

1 **CITY OF ST. GEORGE**

2
3 BY COUNCILMEMBER MONACHELLO:
4

5 **PROPOSED ORDINANCE NO. 2024-_____**

6
7 ORDINANCE TO ENACT CHAPTER 4 RELATIVE TO
8 GEOPHYSICAL AND SEISMOGRAPHIC SURVEYS,
9 SECTIONS 510 AND 511 RELATIVE TO MOBILE HOME
10 PLACEMENT AND CHAPTER 7, RELATIVE TO
11 PERMANENT GENERATORS AND TO AMEND SECTION
12 252 RELATIVE TO ADJUDICATION OF VIOLATIONS AND
13 APPENDIX A RELATIVE TO FEES OF TITLE 8 AND TO
14 PROVIDE FOR RELATED MATTERS
15

16 WHEREAS, the St. George Council desires to enact requirements for conducting
17 geophysical and seismographic surveys on City property, placement of mobile homes, and
18 installing permanent generators; and
19

20 WHEREAS, the St. George Council desires to amend and re-enact Section 252 of Title 8
21 relative to the adjudication of violations of Title 8.
22

23 BE IT ORDAINED by the St. George Council, State of Louisiana, Chapter 4, Geophysical
24 and Seismographic Surveys, Sections 510 and 511, Requirements for Mobile Home Placement,
25 and Chapter 7, Permanent Generators of Title 8, are hereby enacted and Section 252 and Appendix
26 A, Schedule of Fees of Title 8 are amended and re-enacted, as follows:
27

28 **Section 1. Enactment**

29
30 **Title 8. BUILDINGS**

31 **Chapter 4. GEOPHYSICAL AND SEISMOGRAPHIC SURVEYS**

32
33 **Sec. 8:400. Permit required.**

34
35 No geophysical or seismographic survey shall be performed on property owned by the City
36 without a permit.
37

38 **Sec. 8:401. Approval of plans.**

39
40 The geophysical or seismographic survey shall be in accordance with plans as approved by
41 the Department of Public Works.
42

43 **Sec. 8:402. Application fee.**

44
45 The application fee for each geophysical or seismographic survey permit is set forth in
46 Appendix A to Title 8.
47
48

1 **Sec. 8:403. Violation.**

2
3 Any person violating the provisions of this Chapter shall be subject to a fine as provided
4 in Sec. 8:252 of this Title. Each location and each day shall be a separate violation.

5
6 **Chapter 5. HOUSE MOVING**

7
8 **Sec. 8:510. Requirements for mobile home placement.**

9
10 Any mobile home to be located within the City after the effective date of this Section shall
11 be required to be parked and located on a solid concrete pad at least four inches thick with the
12 concrete pad extending beneath the entire length and width of the mobile home. The mobile home
13 shall have skirting installed around the entire exterior of the mobile home and shall have no
14 exposed tongue. In addition, any mobile home to be moved and located within the City after the
15 effective date of this Section shall be required to have all exposed sewage and electrical hookups
16 located at the rear of the mobile home so as not to face the portion of the property visible from the
17 public street or right of way on which the mobile home is located.

18
19 **Sec. 8:511. Application fee.**

20
21 The application fee for each mobile home permit is set forth in Appendix A to Title 8.

22
23 **Chapter 7. PERMANENT GENERATORS**

24
25 **Sec. 8:700. Permit required.**

26
27 No permanent generator shall be installed without a permit.

28
29 **Sec. 8:701. Approval of plans.**

30
31 The licensed electrical contractor shall submit a plan of property showing the proposed
32 generator location and measurements from all structures and property lines. The permanent
33 generator shall be installed in accordance with plans as approved by the Building Inspector.

34
35 **Sec. 8:702. Certificate of responsibility required.**

36
37 The applicant shall submit a certificate of responsibility for non-engineered
38 commercial/residential generators or a design supervision statement for engineered generators
39 (over \$50,000 valuation).

40
41 **Sec. 8:703. Application fee.**

42
43 The application fee is set forth in Appendix A to Title 8.

1 **Sec. 8:704. Approval of subdivision association.**

2
3 If the applicant seeks to install a permanent generator within a residential subdivision, the
4 applicant shall obtain approval from the subdivision association, if required, prior to applying for
5 a permit.
6

7 **Sec. 8:705. Generator placement.**

8
9 Permanent generators shall be installed no closer than the minimum clearance required by
10 the generator manufacturer for any structure. All permanent generators installed shall be installed
11 at or above the highest finished base flood elevation of the existing structure and shall not encroach
12 into a servitude.
13

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

15
16 A plumbing permit, issued to a licensed plumbing contractor, shall be required if the
17 generator is fueled by natural gas. The applicant for the natural gas generator shall provide the gas
18 utility provider with the existing load on the building or house and generator fuel consumption rate
19 to determine the natural gas line and meter sizing. An applicant seeking to install a diesel-fueled
20 permanent generator shall submit approval of the state fire marshal with the application.
21

22 **Section 2. Amendment to Title 8, Chapter 2, Sec. 8:252.** Sec. 8:252, as adopted in Ordinance
23 No. 2024-015, is hereby amended and re-enacted to read as follows:
24

25 **Sec. 8:252. Violation penalties.**

26
27 Any person, firm, corporation or agent who violates any provision of this Title, or fails to
28 comply therewith, or with any of the requirements thereof, or who constructs, alters, demolishes
29 or moves any structure, in violation of the approval granted to this Title shall be fined not less
30 than \$50, nor more than \$500.
31

32 Violations of any provision of this Title may be enforced by the City pursuant to the
33 administrative procedures set forth in Title 4 of the Code of Ordinances.
34

35 **Section 3. Amendment to Appendix A.** The Council hereby amends Appendix A to Title 8 to
36 add the following:
37

38 **APPENDIX A. SCHEDULE OF FEES**

39 * * *

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.

1 This Ordinance having been submitted to a vote the vote thereon was:
2 For:
3 Against:
4 Absent:
5 Abstained/Recused:
6