

## Chapter 8

### BUILDINGS AND BUILDING REGULATIONS\*

\* **Cross References:** Fire duties of board of public safety, § 6-91 et seq.; housing board of review, § 6-151 et seq.; fire prevention and protection, ch. 20; inspection and plan review for building work, § 20-16; garbage, debris and rubbish, ch. 22; housing code, ch. 26; maintenance to commercial and industrial buildings, § 26-451 et seq.; roominghouses, tourist homes and cabins, ch. 62; soil erosion and sediment control, ch. 68; streets and sidewalks, ch. 70; moving of buildings, § 70-16 et seq.; removal of snow falling from buildings, § 70-104; subdivisions, ch. 72; exemption from property tax, § 74-31 et seq.; dwelling houses of clergy, § 74-101 et seq.; transient lodgings tax, ch. 74, art. V.

**State Law References:** State building code, G.L. 1956, §§ 23-27.3-100.1.7--23-27.4-2.

**Sec. 8-1. Penalty for failure to obtain building permit.**

**Sec. 8-2. Telecommunications towers--Bond required to cover cost of removal.**

**Sec. 8-3. Same--Abandonment.**

**Sec. 8-4. Green roofing.**

#### **Sec. 8-1. Penalty for failure to obtain building permit.**

Any person, firm, corporation or other entity who erects a structure without first obtaining a building permit from the city shall be subject to punishment as provided in section 1-4, plus the cost that would have been incurred if a building permit were issued in the first instance. The responsibility for paying the fine shall rest with the owner of the real estate. These fines are in addition to such other remedies as the city may have. (Code 1971, § 4-11)

#### **Sec. 8-2. Telecommunications towers--Bond required to cover cost of removal.**

Any person, firm, corporation or other entity who proposes to erect a telecommunications tower shall file with the building inspector a bond in the sole name of the city in an amount sufficient to cover the cost of removing and disposal of the telecommunications tower prior to the receipt of a building permit. The amount of the bond shall be approved by the building official and forwarded to the city's finance director. Such bond shall be for a term of not less than ten years or until such time that the tower is removed, whichever occurs first. Such bond shall be reevaluated and renewed annually in order to ensure that the bond is maintained in an amount sufficient to cover the cost of removal and disposal.

(Ord. No. O-98-26, § I, 7-13-98)

#### **Sec. 8-3. Same--Abandonment.**

Any telecommunications tower that has not operated for a continuous period of 12 months shall be considered abandoned. The owner of such tower shall remove the tower within 90 days of receipt of notice from the building official notifying the owner of such abandonment. If such tower is not removed within 90 days, the city may, within its sole discretion, withdraw or cash in that portion of the bond necessary to remove and dispose of such tower.

(Ord. No. O-98-26, § I, 7-13-98)

#### **Sec. 8-4. Green roofing.**

Any person, firm, corporation or other entity who proposes to erect, rebuild, renovate, and/or rehabilitate any structure and/or building located within the city shall file with the building inspector a statement that as a part of any proposal to erect, rebuild, renovate, and/or rehabilitate any structure and/or building that the owner thereto has considered the use of green roofs, roof gardens and/or other Leadership in Energy and Environmental Design ("LEED") certified project standards.  
(Ord. No. O-08-13, § I, 4-23-08)