

TITLE 11

BUILDINGS AND CONSTRUCTION

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CHAPTER 11.04

BUILDING PERMITS

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11.04.01 Requirement The owner of any land situated within the incorporated limits of the city shall neither construct nor allow construction or placement, on such land, of any building or structure as set forth below, without having obtained a building permit from the city. Such permit will likewise be required before the remodeling or repair of such structures, but only if such remodeling or repair includes a change in dimension of foundation and/or roofline. The moving or demolition of any structure shall likewise require a permit. Structures included in this requirement are of the following types:

- A. Single-family residence.
- B. Multiple-family residence.
- C. Any building in which, or from which, any business, commercial enterprises, or manufacturing process is to be considered; or any structure used for storage or warehousing purposes. (Ord. No. 00-408, Sec. 1.)

11.04.02 Application. The application for any building permit under this ordinance will be filed by the landowner or his agent in the office of the City Clerk. The application shall be on forms provided by the city, and shall contain the following information as a minimum:

- A. Name, mailing address, and telephone number of the applicant and his agent, if applicable.
- B. Type building to be constructed as listed herein.
- C. Location of the building site.
- D. Outside dimensions of the proposed building, or addition.
- E. Construction materials to be used for the foundation, floor and exterior walls.
- F. Manner in which the proposed building will be anchored to the foundation.
- G. Height of the first floor level above the ground level, as measured from the highest point of the ground level.
 - 1. Prior to any grading or leveling.
 - 2. After grading and leveling.
- H. Date on which construction is proposed to begin.
- I. Scale drawing showing building dimensions, its location on the lot, all lot lines and setbacks, driveway, sidewalk, parking and drainage plans, and any other information which may be required to allow the enforcement of all applicable ordinances and codes. (Ord. No. 00-408, Sec. 2.)

11.04.03 Fees. A fee will be charged at the time of purchasing each applicable permit. Such fees will be in accordance with the fee schedule outlined 11.04.04 as established by the City Council and revised as needed from time to time.

On new building structures, and for additions to existing structures, electrical, gas, mechanical and plumbing systems requiring a permit, a fee covering the cost of all inspections is required in accordance with the following schedule. The Building Inspection Department is authorized to use most current average construction costs per square foot as published by the International Building Code and updated yearly for the determination of valuations for building permit fees. (Ord. No. 05-507, Sec. 1.)

11.04.04 Fee schedule The following fees shall be levied by the city of Clarksville:

A. Permit Fees

Total Valuations	Fee
\$1,000 and less	No fee, unless inspection required.
\$1,000 to \$50,000	\$16.75 for the first \$1,000 plus \$4.25 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,000 to \$100,00	\$225.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,000 to \$500,000	\$425.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00
\$500,000 and up	\$1,625 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof

B. For constructing repair, remodeling, replacements to existing structures, the appropriate HVACR, plumbing, or electric permits must be obtained. Inspection fess will be based on \$30.00/hour or fraction thereof. They may be accumulated and paid at the end of the project.

C. Moving fee: For the moving of any building or structure, the fee shall be \$250.00.

D. Demolition fee: For the demolition of any building or structure, the fee shall be:

0 up to 100,000 cu. ft.	\$50.00
100,000 cu. ft. and over	\$0.51/1,000 cu. ft.

E. Driveway permit: \$30.00 (not required if building permit issued)

F. Cell Tower permit fee:

Fee to apply to construct a cell tower or to connect to an existing tower	\$500.00
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G. Business inspection fee: \$30.00 per hour or fraction of hour.

H. Engineer review fee for
Commercial/Industrial Multi-Family
Residential Development:

The fee will be based on the genuine total estimated cost of all on-site improvements, except buildings, but including grading, drainage, landscaping, driveways, parking, sidewalks, and utilities. Said estimates will be submitted by a licensed architect or engineer associated with the project.

I. Construction Review fees for commercial developments containing public streets and drainage improvements shall be paid to CL&W at the time of issuance of the notice to proceed and shall be calculated at .25% of the developers estimated cost of street and drainage improvements.

The developer shall be responsible for paying for materials testing cost, performed by an independent certified geotechnical technician selected by the city. (Ord. No. 06-531, Sec. 1.)

Estimated Total Costs

Review Fee

0	- \$25,000	\$250.00		
\$25,0001	- \$50,000	\$250.00	+ 1.0%	of amount over \$25,000.00
\$50,001	- \$100,000	\$500.00	+ 0.8%	of amount over \$50,000.00
\$100,001	- \$200,000	\$900.00	+ 0.75%	of amount over \$100,000.00
\$200,001	- \$500,000	\$1,650.00	+ 0.7%	of amount over \$200,000.00
\$500,001	- \$1,000,000	\$3,750.00	+ 0.6%	of amount over \$500,000.00
\$1,000,000	- \$2,000,000	\$6,750.00	+ 0.5%	of amount over \$1,000,000.00
Over \$2,000,000		\$11,750.00	+ 0.4%	of amount over \$2,000,000.00

(Ord. No. 05-507, Sec. 2.)

11.04.05 Review and issuance Applications for single-family residential buildings and duplex residences built on a single lot, shall be reviewed by the City Building Inspector for conformance to all applicable codes. Permit shall then be issued by Building Inspector.

Applications for all buildings other than single-family residential, or single-lot duplex, shall be reviewed as follows: Building Inspector shall compile all information as required on application, make initial review, and then deliver application and supporting information to licensed engineer designated by the city. Engineer shall review and inspect site and make written report regarding compliance of the project design with all applicable state and city standards. After Engineer's approval is noted on application, and on any necessary revisions, Inspector shall issue building permit.

Final review and approval of Engineer shall likewise be noted on Certificate of Occupancy and Compliance, for all projects requiring Engineering review as noted above. (Art. X, Sec. 3, Zoning Ord. No. 00-402.) (Ord. No. 00-408, Sec. 4.)

11.04.06 Expiration Each building permit issued hereunder shall expire by limitation at the end of six months from the date of issue, unless work is in progress. In any event, permit shall expire at the end of 12 months, unless an extended period is approved by Inspector and Engineer at time of issuance of permit. Permits for moving or demolition shall require that all work is completed to applicable codes and standards within 120 days. (Art. X, Sec. 2, zoning Ord. No. 00-402) (Ord. No. 00-408, Sec. 5.)

11.04.07 Enforcement and penalty The provisions of this ordinance shall be subject to enforcement and penalties as set out in Art. X, Sec. 4, Zoning Ord. No. 00-402. (Ord. No. 00-408, Sec. 6.)

CHAPTER 11.08
PLUMBING CODE

Sections:

11.08.01	Definition
11.08.02	State Code
11.08.03	Inspection and supervision
11.08.04	Applications, permits
11.08.05	Bond
11.08.06	Street openings
11.08.07	Hazardous conditions
11.08.08	Plastic pipes and fittings

11.08.01 Definition. **"Plumbing"** for the purpose of this chapter is hereby defined as the definitions of Act 200 of 1951 (Ark. Stats. 71-1205, et seq) and the Arkansas State Plumbing Code.

11.08.02 State Code. The provisions and regulations of the Arkansas State Plumbing Code, 1991, and amendments thereto, adopted by the State Board of Health of Arkansas are made a part of this chapter by reference, three (3) certified copies of which shall be on file in the office of the Clerk/Treasurer and shall extend over and govern the installation of all plumbing installed, altered or repaired within or without the City wherever water and/or sewage service originating from the municipal water and/or sewer system is furnished. (Ord. No. 320)

11.08.03 Inspection and supervision.

- A. The Mayor shall designate the official responsible for enforcing and administering this code subject to confirmation by a majority vote of the City Council.
- B. It shall be the duty of the Code Enforcement Officer to enforce all provisions of this chapter and such inspector or inspectors are hereby granted the authority to enter all buildings

within or without the corporate limits of the city when such buildings are connected, or to be connected to the municipal water and/or sewage system.

- C. The Code Enforcement officer shall prepare or cause to be prepared suitable forms for applications, permits, inspection reports and other such materials.
- D. It shall be his duty to inspect and test all plumbing work for compliance with this chapter and its adopted plumbing code, and to enforce changing of such installations that do not meet the requirements. It further shall be his duty to see that all persons installing or altering plumbing shall be qualified by state law.

11.08.04 Applications, permits.

- A. Before beginning any work in the city, the person installing or altering same, shall apply to the City Building Inspector and obtain a permit to do such work. Only those persons legally authorized to do plumbing may be issued permits. A permit may be issued to a homeowner to install or alter plumbing in a single family residence, providing the homeowner does the work himself and that such work shall meet the code requirements.
- B. All applications for permits shall be made on suitable forms provided. The application shall be accompanied by fees in accordance with the schedule in 11.04.03.

An additional fee of \$2.00 shall be charged for each additional trip on the part of the plumbing inspector, caused by the negligence of the plumber of not being ready for inspection or a return for inspection of a corrected installation.

11.08.05 Bond.

- A. Every master plumber doing business in the city shall execute and deliver to the city a bond with a surety bonding company in the sum of One Thousand (\$1,000.00) Dollars to indemnify the city or any citizen for any damage caused by the failure of such master plumber to comply strictly with the provisions of this chapter. No plumbing permit shall be issued to any master plumber unless this bond has been delivered to the city and is in full force and effect.

11.08.06 Street openings.

- A. All openings made in the public streets or alleys to install plumbing must be made as carefully as possible and all materials excavated from the trenches shall be removed or placed where the least inconvenience to the public will be caused.

- B. All openings must be replaced in precisely the same condition as before the excavation started and all rubbish and material must be removed at once, leaving the street or sidewalks ,clean and in perfect repair.
- C. All openings shall be marked with sufficient barriers. Flares or red lamps shall be maintained around the opening at night and all other precautions shall be taken by the plumber or excavator to protect the public from damage to person or property.

11.08.07 Hazardous conditions.

- A. The Water Department is hereby authorized to discontinue or cause to be discontinued all water service or services to any and all premises, lands, buildings or structures where it is found that an immediate hazard exists to the purity or potability of the city water supply, by reason of the requirements of the Arkansas State Plumbing code and the City Plumbing Code and the regulations of the Arkansas State Board of Health having not been complied with.
- B. The Water Department is hereby authorized and directed to take such steps as necessary to determine all potential hazards to the purity or potability of the city water supply which exist. Upon determining said potential hazards, it shall be the duty of said department to immediately cause notice to go to the owner or such other person responsible for said premises, specifying said hazards and notifying said person that in the event that said hazard is not corrected within thirty (30) days from the date of said notice, all water services shall be discontinued thereafter until the requirements of the Arkansas State of Plumbing Code and the regulations of the Arkansas State Board of Health have been complied with.

11.08.08 Plastic pipes and fittings.

All plastic pipes and fittings for sanitary waste drains and vents outside the building shall be a minimum of Schedule 35. (Ord. No. 169, Sec. 1)

CHAPTER 11.12
ELECTRICAL CODE

Sections:

11.12.01	Adoption of electrical code
11.12.02	Appointment of the Code Enforcement Officer
11.12.03	Duties
11.12.04	Permits
11.12.05	Inspection
11.12.06	Standards
11.12.07	Licensing of electricians
11.12.08	Bond required
11.12.09	Qualification
11.12.10	Failure to comply
11.12.11	License to individual

11.12.01 Adoption of electrical code. There is hereby adopted for the city for the purpose of establishing rules and regulations for the construction, alteration, removal and maintenance of electric wiring and apparatus, including permits and penalties, that certain electric code known as the 1987 National Electrical Code of the National Fire Protection Association, of which not less than three (3) copies have been and now are filed in the office of the Clerk/ Treasurer of the city and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date this chapter takes effect, the provisions shall be controlling in the construction, alteration, maintenance or removal of all electric wiring and apparatus within the corporate limits of the city. (Ord. No. 190, Sec. 1)

11.12.02 Appointment of the Code Enforcement Officer. The Code Enforcement Officer, the officer responsible for administering this code shall be appointed by the Mayor and approved by a majority of the Council.

11.12.03 Duties. He shall have the duty and is hereby authorized, empowered and directed to regulate and determine the placing of electric wires and other appliances for electric lights, heat or power in the city and to cause all such wires, appliances, or apparatus to be placed, constructed, and guarded as not to cause fires or accidents, endangering life or property, and to be constructed so as to keep to a minimum the loss or waste of electric current.

It shall be his duty to enforce all provisions of this chapter and he is hereby granted the authority to enter all buildings in the city in the performance of his duties at any reasonable hour.

It shall be his duty to inspect and/or test all electrical work and equipment or apparatus for compliance with the code whenever electric wires, appliances or apparatus shall be defective or hazardous

through improper manufacture of improper or insufficient insulation or for any other reason, he shall at once cause the removal of such defect or defects, at the expense of the owners of such wiring, appliance or apparatus.

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

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

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

11.12.07 Licensing of electricians. Any person, firm or corporation desiring to engage in the business of electrical construction or of the installation of wiring and apparatus for electric lights, appliances, heating or power in the city shall, before doing so, obtain a license therefor, the fee for which shall be \$20.00 per year which shall be paid into the city treasury before such license shall become effective.

11.12.08 Bond required. Every person, firm or corporation doing electrical business in the city shall execute and deliver to the city a bond with a surety bonding company in the sum of One Thousand (\$1,000.00) Dollars to indemnify the city or any citizen for any damage caused by the failure of such person, firm, or corporation doing the electrical work to comply strictly with the provisions of this chapter.

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

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

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

CHAPTER 11.16**FIRE PREVENTION CODE****Sections:**

- 11.16.01 Adoption of fire prevention code
- 11.16.02 Enforcement
- 11.16.03 Establishment of districts in which storage of flammable liquids in outside above ground tanks, bulk storage of liquefied petroleum gases and storage of explosives and blasting agents is to be restricted
- 11.16.04 Modifications
- 11.16.05 Appeals
- 11.16.06 Penalties

11.16.01 Adoption of fire prevention code. There is hereby adopted by the city of Clarksville, Arkansas, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the Standard Fire Prevention Code, 1992 Edition, of which code not less than three (3) have been and now are filed in the office of the Clerk/Treasurer and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect, the provisions thereof shall be controlling within the corporate limits of the municipality. (Ord. No. 320)

11.16.02 Enforcement. The code hereby adopted shall be enforced by the Chief of the fire department of the municipality.

11.16.03 Establishment of districts in which storage of flammable liquids in outside above ground tanks, bulk storage of liquefied petroleum gases and storage of explosives and blasting agents is to be restricted. The limits referred to in Section 73 of the code hereby adopted in which storage of flammable liquids in outside above ground tanks is prohibited, the limits referred to in Section 103 of the code hereby adopted, in which bulk storage of liquefied petroleum gas is restricted, and the limits referred to in Section 53 (b) of the code hereby adopted, in which storage of explosives and blasting agents is prohibited, are hereby established as follows:

- A. The area designated on the "Official Zoning Map" of the municipality as the Central Business District.
- B. Within one thousand five hundred (1,500) feet of any dwelling structure in any built up area within the corporate limits of the municipality.

with the exception of outside above ground tanks for the storage of flammable liquids or for the bulk storage of liquefied petroleum gases having been located in such designated areas prior to the adopting date of this ordinance; provided, however, that the Fire Chief shall inspect such facilities and issue a letter of "Modification" as hereinafter set forth in Section 5 of this ordinance.

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

11.16.05 Appeals. Whenever the Chief of the fire department shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the chief of the fire department to the governing body of the municipality within thirty (30) days from the date of the decision appealed.

11.16.06 Penalties. Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the governing body of the municipality or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not less than Twenty-Five (\$25.00) Dollars nor more than Five Hundred (\$500.00) Dollars or by imprisonment for not less than three (3) days nor more than thirty (30) days or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

CHAPTER 11.20

HOUSING CODE

Sections:

11.20.01	Adoption of
11.20.02	Housing official
11.20.03	Board of appeals
11.20.04	Duties of Housing Official
11.20.05	Right of entry
11.20.06	Fair Housing Code
11.20.07	Existing rights unaffected

11.20.01 Adoption of. There is hereby adopted by the City council that certain health and housing standards known as the Standard Housing Code of which not less than three (3) copies have been and are now filed in the office of the Clerk/Treasurer and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect, the provisions thereof shall be controlling on all dwellings and premises within the city limits.

11.20.02 Housing official.

- A. The office of-housing official is hereby created.
- B. The housing official, appointed by the mayor, shall be responsible for the enforcement of this chapter.

11.20.03 Board of appeals. There is hereby created a board of housing appeals which shall consist of five (5) members appointed by the Mayor and subject to confirmation of the City Council. The board shall act by a majority vote of the members present. Said board shall have the power and be required to hold public hearings in deciding appeals where it is alleged there is an error in law or fact in any order or decision of the housing official in the enforcement of this chapter.

11.20.04 Duties of Housing official. It shall be the duty of the-housing official to enforce all laws and provisions specified in the herein adopted Standard Housing Code.

11.20.05 Right of entry. The housing official, in the discharge of his official duties, and upon proper identification, shall have authority to enter any building structure or premises at any reasonable hour.

11.20.06 Fair Housing Code. The Fair Housing Code of the city of Clarksville, Arkansas, of which not less than three (3) copies have been and are now filed in the office of the City Clerk of the

city of Clarksville, Arkansas and the same are hereby adopted and incorporated as fully set forth at length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling with respect to discriminatory housing practice within the area of jurisdiction of the city of Clarksville, Arkansas. (Ord. No. 74, Sec. 1)

11.20.07 Existing rights unaffected. Nothing in this ordinance or in the code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy or any character be lost, impaired or affected by this ordinance. (Ord. No. 74, Sec. 2)

CHAPTER 11.24

CONDEMNED STRUCTURES

Sections:

11.24.01	Unlawful
11.24.02	Condemnation required
11.24.03	Notification to owner
11.24.04	Description of property, reason for condemnation
11.24.05	Notice
11.24.06	Removal
11.24.07	Duties of Mayor
11.24.08	Proceeds of sale
11.24.09	Enforcement of lien
11.24.10	Penalty
11.24.11	Judicial condemnation, penalty, previous sections applicable

11.24.01 Unlawful. That it shall be and it is hereby declared to be unlawful for any person or persons, partnership, corporation or association, to own, keep or maintain any house, building and/or structure within the corporate limits of the city of Clarksville, Arkansas, which constitutes a nuisance and which is found and declared to be a nuisance by resolution of the City Council. (Ord. No. 05-524, Sec. 1)

11.24.02 Condemnation required. That any such house, building and/or structure which is found and declared to be a nuisance by resolution of the City Council will be condemned to insure the removal thereof as herein provided. (Ord. No.05-524, Sec. 2)

11.24.03 Notification to owner

- A. That prior to the consideration of a resolution by the City Council declaring any house, building and/or structure as a nuisance, the owner(s) and any mortgagee(s) or lien holder(s), of such house, building and/or structure shall be mailed written notification of the date, time and place that the City Council will consider said resolution. In addition, said notice shall inform the owner(s) and any mortgagee(s) or lien holder(s), of the right to be heard at the City Council meeting on the proposed resolution declaring such house, building and/or structure to be a nuisance.
- B. Should the owner(s) and mortgagee(s) and/or lien holder(s) of any such house, building and/or structure be unknown or their whereabouts be unknown or if they do not reside in Arkansas, then a copy of the written notice shall be posted upon said premises and the Mayor or his designee shall make an affidavit setting out the facts as to the unknown address, unknown whereabouts and/or non-resident status of said owner(s), mortgagee(s) and lien holder(s). Thereupon, service of publication as now provided for by law against unknown and/or non-resident defendant(s) may be had and an attorney ad litem shall be appointed to notify such persons by registered letter addressed to their last known place(s) of residence or business. (Ord. No. 05-524, Sec. 3.)

11.24.04 Description of property, reason for condemnation That the resolution of the City Council condemning any house, building and/or structure which constitutes a nuisance will include in said resolution an adequate description of the house, building and/or structure, the name or names, if known, of the owner(s) and mortgagee(s) and/or lien holder(s) thereof, and shall set forth the reason or reasons said house, building and/or structure is or has been condemned as a nuisance. (Ord. No. 05-524, Sec. 4)

11.24.05 Notice After a house, building and/or structure has been found and declared to be a nuisance and condemned by resolution as herein provided, a true or certified copy of said resolution will be mailed to the owner(s) and mortgagee(s) and/or lien holder(s) thereof, if the whereabouts of said owner(s) and mortgagee(s) and/or lien holder(s) thereof be known or if their last known address be known, and a copy thereof shall be posted in a conspicuous place on said house, building and/or structure. Provided, that if the owner(s) and mortgagee(s) and/or lien holder(s) of said house, building and/or structure be unknown or if his or their whereabouts or last known address be unknown, the posting of the copy of said resolution as hereinabove provided will suffice as notice of the condemnation. (Ord. No. 05-524, Sec. 5)

11.24.06 Removal If the house, building and/or structure constituting a nuisance has not been torn down and removed, or said nuisance otherwise abated, within thirty (30) days after posting the true copy of the resolution at a conspicuous place on said house, building and/or structure constituting the nuisance, it will be torn down and/or removed by the Mayor or his duly designated representative. (Ord. No. 05-524, Sec. 6)