

CITY OF LAREDO ORDINANCE No. 94-O-247

AN ORDINANCE AMENDING CHAPTER 24 ARTICLE I OF THE CODE OF ORDINANCES RELATING TO APPENDIX B-1 FEES FOR COPIES OF DOCUMENTS, DELETING SECTIONS 24-31 THROUGH 24-40 RELATING TO THE VILLA DE SAN AGUSTIN HISTORIC DISTRICT, AND ADOPTING ARTICLE I BOARDS, COMMISSIONS AND APPOINTIVE OFFICES OF THE *LAREDO LAND DEVELOPMENT CODE*; REPEALING SECTIONS IN CONFLICT; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, fees charged for copies and documents are appropriately incorporated into an Appendix; and

WHEREAS, the City Charter establishes the Planning & Zoning Commission; and

WHEREAS, the Historic District/Landmark Board, the Building Standards Board, and the Electrical Examining Board are established by ordinance;

WHEREAS, the Zoning Board of Adjustment is established by ordinance and state statute; and

WHEREAS, certain appointive and administrative position are established by Charter and ordinance; and

WHEREAS, regulations affecting building and zoning are appropriately included in the *Laredo Land Development Code*;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Laredo:

Section 1. Chapter 24 of the Code of Ordinances is hereby amended to read as follows:

CHAPTER 24

PLANNING

~~ARTICLE I. IN GENERAL~~

[Appendix B-1 will incorporate fees in the appendix attached hereto and made a part hereof for all purposes.

APPENDIX B-1

~~Section 24-1~~ Fees for copies of documents

The following fees and charges shall be charged by the planning department for provision of the following documents to members of the public:

- (1) Copy of the zoning map, each \$ 25.00
- (2) Copy of the zoning ordinance, each \$ 25.00

- (3) Copy of the subdivision map, each \$100.00
- (4) Copy of the subdivision atlas map, each \$150.00
- (5) Copy of the subdivision ordinance, each \$ 20.00
- (6) Copy of the street name map (1" = 1000'), each \$ 30.00
- (7) Copy of the street name map (1" = 2000'), each \$ 20.00
- (8) Copy of the street name map (1" = 3000'), each \$ 15.00
- (9) Blueline copy, each \$ 10.00
- (10) Xerox copies, each page \$ 0.25
- (11) Copy of comprehensive plan, each \$ 25.00
- (12) Traffic count map, each \$ 5.00

END OF APPENDIX B-1]

~~Section 24-31. Created; established.~~

~~There is hereby created and established a historic district within the city, delineated, described and defined as shown on the attached plat marked Exhibit "A" and made a part hereof.~~

~~Section 24-32 Name.~~

~~The historic district created by this article, for the purpose of identification, is designated and is to be known and referred to as "Villa de San Agustin."~~

~~Section 24-33. Permit for alterations, etc.—Required.~~

~~Any owner of property within the district herein established desiring to demolish, raze, remodel or alter the exterior of any building or structure located on his property so as to affect the character of the area, shall first make application to the city secretary for a building permit upon a form approved by the Planning Commission.~~

~~Section 24-34. Same—Transfer of application to planning and zoning commission.~~

~~Upon the completion of the application for the building permit required by section 24-33, the city secretary shall immediately transmit the same to the director of planning of the planning and zoning commission for the action of such body as hereinafter provided.~~

~~Section 24-35. Same—Hearing on application.~~

~~(a) Upon the receipt of an application for the permit required by section 24-33, the director of planning shall call the same to the notice of the chairman of the commission, who shall immediately set a date for a hearing on the application, which date shall be not more than five (5) days from the date~~

~~of setting and at the same time, give official written notice to the applicant or his attorney of the date of such hearing.~~

~~(b) Such hearing shall be public and notice thereof shall be posted as provided by law. At the hearing, the applicant and any persons may appear and be heard thereon.~~

~~Section 24-36. Same -- Factors considered in review of application.~~

~~In determining the recommendation of the commission concerning the issuing of a permit required by section 24-33, the commission shall consider the following:~~

~~(1) The effect of the proposed change upon the general historic and architectural nature of the district.~~

~~(2) The appropriateness of exterior architectural features which can be seen from a public street or way only.~~

~~(3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings in the district. The criteria shall not be the esthetic appeal to the board of the structure or the proposed remodeling, but rather, its conformity to the general character of the particular historic area involved.~~

~~(4) Signs which are out of keeping with the character of the historic area in question shall not be permitted.~~

~~(5) The value of the historic area as a place of unique interest and character shall not be impaired.~~

~~Section 24-37. Same -- Notice to applicant of changes required.~~

~~If the commission decides to recommend against the granting of a permit required by section 24-33, it shall indicate to the applicant the changes in plans and specifications, if any, which in the opinion of the commission would protect the distinctive historical character of the historic district. The commission shall withhold its report for a period of five (5) days following its discussion to allow the applicant to decide whether or not to make the suggested changes in his plans and specifications. If the applicant determines that he will make the suggested changes, he shall so advise the commission within that time.~~

~~Section 24-38. Same -- Decision on application.~~

~~The commission, after the meeting provided for in section 24-35(b), and after the making of any changes in the plans and specifications shall, in writing, report to the city secretary its recommendation that a permit required by section 24-33 be issued or not issued, as the case may be. If the commission recommends that a permit be not issued, then the City Secretary shall not issue such permit.~~

~~Section 24-39 Same -- Appeal from action of the board and city secretary.~~

~~An applicant for a permit required by section 24-33 dissatisfied with the action of the commission and city secretary in the denial of a permit shall have the right of appeal to the city council within fifteen (15) days after receipt of notice of such action. Upon the filing of the appeal with the City Secretary, the city council shall hear the appeal at its first regular meeting thereafter, at which hearing, the applicant may appear and be heard, in person or by counsel. If the city council approves the application it shall enter an order directing the city secretary to issue the permit, but if the city council disapproves the application, it shall enter an order that the permit not be issued.~~

Section 24-40. Violations; penalties.

- (a) ~~It shall be unlawful to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish, raze, or maintain any building, structure or land in a historic district in violation of the provisions of this article, and any proper city officials, or their duly authorized representatives, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful construction, reconstruction, structural alteration, remodeling, renovation, restoration, demolition, razing or maintenance, to restrain, correct, or abate such violation, to prevent an illegal act, conduct, business or maintenance in land about such premises. Each day such violation continues shall constitute a separate violation.~~
- (b) ~~Any person violating any provision of this article shall be guilty of a misdemeanor, and upon conviction any such violation shall be punishable as provided in section 1-6 of this Code.~~

ARTICLE I

BOARDS, COMMISSIONS & APPOINTIVE OFFICES

ARTICLE IV. Section 24-1.1, PLANNING AND ZONING COMMISSION

Section 24-52. 1.1.1 Creation; membership; qualifications; officers forfeiture of office.

- (a) There is hereby created and established within and for the city a planning and zoning commission consisting of ~~ten (10)~~ nine (9) members appointed by the council and Mayor city manager for terms of four (4) years from among the qualified voters of the city. The Mayor and council shall appoint one (1) member each and ~~the manager shall appoint two (2)~~. Members of the commission shall hold no other city office. The commission shall make recommendations to the city manager and the city council on all matters affecting the physical development of the city, shall be consulted on the comprehensive plan and the implementation thereof, and shall exercise all other responsibilities as may be provided by law.
- (b) The members of the planning and zoning commission shall be resident citizens and qualified voters of the city. The terms of the planning and zoning commissioners shall run concurrently with the four year terms of the appointing councilman or the Mayor. ~~All appointments made by the city manager shall be for a term not to exceed four (4) years.~~ A commissioner may be reappointed; however, no person shall serve as a planning and zoning commissioner for more than for more than two four year terms of office, or eight (8) consecutive years. This provision does not preclude the reappointment of persons appointed to serve out an unexpired term.
- (c) Commissioners appointed to replace resignations shall serve the unexpired term of the resigned commissioner. All members of the planning and zoning commission shall remain in office until new appointments are made.
- (d) Appointments to any vacancy in the planning and zoning commission shall be made by the councilman or ~~city manager~~ the Mayor who made the previous appointment. The councilman or ~~city manager~~ the Mayor shall appoint and fill such vacancy within thirty (30) days from the commencement of such vacancy.
- (e) The planning and zoning commission shall elect a chairman and vice-chairman to serve a term of one (1) year. ~~If a commissioner declines nomination and does not wish to serve as an officer, the incumbent officer shall serve until the next regular election.~~ The election shall be held at the first regular planning and zoning meeting after adoption of this article (October 2, 1984) and thereafter at the first regular planning and zoning meeting in every subsequent October. Upon resignation of any officer, the commission shall elect a replacement from the commission to fill the unexpired term.

- (f) A planning and zoning commissioner shall automatically forfeit the office of planning and zoning commissioner if the commissioner:
- (1) Accepts any elected or paid city office; or
 - (2) No longer resides within the city limits;
 - (3) Fails to attend three (3) consecutive regular meetings without being excused by the commission.
 - (4) Is absent for more than twenty-five percent (25%) of regular meetings, with or without excuse, during a term year.
 - (5) Fails to attend less than fifteen hours of specialized planning workshops during a term year, the costs of such workshops to be paid by the city.
 - (6) Willfully, intentionally and knowingly violates any standard of conduct adopted by the Commission.

Section 24-53. 1.1.1.2 Compensation

The members of the planning and zoning commission shall serve without pay but may be reimbursed for business expenses incurred in relation to commission business and approved by the commission and approved by the ~~mayer~~. City Manager.

Section 24-54. 1.1.1.3 Duties and powers.

The city planning and zoning commission shall have the following powers and responsibilities:

- (1) To make and amend a comprehensive plan for the development of the city, to include the making of maps of the whole, or of any portion, of the city and to make changes in, additions to and extensions of such plan or maps when it deems advisable. Such plan and maps shall show the commission's recommendations for location and extend of streets, bridges, playgrounds, parks and other public grounds and public improvements and shall include a twenty-year growth area for the city. The commission may adopt the plan as a whole by single resolution, or by successive resolutions may adopt successive parts of the plan, such parts to correspond with major geographic sections of the city, and may adopt any amendment or extension thereof or addition thereto. Before the adoption of the plan or any such part, amendment or extension or addition, the commission shall hold at least one (1) public hearing thereon after ten (10) days notice published in a daily newspaper of general circulation printed in the city. The adoption of the plan, or any such part, amendment, extension or addition, shall be by resolution carried by the affirmative votes of not less than a majority of the members of the commission. A copy of the plan or part attested by the chairperson and secretary of the commission shall be certified to the city council. If such plan or part, the planning and zoning commission may modify such plan or part thereof and again certify it to the city council for their approval.
- (2) To recommend to the city council alternative zoning plans for the city and approval or disapproval of proposed changes in the zoning plan; and in addition, to recommend certain special permits for specific land uses that may not be adequately regulated by zoning.
- (3) To exercise control over platting, replatting or subdividing land within the corporate limits of the city and within ~~three and one-half (3 1/2) miles hereof and~~ area of extraterritorial jurisdiction to effectively control all applications for such platting, replatting or subdividing of land, with such plats and maps as is required by law.
- (4) To make studies and project plans for the improvements of the city with the view of its future development and extension.

- (5) To act with and assist the city council in formulating and executing proper plans for municipal development.
- (6) To make recommendations to the city council concerning the procurement of financial and other aid from the state and federal governments when such aid is necessary to the achievement of the commission's planning and objectives.
- (7) To be responsible for the recommendation of a capital improvements program, which shall assist in guiding land development in the best interests of the city, which program shall be adopted with or without modifications by the city council.

Section 24-55.1.1.2. Legal effect of comprehensive plan.

- (a) Upon adoption of the comprehensive plan by the city council, no subdivision, street, park nor any public way, ground or space, public building or structure and no public utility, whether publicly or privately owned, which is in conflict with the comprehensive plan shall be constructed or authorized by the city until and unless the location and extent thereof shall have been submitted to and approved by the planning and zoning commission.
- (b) In case of disapproval, the petitioner may appeal to the city council, which shall have the power to overrule such commission disapproval; and upon such overruling, the city council or the appropriate office, department, agency or business shall have the power to proceed. The widening, narrowing, relocating, vacating or change in the use of any street, watercourse, or other public way or ground shall be subject to similar submission and approval; and failure to approve may be similarly overruled by the city council.

Section 24-56. 1.1.3. Planning commission to make rules, regulations and bylaws; meetings, quorum.

The City Planning & Zoning Commission shall, subject to the approval of the city council, make such rules and regulations and adopt such bylaws for its own government and shall designate such times and places for holding meetings as it deems proper. A majority of the commission shall constitute a quorum for the transaction of business. If a vacancy exists, that vacancy shall not be counted in determining a quorum.

Section 24-57. ~~Contracts for Specialized Services.~~

~~If the planning and zoning commission should deem it advisable and in the best interest of the city to contract for specialized services necessary in carrying on the work of the commission, it shall certify such a recommendation to the mayor and city council, together with the name of the contractor, the services to be contracted, the contract price and the proposed form of contract. The city council shall approve or disapprove such recommendation in its discretion, and if approved, shall immediately enter into such contract with the approved contractor in the manner required by law if the contract price shall be within the commission's budgeted funds.~~

Section 24-1.2. Historic District/Landmark Board

~~Section 24-83(e)~~ Section 24.1.2.1. Historic District/Landmark Board Created; Composition; Appointment; and Terms of Office of Members;

- (1) The Historic District/Landmark Board is hereby established. The Historic District/ Landmark Board shall also assume the duties and functions of the Urban Development Action Grant (U.D.A.G.) and the former San Agustin Architectural Board. Such Board shall consist of nine (9) citizen members appointed by the Mayor and subject to the approval of City Council. The Mayor shall present before City Council for

their approval, nine persons who in the opinion of the Mayor have demonstrated outstanding interest and knowledge in historical or architectural development within the city. The Historic District/Landmark Board shall also assume the duties and functions of the Urban Development Action Grant (U.D.A.G.) and San Agustin Architectural Board. shall be:

- a. a resident of the City of Laredo; and
- b. a person with a demonstrated interest, competence, or knowledge of historic preservation; and
- c. a professional member of one of the following disciplines: architecture, history, architectural history, planning, archaeology, urban planning, American Studies, American civilization, cultural geography, cultural anthropology; or
- d. a professional member of other associated disciplines: real estate, construction, banking, or engineering, etc.

(2) Not less than one member of the Board shall attend annually an informational or educational meeting sponsored by the Texas Historical Commission.

(3) Terms of Office

The terms of the Board members shall be for two year staggered terms:

Position #1 - #4 - shall be appointed the first Tuesday in July on odd numbered years.

Position #5 - #9 - shall be appointed the first Tuesday in July on even numbered years.

~~(2) To ensure continuity as it relates to actions by the Historic District/Landmark Board, a rotating membership shall be established. Members named to replace resigning members shall be appointed for the unexpired term of the resigned member. If the Chairman resigns, members shall elect a replacement from among their membership to fill the unexpired term.~~

~~(3) Terms of office for five (5) U.D.A.G. members included in this Board shall expire on March 31, 1988. Upon the expiration of their appointment, four (4) members shall be appointed for two (2) year term which expire the first Tuesday in July, 1990. Subsequent appointments of these four (4) members shall be for two (2) year terms. The fifth (5th) member shall be appointed to a term which expires the first Tuesday in July 1989.~~

~~The two appointments made by the City Council on July 2, 1985 shall be for two (2) years, expiring the first Tuesday in July, 1987. Subsequent appointments shall be for two (2) years with terms expiring on the first Tuesday in July of odd numbered years. In July 1989 three (3) members will be appointed for two year terms.~~

(4) Forfeiture of Office. A member of the Board shall forfeit his office if:

- (a) said Board Member accepts any elected or paid City Office; or
- (b) no longer resides within the City limits of the City of Laredo; or
- (c) fails to attend three (3) consecutive meetings without being excused by vote of the majority of the members present. (as amended 10/15/85)

Section 24-83(h) Meetings of the Historic District/ Landmark Board

The Historic District/Landmark Board may meet at any time upon call of the Chairman and, in addition, shall within fifteen (15) days after notification by the Building Official of the filing of an application for a

permit to demolish alter or erect any building in whole or in part, hold a public hearing upon each application. At least three (3) days notice of the time and place of each hearing shall be given by the Building Official;

- (1) In writing to the applicant, and;
- (2) In writing to owners of property within 200 feet of the property in question as determined from the official zoning map of the City of Laredo and the most recently adopted tax roll. Said notices to be mailed not less than ten (10) days prior to the public meeting.
- (3) An agenda posted seventy-two (72) hours before the meeting which states the time, place, date and purpose of the public hearing to be held by the Historic District/Landmark Board.
- (4) In writing to all persons or organizations who have filed an annual written request for such notices and have paid an annual fee, not to exceed twenty-five (\$25.00) dollars, to cover the costs involved.

Section 24-83 (i) Section 24.1.2.2. Historic District/Landmark Board; Power and Duties.

(1) The Historic District/Landmark Board shall meet monthly, at a time and place to be established, such meetings to be open to the public and noticed pursuant to the requirements for any application for rezoning.

(1) (2) In passing upon granting or denying an application to demolish, or demolish in part, or remove, or alter the exterior architectural appearance of any existing structure, or for new construction, for the demolition, removal, alteration, restoration, reconstruction of any structure located in any historic district, or for any Locally Significant Historic Landmark, the Historic District/ Landmark Board shall consider, among other things, the historic, architectural and character of the surrounding area, the use of such structure and the importance to the City. utilize the guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation.

(2) (3) The Historic District/Landmark Board shall not consider the proposed use, interior arrangement or interior design of any structure requiring their review; nor shall it make requirements except for the purpose of preventing developments which are not in harmony with the prevailing character of the neighborhood or which are obviously incongruous with this character.

(2) (4) Repairs and renovations to existing buildings which do not alter the exterior appearance are excepted from review by the Historic District/Landmark Board.

(3) The Historic District/Landmark Board may recommend denial of a permit or Certificate of Appropriateness for the erection, reconstruction, alteration, demolition, partial demolition, or removal of any structure within a Historic District, which in the opinion of the Historic District/Landmark Board, detrimental to the interests of a Historic District and against the public interests of the City. An applicant has 60 days to appeal such a decision by the Historic District/ Landmark Board by written appeal to the City Secretary who shall cause the appeal to be placed on the next regular City Council agenda.

(4) Upon receiving an application concerning alteration or demolition of a Historic Landmark, the Historic District/Landmark Board shall within thirty (30) days after receipt of the application, either approve such application, or find that the preservation and protection of historic places and the public interest will best be served by postponing the demolition or alteration for a designated period, which shall not exceed ninety (90) days. The applicant shall be notified in writing of such postponement.

(5) (3) In all applications involving the demolition or partial demolition of a structure in a Historic District or a Locally Significant Historic Landmark, provision shall be made for a public hearing before the Board, in which event: the Historic District/Landmark Board, may order the postponement of demolition for a period of time not to exceed ninety (90) days.

(4) Any person aggrieved by the decision of the Historic District/ Landmark Board may appeal the decision to the council by filing a written appeal, specifying the reasons therefore, within thirty (30) days of the time the order is issued.

~~(a) The Building Inspector shall give thirty (30) days written notice to the owner of an abandoned or unoccupied building (i.e. a building not in use and public and/or private utilities have been disconnected) to secure the building against vandalism. For purposes of this Article (25.10, 5a, 5b) secure shall mean to lock, seal or cover windows, doors and other building openings in a workmanlike manner with materials which are designed and intended to effectively deter building entry by unauthorized persons.~~

~~(b) Failure of the owner to secure the building within thirty (30) days from the time notice is sent shall result in the City of Laredo securing the building at the owner's expense.~~

~~(c) A lien shall be placed on the property should the owner fail in the timely reimbursement the costs of securing the building to the City. (As amended 10/15/85, Ord. # 85-0186)~~

~~(6) Within the period of postponement of demolition or alteration of any building, the Historic District/Landmark Board shall take steps to ascertain what the City Council can or may do to preserve such building including consultation consult with private civic groups, interested private citizens and other public boards or agencies and including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community. The Historic District/Landmark Board shall then make their recommendation to the City Council.~~

~~(7) In case of disapproval of the application by the Historic District/Landmark Board, the Board shall state the reasons therefore in a written statement to the applicant within ten (10) days of said decision.~~

~~Section 24-83 (e) ADDITIONAL DUTIES OF THE HISTORIC DISTRICT/LANDMARK BOARD.~~

~~(1) The Historic District/Landmark Board shall make an annual report to the Planning and Zoning Commission and City Council on the state of historic preservation in the City and shall include in the report a summary of its activities for the past year and a proposed program for the next year.~~

~~(2) (4) The Historic District/Landmark Board shall have the further responsibility of make recommendations recommending to the City Council, Planning and Zoning Commission, City Manager and City Departments concerning the adoption of policies, the sources of funds, and designation of districts and landmarks that may further the City's preservation effort.~~

~~(5) The Board shall monitor and report to the Texas Historical Commission any actions affecting any Recorded Texas Historic Landmark, National Register Property, or Archaeological Landmark within the vicinity of the city.~~

~~(3) The Historic District/Landmark Board shall provide recommendations to the Commission and City Council concerning the establishment of City policies, approval of projects, designations of additional historic districts, changes in historic landmarks and any other project or efforts which might affect a designated Historic Landmark or Historic District.~~

Section 24-1.3. ZONING BOARD OF ADJUSTMENT

SECTION 24-81

~~(a) Section 24-81-24.1.3.1. Organization.~~

~~(1) A Zoning Board of Adjustment is created consisting of 5 members and two alternates, each to be appointed by the City Manager Mayor and confirmed by the City Council for a term of two years commencing on the first Tuesday in July on even numbered years. A member appointed to fill a vacancy~~

shall serve for the unexpired term. Hearings before the Zoning Board of Adjustment shall be public. The Board shall elect a Chairperson and Vice-Chairperson. The Board shall act by motion in which not less than four (4) concurring votes are required to reverse an administrative decision or to grant a variance.

~~(b) ASSISTANCE~~

~~(2) The Board may call upon the employees of the City Planning Department, or the Building Development Services Department, for assistance in the performance of the administrative duties of the Board.~~

~~(7) (3) The Board shall establish policy and guidelines that will assist in making its determination.~~

~~(8) (4) No Board member shall abstain from voting unless there is a conflict of interest, including the Chairperson, and four (4) members constitute a quorum.~~

~~(5) In the absence or disability of a Board member, an alternate shall serve in the same capacity, and with the same duties and responsibilities as a member.~~

(6) A Board member may be removed for cause on a written charge after a public hearing. An alternate is subject to removal on the same basis as a Board member.

~~(e) Section 2.1.3.2. Responsibilities Of Zoning Board Of Adjustment~~

The Zoning Board of Adjustment shall have the following duties, responsibilities and authority:

(1) Administrative Appeals. To hear and decide appeals where it is alleged that there is an error in any order, requirement, or ordinance zoning use interpretation by the City Building Official, or other city officer ~~in the enforcement of this ordinance.~~

(2) Substantive Appeals. To hear appeals to grant special variances ~~to this ordinance~~ in the following instances:

(a) Permitting the reconstruction of a damaged, non-conforming building.

(b) Varying the building set-back, height, distance and area requirements in peculiar and unusual circumstances which would prevent the reasonable use of the land.

~~(c) Changing parking and loading requirements, as specified in Section 24-78.~~

(c) The Board shall have no authority to grant variances to the specific performance standards relating to off-street parking and loading; signs and outdoor advertising; fencing; landscaping; or development standards except as specifically provided.

~~(d) Section 2.1.3.3. Standards For Granting Variances, Appeals, And Permits~~

(1) The Board in making its decisions shall be governed by the following basic standards:

(a) The basic spirit and intent of this ordinance, and the City's comprehensive master plan.

(b) The protection of residential property values.

(c) The health and safety of the general citizenry of Laredo.

(d) In applicable cases, the protection of the historic and cultural aspects of the city.

(e) In applicable cases, that the strict enforcement of this ordinance shall deny the property owner the use of his property for any reasonable land use, except as may be specifically stated in variances for parking and loading requirements.

(f) That the essential character of the neighborhood is preserved.

SECTION 24-1.4 Building Standards Board

Section 24.1.4.1. Appointment and Term.

(a) Section 105 of the adopted Standard Building Code©, the Standard Plumbing Code©, the Standard Mechanical Code©, and Section 106 of the Standard Housing Code© are hereby amended as follows:

"105.1. (106.1) Appointment.

(a) There is hereby established a board to be called the building standards board which shall consist of five (5) members and three (3) alternate members, each of whom shall be residents of the City.

(b) The members of such board shall serve without compensation.

(c) Such board shall elect one (1) person to be chairperson. The members shall hold office for terms of four (4) years, expiring on the first Tuesday in April in even numbered years. Appointment shall be staggered such that three (3) members are appointed with terms expiring in 1992, and two members are appointed with terms expiring in 1990. Members appointed after that time shall be appointed for four (4) years or until their successors are appointed. Such members shall be appointed by the Mayor subject to confirmation by the city council. Any vacancy on the board shall be filled by the Mayor subject to confirmation by the city council. Any member of such board shall be subject to removal or replacement by the appointing authority at any time for cause or stated charges after a public hearing before the appointing authority.

105.3. ~~Decisions. Powers.~~

105.3.1 Variances. The building standards board, when so appealed to and after a hearing, may vary the application of any provision of this code to any particular case when, in its opinion, the enforcement thereof would be manifest injustice, and would be contrary to the spirit and purpose of this code or public interest, or when in its opinion the interpretation of the building official should be modified or reversed.

105.3.2. Action. The building standards board shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the building standards board shall also include the reasons for the decision. If a decision of the building standards board reverses or modifies a refusal, order or disallowance of the building official, or varies the application of any provision of this code, the building official shall immediately take action in accordance with such decision.

105.3.3. Decisions. Appeals from the decisions of the building standards board may be taken to the city council by the building official or the applicant. The city council shall hear the appeal not later than the second regular meeting of the council following the filing of a written appeal to the building official."

Section 105.2.4. Appeals.

105.2.4.1. General. Whenever the building official shall reject the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply, or that any equally good or more desirable form of installation can be employed in any specific case, or when it is claimed that the true intent and meaning of this code or any of the regulations thereunder have been misconstrued or incorrectly

interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the building official to the building standards board. Notice of appeal shall be in writing and filed within ~~ninety (90)~~ thirty (30) days after the decision is rendered by the building official. Appeals shall be on forms provided by the building official."

~~DIVISION 2. BUILDING STANDARDS BOARD*~~

~~Sec. 16-73. Created; compensation; composition; terms; qualification; organization.~~

~~(a) There is hereby created a building standards board to be composed of five (5) members and three (3) alternative members, each of whom shall be a resident of the city.~~

~~(b) The members of such board shall serve without compensation.~~

~~(c) Such board shall elect one (1) member to be chairperson. They shall hold office for two (2) calendar years, or until their successors are appointed. Such members shall be appointed by the city council.~~

~~(d) As near as practical they shall be qualified in one (1) or more of the fields of fire prevention, building construction, sanitation, health and public safety.~~

~~(e) Any alternative member is authorized to sit on such board in the absence of any regular board member. Such board shall meet on a date and time each month to be set by such board or at such times as required, to conduct hearings and comply with such duties as are hereafter provided. It shall be necessary for three (3) or more board members or their alternates to be present to constitute a quorum. All findings, orders and recommendations of such board shall be determined by majority vote of the board members or their alternates actually present.~~

~~(Ord. of 10-17-78, 4; Ord. No. 85-51, 1, 4-2-85; Ord. No. 86-149, 1, 8-18-86)~~

~~Sec. 16-74. Duties.~~

~~(a) The building standards board shall have the duty and authority to consider all complaints filed by the code enforcement officer, under article IV of this chapter, to administer oaths, to take testimony and consider all the evidence such board may deem to be relevant to the issues before the board. It shall be the duty of the board to issue appropriate orders to enforce the provisions of this chapter in accordance with the regulations set out in this chapter.~~

~~(Ord. of 10-17-78, 5; Ord. of 5-20-80; Ord. No. 86-149, 1, 8-18-86)~~

SECTION 24-1.5. Electrical Examining Board

(a) A board of electrical examiners is hereby created for the city, to be known as the electrical examining board, which shall consist of five (5) members. Such board shall include three (3) appointive members and two (2) ex-officio members. The appointive members shall be appointed by the mayor and confirmed by the council. The ex-officio members shall be the city electrical inspector and the engineer from the electric utility company or companies.

(b) Persons who serve on the board of electrical examiners shall be qualified as follows:

(1) One (1) person shall have at least ten (10) years active experience as a master electrician.

(2) One (1) person shall have at least five (5) years active experience in the electrical business as an electrical contractor.

(3) One (1) person shall have had business experience, supervisory or proprietary, or experience closely related thereto.

(c) The appointive members of the electrical examining board shall hold office from the date of appointment until the date of their reappointment, or their successors have been appointed or qualified. The board members shall be appointed for a period of two (2) years beginning on the first Tuesday in July of odd numbered years. Any member of the board may be removed by the governing body of the city for cause. Vacancies within the board may be filled by appointment for the unexpired term.

(d) The appointive and ex-officio members of the electrical examining board shall serve without compensation.

(e) The electrical examining board may promulgate such policies and procedures as necessary to conduct matters, for ~~with~~ which it is responsible. ~~its own rules and regulations to govern proceeding before it.~~

(f) It shall be the duty of the electrical examining board to pass on the qualifications of all applicants for license as a master electrician limited master electrician, maintenance electrician, and journeyman electrician. The board shall authorize the examination and testing of all qualified applicants, and may approve standardized testing which conforms to the requirements of the Southern Standard Building Code Congress International. The board shall also conduct reviews of grievances filed against licensed electricians, and shall render decisions in keeping with the findings of their investigations.

SECTION 24-1.6 Air Conditioning Board

(a) The Air-conditioning Board is hereby created for the city, which shall consist of five (5) members. Such board shall include three (3) appointive members and two (2) ex-officio members. The appointive members shall be appointed by the mayor and confirmed by the council. The ex-officio members shall be the Building Inspections Superintendent and the city fire marshal.

(b) Persons who serve on the Air-conditioning Board shall be qualified as follows:

(1) One (1) Class A licenseholder.

(2) Two (2) Class B licenseholders.

(c) The appointive members of the board shall hold office from the date of appointment until the date of their reappointment, or their successors have been appointed or qualified. The board members shall be appointed for a period of two (2) years beginning on the first Tuesday in July of odd numbered years. Any member of the board may be removed by the governing body of the city for cause. Vacancies within the board may be filled by appointment for the unexpired term.

(d) The appointive and ex-officio members of the board shall serve without compensation.

(e) The Air-conditioning Board board may promulgate such policies and procedures as necessary to conduct matters, for which it is responsible.

(f) It shall be the duty of the board to oversee the examination of all eligible applicants for a Class B Air-conditioning Contractor's license. The board may approve standardized testing which conforms to the requirements of the Southern Standard Building Code Congress International in-lieu of examination administered by the city. The board shall also conduct reviews of grievances filed against licensed contractors, and shall render decisions in keeping with the findings of their investigations. The board shall make recommendations to the Council concerning changes to the provisions of the adopted mechanical code.

SECTION 24-2 PLANNING DEPARTMENT

Section 24.2.1. Planning Director.

The Planning director shall have the following responsibilities:

- (1) To advise the City Manager on any matter affecting the physical development of the City;
- (2) To formulate and recommend to the City Manager a comprehensive plan and modifications thereof;
- (3) To review and make a recommendations regarding proposed Council action implementing the comprehensive plan pursuant to established planning procedure;
- (4) To participate in the preparation and revision of the capital program.
- (5) To advise the City Planning and Zoning Commission in the exercise of its responsibilities and to provide necessary staff assistance.

(b) OFFICIAL ZONING MAPS TO BE KEPT CURRENT

(6) It shall be the duty of the City Planning Department, Director to keep the official zoning map current and the copies thereof, herein provided for, by entering on such maps any changes which the City Council may from time to time order by amendments to the Zoning Ordinance and Map.

(1) The Planning Director shall act as the Flood Plain Administrator for purposes of the Federal Insurance Administration and the Flood Insurance Program.

Section 24.2. 2. Building Official

(e) DUTIES OF BUILDING OFFICIAL

For the purpose of this Ordinance, Section 24.2.2.1. Responsibilities for Enforcement of Zoning Regulations. The Building Official shall have the following duties with respect to violation of zoning regulations:

- (1) Upon being informed of a violation of this ordinance any zoning regulation the Building Official or his designee shall investigate the complaint.
- (2) Upon finding that any of the provisions of this Ordinance code are being violated, he or she shall notify in writing the person responsible for such violation(s), ordering the action necessary to correct such violation, and shall
 - (3) i. Order discontinuance of illegal uses of land, buildings, or structures.
 - (4) ii. Order removal of illegal buildings or structures or illegal additions or structural alterations.
 - (5) iii. Order discontinuance of any illegal work being done.
 - (6) iv. Take any other action authorized by this Ordinance code to ensure compliance with or to prevent violation(s) of this Ordinance. This may include the issuance or denial of and action on zoning and certificate of occupancy permits and such similar administrative duties, the issuance of stop orders, or such other actions as may be authorized by these regulations or adopted building codes.

Section 24.2.2.2. Duty to secure vacant or dangerous buildings.

(a) ~~The Building Inspector Official or his designee~~ shall give thirty (30) days written notice to the owner of an abandoned or unoccupied building (i.e. a building not in use and to which public and/or private utilities have been disconnected) to secure the building against vandalism. For purposes of this ~~Article (25-10, 5a, 5b) section only~~, secure shall mean to lock, seal or cover windows, doors and other building openings in a workmanlike manner with materials which are designed and intended to effectively deter building entry by unauthorized persons.

(b) Failure of the owner to secure the building within thirty (30) days from the time notice is sent shall result in the City of Laredo securing the building at the owner's expense.

(c) ~~The Building Official or his designee shall cause a lien shall to be~~ placed on the property should the owner fail in the timely reimbursement the costs of securing the building to the City. (As amended 10/15/85, Ord. # 85-0186)

~~Sec. 16-53. Vacation, repairs or demolition required.~~

(d) All buildings and structures which have any of the defects or lack of facilities required by the Standard Housing Code©, or in any way violate the requirements of such code, are hereby declared substandard buildings and are declared to be public nuisances and shall be ordered to be vacated, repaired, or demolished as provided in this article. It shall be the duty of the owner of all such buildings to comply with the requirements of this ~~article. code.~~

(Ord. of 10-17-78, 1)

Section 24.2.3. Zoning Enforcement Officer

The Zoning Enforcement Officer shall have the same duties and responsibilities as the Building Official with respect to violation of zoning regulations including:

(1) Investigation of complaints.

(2) Written notification to the person responsible for such violation(s), ordering the action necessary to correct such violation, and shall

i. Order discontinuance of illegal uses of land, buildings, or structures.

ii. Order removal of illegal buildings or structures or illegal additions or structural alterations.

iii. Order discontinuance of any illegal work being done.

(3) Take any other action authorized by this code to ensure compliance with or to prevent violation(s).

Section 24.2.4.1 Local Historic Preservation Officer.

(1) The Historic Preservation Officer shall be a person who has demonstrated an interest, competence, or knowledge in historic preservation who shall be appointed by the Director of Planning.

(2) The Historic Preservation Officer shall act as the Secretary for the Historic District/Landmark Board and shall review each request and make recommendation concerning all matters brought before the Board.

(3) The Historic Preservation Officer shall maintain and update the official handbook describing the procedures and the criteria by which the Board shall operate.

(4) The Historic Preservation Officer shall maintain and update the inventory of all Locally Significant Historic Landmarks, the structures within the Historic Districts, and all Recorded Texas Landmarks and National Register properties.

(5) The Historic Preservation Officer shall attend a minimum of one informational or educational meeting per year sponsored by the Texas Historical Commission.

Section 24.2.5. ~~Sec. 11-4.~~ Electrical inspector.

(a) The electrical inspector shall be well versed in the rules and regulations of the adopted National Electrical Code®.

(b) The inspector shall have no financial interest in any firm or organization engaged in electrical contracting business or in the sale of electrical fixtures or appliances or any related businesses in the city.

(c) The inspector must have at least five (5) years experience as a master electrician, except that fifteen (15) undergraduate college credit hours in either engineering, architecture, building construction, or other building related field, may be substituted for one year of experience and the inspector shall be certified through a recognized certification program for the appropriate trade within one (1) year of employment.

(d) The inspector shall have the right during reasonable hours to enter into any building or premises for the purpose of making inspections, or tests of installations of electrical apparatus or appliances, or materials, or in the discharge of any other of his official duties.

(e) The inspector shall have the authority to disconnect, or cause to be disconnected, electrical service serving premises or buildings in case of emergency, or when such electrical current is in this opinion dangerous to life or property.

(f) The electrical inspector shall deny electrical service in any case where water and wastewater facilities and service has not been approved by the City of Laredo.

~~(f) (g)~~ The electrical inspector shall keep on file in his office the following data: a complete record of all licensed master electricians in the city; a copy of this chapter, together with the latest changes or revisions that may be made to same; the ~~latest revision of the~~ adopted "National Electrical Code®"; ~~the "National Electrical Safety Code" and the franchised power and light company "Meter Installations Standards";~~ and such copies shall be open to inspection by any person, firm or corporation.

ARTICLE II. PLUMBING INSPECTOR

~~Section 25-21 Qualifications.~~

Section 24.2.6. Plumbing Inspector

~~The Building Official, with the approval of the applicable governing authority, may appoint or hire such number of officers, inspectors, assistants and other employees as shall be authorized from time to time. a person shall not appoint or hire as Inspector of Construction who has not had at least 5 years experience as a building inspector, engineer, architect, or as a superintendent, foreman or competent mechanic in charge of construction, except that fifteen (15) undergraduate college credit hours in either engineering, architecture, building construction, or other building related field, may be substituted for one (1) year of experience in the respective field. The inspector must be licensed by the Texas State Board of Plumbing Examiners as a Plumbing Inspector, within six months of employment.~~

Section 24.2.7 Building Inspectors and Code Enforcement Officials.

Section 101.4.3 of the Standard Building Code© and the Standard Mechanical Code© and Section 102.1 of the Standard Housing Code© are hereby amended to read as follows:

Section 101.4 Building Department

~~Section 101.4.3, Inspector Qualification.~~ (1) The Building Official, ~~with the approval of the applicable governing authority, may~~ Development Services Director shall appoint or hire such number of officers, inspectors, assistants and other employees as shall be authorized from time to time, ~~a person shall not appoint or hire as Inspector of Construction one who has not had at least~~ The requirements include 5 years experience as a building inspector, engineer, architect, or as a superintendent, foreman, or competent mechanic in charge of construction, except that fifteen (15) undergraduate college credit hours in either engineering, architecture, building construction, or other building related field, may be substituted for one (1) year of experience in the respective field. The inspector ~~should~~ shall be certified, through a recognized certification program for the appropriate trade within 1 year of employment.

~~Sec. 16-54. Code enforcement officer.~~

~~There is hereby created the position of code enforcement officer, which officer shall be under the supervision of the building official.~~ (2) It shall be the duty of such a building inspector or a code enforcement officer to investigate possible violations of this article, and to conduct inspections of the premises believed to be in violation of the standards of this article code and ~~Such officer shall take all reasonable steps to secure voluntary compliance with the requirements of this article.~~ When such officer believes that violations of this article exist, but the owner of such premises disagrees or fails to voluntarily comply with such requirements, it shall be the duty of such officer to file a complaint ~~against such suspected violator with the building standards board as provided in this article.~~ in the municipal court.

Section 2. -- The following sections of the Code of Ordinances of the City of Laredo are repealed: Section 7-2; Section 11-21; Section 16-73 through 16-74; Sections 24-31 through 24-40; and Section 24-57.

Section 3. -- The following sections of the Zoning Ordinance Handbook of the City of Laredo are repealed: 24-80(b), 24-80 (e); Section 24-81; Section 24-83(d); Sections 24-83(e), 24-83(h), 24-83(i), 24-83(o), 24-83(q).

Section 4.-- Effective Date

This ordinance shall be effective following the date of its publication pursuant to Section 2.09(D) of the City Charter.

Section 5. -- Severability

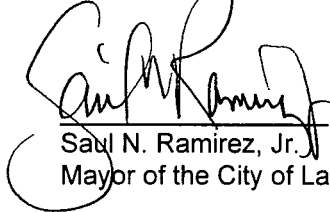
If any provision, section, subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 6. -- Open Meetings

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been

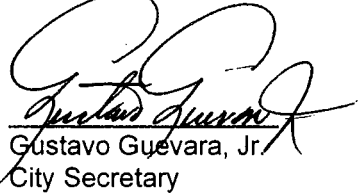
open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR on this 5th day of December, 1994.



Saul N. Ramirez, Jr.
Mayor of the City of Laredo

ATTEST:



Gustavo Guevara, Jr.
City Secretary

APPROVED AS TO FORM:



Jose Salvador Tellez
City Attorney

PUBLISHED DATE: 12-12-1994

AN ORDINANCE 87 0 65

AMENDING VARIOUS SECTIONS OF CHAPTER 11, ELECTRICITY, OF THE CODE OF ORDINANCES; ADOPTING THE NATIONAL ELECTRICAL CODE, 1987 EDITION, AS THE STANDARD FOR ELECTRICAL INSTALLATION WITHIN THE CITY; ELIMINATING THE REQUIREMENTS THAT THE OFFICE OF THE ELECTRICAL INSPECTOR BE FILLED BY APPOINTMENT BY THE MAYOR AND CONFIRMATION OF THE CITY COUNCIL AND THAT SAID OFFICIAL POST SURETY BOND FOR PERFORMANCE OF HIS DUTIES; PROVIDING THAT ALL MEMBERS OF THE BOARD OF THE ELECTRICAL EXAMINER SHALL SERVE WITHOUT COMPENSATION; DELETING PROVISIONS FOR WIRING TO BE ENCASED IN CONDUIT AND PROVIDING IN LIEU THEREOF THAT THE NATIONAL ELECTRICAL CODE, 1987 EDITION, BE FOLLOWED FOR ENCASEMENT OF WIRING IN CONDUIT; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Building Inspector feels there is a need to update the standard for all electrical installation within the City by adopting the National Electrical Code, 1987 edition, as the standard; and

WHEREAS, the City Council feels that the Office of Electrical Inspector should be filled by a regular, appointed employee of the City rather than through appointment by the Mayor, and that regular employee status shall eliminate the requirement of posting a surety bond for performance of his duties; and

WHEREAS, the Building Inspector and City Council feel that the three (3) appointive members of the Electrical Examining Board should serve without compensation like the two (2) ex-officio members thereon and members of the other advisory boards to the Building Inspector; and

WHEREAS, the Building Inspector and City Council recognize that the National Electrical Code, 1987 edition, adopted by this Ordinance as the standard for all electrical installation in the City, should be the standard, for encasement of wiring in conduits and/or allowance of temporary open wiring, rather than the standard of the Electrical Inspector; and

AN ORDINANCE AMENDING VARIOUS SECTIONS
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DATE.

WHEREAS, the City Council recognizes that there has been an inordi-
nate amount of time since the regulations for electrical installation
within the City have been amended, and that there is a need to increase
fees for Electrical Installation Permits and the Electricians' Examination
and Certificate of Registration fees to cover the cost of issuance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
LAREDO THAT:

Section 1: Section 11-2, National Electrical Code Adopted, of Chapter 11,
Electricity, of the Code of Ordinances, be and is hereby amended to adopt
the National Electrical Code, 1987 edition, as the standard for electrical
installation within the City, which Section 11-2 shall read as follows:

Section 11-2 - National Electrical Code adopted

The National Electrical Code, [~~1978 edition~~] 1987 edition, providing
rules and regulations and requirements for the installation of electrical
wiring and apparatus shall be, and the same is hereby adopted as a standard
for the installation of all electrical wiring and apparatus and fixtures,
except as otherwise specifically provided in this chapter, and a copy of
the same [~~is attached hereto and~~] is [~~hereby~~] made a part of this chapter,
as fully as though copied herein in full; provided, however, should there
be any conflict between the provisions of this chapter, and such National
Electrical Code, then, in such event, the provisions of this chapter shall
govern and control.

Section 2: Sections 11-4(a) and (f), Electrical Inspector, of Chapter 11,
Electricity, of the Code of Ordinances, be and is hereby amended to provide
that the Electrical Inspector be a regular, appointed employee of the City
in lieu of the Mayor's appointment and City Council confirmation of said
employee and to eliminate the requirement that the Electrical Inspector
file a surety bond for performance of his duties, respectively, which
Section 11-4 shall read as follows:

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Section 11-4. Electrical inspector.

~~{(a)} The office of the electrical inspector in and for the city is hereby established, and such office shall be filled by appointment by the mayor with the confirmation of the city council.}~~

{(b)} (a) Such electrical inspector shall be well versed in the rules and regulations of the National Electrical Code.

{(c)} (b) The inspector shall have no financial interest in any firm or organization engaged in electrical contracting business or in the sale of electrical fixtures or appliances or any related businesses in the city.

{(d)} (c) The inspector shall have the right during reasonable hours to enter into any building or premises for the purpose of making inspections, or tests of installation of electrical apparatus or appliances, or materials, or in the discharge of any other of his official duties.

{(e)} (d) The inspector shall have the authority to disconnect, or cause to be disconnected, electrical service serving premises or buildings in case of emergency, or when such electrical current is in his opinion dangerous to life or property.

~~{(f)} Before assuming any authority conferred by this section, the electrical inspector shall file with the city secretary a good and sufficient surety bond in the penal sum of one thousand dollars (\$1,000.00), payable to the city, conditioned upon the faithful performances of his duties; such bond to be approved by the mayor upon form approved by the city attorney.}~~

{(g)} (e) The electrical inspector shall keep on file in his office the following data: A complete record of all licensed master electricians in the city; a copy of this chapter, together with the latest changes or revisions that may be made to same; the latest revision of the "National Electrical Code;" the "National Electrical Safety Code;" and of the franchised power and light company "Meter Installations Standards;" and such copies shall be open to inspection by any person, firm, or corporation.

Section 3: Section 11-21, Examining board, of Article II, Qualification, Licensing and Registration of Electricians, of Chapter 11, Electricity, of the Code of Ordinances, be and is hereby amended deleting subsection (d)

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thereof, requiring a ten dollar (\$10.00) payment per meeting to appointive members of the Board and a minimum of one (1) regular Board meeting each month, and substituting in lieu thereof, a new subsection (d), prohibiting compensation to all Board members, which Section 11-21 shall read as follows:

Section 11-21. Examining board.

(a) A board of electrical examiners is hereby created for the city, to be known as the electrical examining board, which shall consist of five (5) members. Such board shall include three (3) appointive members and two (2) ex-officio members. The appointive members shall be appointed by the mayor and confirmed by the council. The ex-officio members shall be the city electrical inspector and the engineer from the electric utility company.

(b) Persons who serve on the board of electrical examiners as appointive members shall be qualified as follows:

- (1) One person shall have had at least ten (10) years active experience as a master electrician.
- (2) One person shall have had at least five (5) years active experience in the electrical business.
- (3) One person shall have had business experience, supervisory or proprietary, or experience closely related thereto.

(c) The appointive members of the board of electrical examiners shall hold office from the date of their appointment until the date of their reappointment, or their successors have been appointed and qualified. The board members shall be appointed for a term of two (2) years. Any member of the board may be removed by the governing body of the city for cause. Vacancies within the board may be filled by appointment for the unexpired term.

~~{(d)---The appointive members of the board of electrical examiners shall receive ten dollars (\$10.00) per regular or called meeting attended, and there shall be one regular meeting each month.---The ex-officio members shall not receive compensation for attending any meetings.}~~

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(d) The appointive and the ex-officio members of the board of electrical examiners shall serve the City in such capacity without any compensation.

(e) The board of electrical examiners may promulgate its own rules and regulations to govern proceedings before it.

(f) It shall be the duty of the board of electrical examiners to pass upon qualifications of all applicants for license as master electricians. The board shall also conduct reviews of grievances and render decisions in keeping with the findings of their investigations.

Section 4: Section 11-62, Wiring to be encased in conduit, exception, of Article IV, Installation, Equipment, and Materials Standards, of Chapter 11, Electricity, of the Code of Ordinances, be and is hereby deleted, which Section 11-62 shall read as follows:

~~{Section 11-62-Wiring-to-be-encased-in-conduit;-exception;-}~~

~~{(a)--All-electrical-wiring-for-lights,-heat,-and-power,-or-other purposes-hereafter-to-be-installed-within-the-city,-and-as-respectively-described-in-the-following-subsections-hereof,-shall-in-all-cases-be-contained and-encased-in-Uh-approved-conduit-or-approved-raceways;-}~~

~~{(b)--The-electrical-inspector-may-grant-permission-for-temporary-open wiring-in-the-following,-Such-temporary-wiring-shall-be-removed-at-expiration of-permit;-}~~

~~{(1)--All-electrical-wiring-within-the-property-on-or-in-buildings-of any-descriptions-situated-in-the-first-fire-zone.-}~~

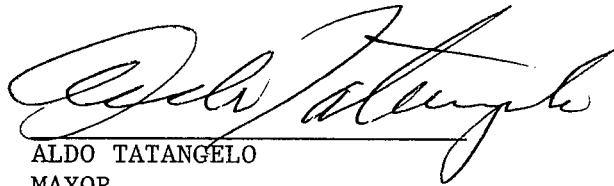
~~{(2)--All-electrical-wiring-within-the-property,-on-or-in-apartment houses-of-more-than-four-(4)-apartments;-also,-all-commercial buildings;-}~~

Section 5: After passage of this ordinance it shall be published one (1) time in an official newspaper as specified in Section 1.09(D) of the Charter.

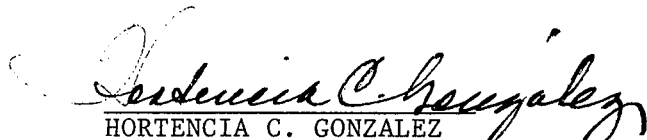
Section 6: This ordinance shall take effect at the expiration of thirty (30) days after adoption provided that there has been publication as provided in Section 5.

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DATE.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 4th
DAY OF May, 1987.


ALDO TATANGELO
MAYOR

ATTEST:


HORTENCIA C. GONZALEZ
CITY SECRETARY

APPROVED AS TO FORM:

ANTHONY C. MCGETTRICK
CITY ATTORNEY

BY: 
ASSISTANT CITY ATTORNEY

PUBLISHED 5-15-87