

TITLE 2: NATURAL RESOURCES
DIVISION 7: BUILDING AND ZONING CODES

§ 7112. Definitions.

As used in this chapter:

(a) “Building” means any structure used or intended for supporting or sheltering any use or occupancy. Unless the context clearly requires a different meaning, the word “building” shall be construed as if followed by the words “or part or parts thereof and all equipment therein.”

(b) “Building safety code,” “safety code,” and “code” mean this chapter and the codes and regulations adopted under authority of this chapter.

(c) “Building safety official” means the Chief of the Building Safety Division of the Department of Public Works, or his or her designee.

(d) “Construction” means the erection, fabrication, reconstruction, demolition, alteration, conversion, or repair of a building, or the installation of equipment therein.

(e) “Director” means the Director of the Department of Public Works.

(f) “ Dwelling” means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation.

(g) “Enlargement” or “addition” means the extension or increase in floor area or height of a building or structure.

(h) “Equipment” means facilities or installations, including but not limited to plumbing, electrical, ventilating, air conditioning systems, water treatment plants, electrical generators, heating and refrigerating facilities or installations, and elevators, dumbwaiters, escalators, boilers, and pressure vessels.

(i) “Family” means a group of persons related by blood, marriage, or law living together in one dwelling. Servants having common housekeeping facilities with a family are part of the family for purposes of this code. For purposes of determining whether a family has previously received a permit for an owner-built, owner-occupied dwelling, a family will be considered to be the same family which received such permit, even though individual children are no longer resident with the original family or have been added to the family membership. Individual children who no longer reside or no longer intend to reside with the original family shall be eligible for their own owner-builder permit. In case of divorce, the divorced spouse who no longer resides in the previously permitted dwelling shall be eligible for his or her own owner-builder permit. In case of divorce, where neither divorced spouse continue to reside in the previously permitted dwelling, neither shall be eligible for an owner-builder permit.

(j) “Flood hazard zones” means those zones identified on the official flood hazard boundary maps and flood insurance rate maps adopted by the building safety official.

(k) “Owner-built, owner-occupied dwelling” means a structure owned and constructed by any person or family who acts as the general contractor for, or as the provider of, all or the major part of the labor expended to build the structure, which structure is to be occupied as the principal residence of that person or family, and no part of which is to be leased, rented, or used for commercial purposes.

TITLE 2: NATURAL RESOURCES
DIVISION 7: BUILDING AND ZONING CODES

(l) “Regulations” means a set of requirements, policies, standards, procedures and rules adopted by the building safety official in accordance with the Administrative Procedure Act (1 CMC § 9101 et seq.) and this building safety code.

(m) “Structure” means anything constructed or erected with a fixed location for occupancy or use.

Source: PL 6-45, § 1 (§ 7112), modified; amended by PL 8-7, § 2.

Commission Comment: With respect to the reference to the “Director of the Department of Public Works” and the “Department of Public Works,” see Executive Order 94-3 (effective August 23, 1994), reorganizing the executive branch, changing agency names and official titles, and effecting other changes, set forth in the Commission comment to 1 CMC § 2001.