

CITY OF ST. GEORGE

BY COUNCILMEMBER MONACHELLO:

ORDINANCE NO. 2024-031

TO ENACT CHAPTER 4 RELATIVE TO GEOPHYSICAL AND SEISMOGRAPHIC SURVEYS, SECTIONS 510 AND 511 RELATIVE TO MOBILE HOME PLACEMENT AND CHAPTER 7, RELATIVE TO PERMANENT GENERATORS AND TO AMEND SECTION 252 RELATIVE TO ADJUDICATION OF VIOLATIONS AND APPENDIX A RELATIVE TO FEES OF TITLE 8 AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the St. George Council desires to enact requirements for conducting geophysical and seismographic surveys on City property, placement of mobile homes, and installing permanent generators; and

WHEREAS, the St. George Council desires to amend and re-enact Section 252 of Title 8 relative to the adjudication of violations of Title 8.

BE IT ORDAINED by the St. George Council, State of Louisiana, Chapter 4, Geophysical and Seismographic Surveys, Sections 510 and 511, Requirements for Mobile Home Placement, and Chapter 7, Permanent Generators of Title 8, are hereby enacted and Section 252 and Appendix A, Schedule of Fees of Title 8 are amended and re-enacted, as follows:

Section 1. Enactment

Title 8. BUILDINGS

Chapter 4. GEOPHYSICAL AND SEISMOGRAPHIC SURVEYS

Sec. 8:400. Permit required.

No geophysical or seismographic survey shall be performed on property owned by the City without a permit.

Sec. 8:401. Approval of plans.

The geophysical or seismographic survey shall be in accordance with plans as approved by the Department of Public Works.

Sec. 8:402. Application fee.

The application fee for each geophysical or seismographic survey permit is set forth in Appendix A to Title 8.

Sec. 8:403. Violation.

Any person violating the provisions of this Chapter shall be subject to a fine as provided in Sec. 8:252 of this Title. Each location and each day shall be a separate violation.

Chapter 5. HOUSE MOVING

Sec. 8:510. Requirements for mobile home placement.

Any mobile home to be located within the City after the effective date of this Section shall be required to be parked and located on a solid concrete pad at least four inches thick with the concrete pad extending beneath the entire length and width of the mobile home. The mobile home shall have skirting installed around the entire exterior of the mobile home and shall have no exposed tongue. In addition, any mobile home to be moved and located within the City after the effective date of this Section shall be required to have all exposed sewage and electrical hookups located at the rear of the mobile home so as not to face the portion of the property visible from the public street or right of way on which the mobile home is located.

Sec. 8:511. Application fee.

The application fee for each mobile home permit is set forth in Appendix A to Title 8.

Chapter 7. PERMANENT GENERATORS

Sec. 8:700. Permit required.

No permanent generator shall be installed without a permit.

Sec. 8:701. Approval of plans.

The licensed electrical contractor shall submit a plan of property showing the proposed generator location and measurements from all structures and property lines. The permanent generator shall be installed in accordance with plans as approved by the Building Inspector.

Sec. 8:702. Certificate of responsibility required.

The applicant shall submit a certificate of responsibility for non-engineered commercial/residential generators or a design supervision statement for engineered generators (over \$50,000 valuation).

Sec. 8:703. Application fee.

The application fee is set forth in Appendix A to Title 8.

Sec. 8:704. Approval of subdivision association.

If the applicant seeks to install a permanent generator within a residential subdivision, the applicant shall obtain approval from the subdivision association, if required, prior to applying for a permit.

Sec. 8:705. Generator placement.

Permanent generators shall be installed no closer than the minimum clearance required by the generator manufacturer for any structure. All permanent generators installed shall be installed at or above the highest finished base flood elevation of the existing structure and shall not encroach into a servitude.

Sec. 8:706. Permit for natural gas-fueled and diesel-fueled generators.

A plumbing permit, issued to a licensed plumbing contractor, shall be required if the generator is fueled by natural gas. The applicant for the natural gas generator shall provide the gas utility provider with the existing load on the building or house and generator fuel consumption rate to determine the natural gas line and meter sizing. An applicant seeking to install a diesel-fueled permanent generator shall submit approval of the state fire marshal with the application.

Section 2. Amendment to Title 8, Chapter 2, Sec. 8:252. Sec. 8:252, as adopted in Ordinance No. 2024-015, is hereby amended and re-enacted to read as follows:

Sec. 8:252. Violation penalties.

Any person, firm, corporation or agent who violates any provision of this Title, or fails to comply therewith, or with any of the requirements thereof, or who constructs, alters, demolishes or moves any structure, in violation of the approval granted to this Title shall be fined not less than \$50, nor more than \$500.

Violations of any provision of this Title may be enforced by the City pursuant to the administrative procedures set forth in Title 4 of the Code of Ordinances.

Section 3. Amendment to Appendix A. The Council hereby amends Appendix A to Title 8 to add the following:

APPENDIX A. SCHEDULE OF FEES

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Offsite Drainage Assessment Fees	
Verification fee Applies to all sites meeting criteria to determine whether an Offsite Drainage Assessment is required	\$500
Offsite drainage assessment/modeling Covers sites up to 30 acres	\$5,000
Additional offsite drainage assessment/modeling For each acre over 30 (fee for partial acres will be prorated by 100 th of an acre)	\$125 per acre

Description	Fee
<u>Geophysical or seismographic survey application fees.</u>	
<u>Geophysical or seismographic survey not requiring drilling</u>	<u>\$300</u>
<u>Geophysical or seismographic survey requiring drilling</u>	<u>\$150</u>
<u>Permanent generator application fee.</u>	<u>\$150</u>
<u>Residential</u>	<u>\$150</u>
<u>Commercial (All other construction except single family).</u>	
(1) <u>Building value shall be determined as the contract price for the building structure or shall be 87% of the latest construction cost data as published in the Building Safety Journal by the International Code Council, a current copy of which shall be available at city services.</u>	
(2) <u>Building permit fees.</u>	
<u>Building Value</u>	<u>Permit Fee</u>
<u>Up to \$1,000,000</u>	<u>\$5 per \$1,000</u>
<u>\$1,000,000.01 to \$5,000,000</u>	<u>\$5,000 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000.</u>
<u>\$5,000,000.01 and over</u>	<u>\$17,000 for the first \$5,000,000; plus \$1.50 for each additional \$1,000 or fraction thereof.</u>

(3) Minimum permit fee shall be \$250.

(4) The building permit fee shall include the cost of trade permits and initial inspections during normal business hours. General contractor to buy permit and trade applicants must sign permit.

Section 4. Conflicts. This Ordinance and Schedule of Fees shall supersede any and all other fees for the items included herein. Any fee not amended by this Ordinance shall remain in effect. All ordinances or part of ordinances in conflict with this Ordinance and Schedule of Fees are hereby repealed.

Section 5. Severability. If any section, subsection, sentence, clause, or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 6. Effective Date. This Ordinance shall be effective upon publication.

This Ordinance having been submitted to a vote the vote thereon was:

For: Cook, Edmonds, Heck, Himmel and Monachello

Against: NONE

Adopted this 26th day of November, 2024.

Signed this 2nd day of December, 2024.

Delivered to Mayor on the 2nd day of December, 2024.



Lorraine Beaman, City Clerk

Approved:



Dustin Yates, Mayor

Received from Mayor on the 2nd day of December, 2024:



Lorraine Beaman, City Clerk

Adopted Ordinance published in *The Advocate* on the 5th day of Dec, 2024.