tank. Where, in the opinion of the Plumbing Official, safety valves are required, they shall be installed in accordance therewith.

(b) All relief lines shall be carried to outside of the building and terminate not less than 12" above finished grade.

Sec. 1216.4 DIELECTRIC COUPLINGS

A dielectric couple shall be used when dissimilar metals are connected or coupled to eliminate any possibility of electrolytic action.

Sec. 1401.3 PIPING ABOVE GROUND

(a) Vent piping shall be cast iron, galvanized steel, galvanized wrought iron, lead, brass or copper pipe, or copper tube.

(b) No vent shall be run through roof less than two (2) inches in diameter.

Section 6. Mechanical Code.

A. That the Village Council of Golf, Florida, does hereby adopt by reference the 1973 Edition of the Southern Standard Mechanical Code, together with all future editions, supplements, amendments, additions thereto, and revisions thereof, as the Mechanical Code of the Village of Golf, Florida.

B. The following shall be amendments and additions to specific paragraphs of the Southern Standard Mechanical Code:

Sec. 160.3 SCHEDULE OF PERMIT FEES

There shall be no permit fees charged other than as permitted by Section of this Ordinance No. 23.

Section 7. Gas Code.

That the Village Council of Golf, Florida, does hereby adopt by reference the 1973 Edition of the Southern Standard Gas Code, together with the 1974 revision thereto, and further together with all future editions, supplements, amendments, additions thereto, and revisions thereof, as the Gas Code of the Village of Golf, Florida.

Section 8. Electric Code.

That the Village Council of Golf, Florida, does hereby adopt by reference the National Electric Code 1975 Edition of the National Fire Protection Association, together with all future editions, supplements, amendments, additions thereto, and revisions thereof, as the Electric Code of the Village of Golf, Florida.

Section 9. Housing Code.

That the Village Council of Golf, Florida, does hereby adopt by reference the 1973 Edition of the Southern Standard Housing Code, together with all editions, supplements, amendments, additions thereto, and revisions thereof, as the Housing Code for the Village of Golf, Florida.

Section 10. Drainage

No building or structure shall be constructed, altered or demolished if the land on which the building or structure is placed shall drain water on land of an adjoining property owner following completion of the construction, alteration or demolition.

Section 11. Enforcement.

The Village Council shall have the power to enforce this Ordinance by suspending the building permit issued for a period of ninety (90) days until the condition in violation of this ordinance is corrected. In the event the condition is not cor-

rected in ninety (90) days, the Village Council shall have the power to revoke the building permit. Any person who violates the provisions of the ordinance shall be subject to a fine in an amount not to exceed \$500.00.

Section 12. Incorporation by Reference.

All the codes adopted by reference by this Ordinance are hereby incorporated herein and made as fully a part hereof as if set out at length herein.

Section 13. Repeal of Conflicting Ordinances.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 14. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not effect the validity of the remaining portions hereof.

Section 15. Effective Date.

This Ordinance shall become effective upon signature of all Council members in accordance with Section 17 of Article III of the Village Charter.

APPROVED:

Carleton Blunt
Mayor

ATTEST:

Quentin L. Linder

Approved: December 3, 1974

Florence R. Graham
Donald J. Oldman
Wm. B. Cook
James H. Schaefer
Carleton Blunt
Village Council