

CITY OF ST. GEORGE

BY COUNCIL MEMBER HECK:

ORDINANCE NO. 2024-015

AN ORDINANCE TO ENACT TITLE 8 OF THE CODE OF ORDINANCES RELATIVE TO BUILDINGS AND TO PROVIDE FOR RELATED MATTERS

WHEREAS the City of St. George desires to adopt the most recent edition of the International Building Code, International Residential Code, International Existing Building Code, International Mechanical Code, Louisiana State Plumbing Code, International Code Council Codes, and the National Electrical Code, as of the date of adoption by the Louisiana State Uniform Construction Code Council, as amended; to enact ordinances to provide procedures for the administration of building codes; to enact ordinances to provide for permit requirement for house moving in St. George; to enact ordinances to provide for the construction and installation of pipelines in public rights-of-way or over and across any public or private property within; and to enact ordinance adopting fee schedule related to these ordinances identical to the City of Central current fee schedule.

BE IT ORDAINED by the St. George City Council, State of Louisiana Title 8 Buildings, Chapters 1, 2, 3, 5 and 6 are enacted as follows:

Section 1. Enactment

**Title 8. BUILDINGS
CHAPTER 1. BUILDING CODE**

PART I. GENERAL PROVISIONS

Sec. 8:1. Adoption of the latest edition of the International Building Code, International Residential Code, and International Existing Building Code

- (a) The regulations of the most recent edition of the International Building Code ("IBC"), International Residential Code ("IRC"), International Existing Building Code ("IEBC") and the International Property Maintenance Code (IPMC), as of the date of adoption by the Louisiana State Uniform Construction Code Council ("LSUCCC") as amended and published by the International Code Council, Inc., published in book form and the whole thereof, and such portions of the building code as are hereinafter deleted, modified or amended, are hereby adopted as the regulations governing the construction of buildings and other structures in St. George.
- (b) Standards referenced in this Chapter shall be considered an integral part of the Building Code without separate adoption. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. Where code provisions conflict with

a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

- (c) Except as hereinafter provided, it shall be unlawful to construct, enlarge, alter, repair, move, demolish, or change the occupancy of any building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, without first making application to the building official to obtain the required permit for the work.
- (d) The building official shall accept certified third-party providers engaged in plan reviews on behalf of commercial and residential contractors. Third party providers shall be certified and in good standing with the Louisiana State Uniform Construction Code Council established by La. R.S. 40:1730.23. Prior to any submittal, the third-party provider shall submit evidence that it is certified in accordance with La. R.S. 40:1730.23 to the building official. The building official shall maintain listing of qualified providers. The building official reserves the right to suspend or remove any third-party provider for just cause. The building official shall establish a listing of all elements of a plan review that third-party providers may submit and certify for a contractor or homeowner. The building official reserves the right to approve all third-party plan reviews for compliance with sewer capacity, draining, traffic, UDC review, code oversight and flood zone determination. The building official within eight business days of submission shall issue an approval of the building permit or a report outlining any deficiencies in such submitted application.
- (e) In connection with the construction of any building, structure or other improvement to immovable property, neither the performance of any enforcement procedure nor any provision of a building code shall constitute or be construed as a warranty or guarantee by the building official or third-party provider as a durability or fitness, that said building or structure or other improvement to immovable property or any materials, equipment, or method or type of construction used therein is or will be free from defects, will perform in a particular manner, is fit for a particular purpose or will last in any particular way.

Sec. 8:2. Work exempt from permits.

Building permits shall not be required for the following work:

- (1) Painting;
- (2) Floor coverings such as carpet or vinyl tile;
- (3) Replacing shingles and/or replacing not more than 100 square feet of roof decking;
- (4) Repair/replace sheet rock or paneling in not more than one wall provided the wall is not a rated assembly or part of the means of egress;
- (5) Repair/replace soffit/fascia board;
- (6) Fence repair not to exceed a total of 25 linear feet;
- (7) Fences that are woven wire less than four feet high, and fences not more than 30% solid and less than three feet high;
- (8) Wood decks not more than 30 inches above grade, with no roof, and not over 400 square feet in floor area;

- (9) Garden/courtyard arbors that are accessory to a residence;
- (10) Portable accessory storage structures not exceeding 120 square feet in floor area;
- (11) Replacing residential driveways provided there are no alterations or modifications with the location and/or profile of the existing driveway;
- (12) Structures used exclusively for agricultural purposes (sheds, stables, poultry houses) that meet all the following provisions:
 - a. Not available for public use;
 - b. Located not less than 100 feet from the property line and or from any habitable structure such as a dwelling or commercial building;
 - c. Not more than one story and not over 15 feet in height;
 - d. Not more than 1,500 square feet in floor area;
 - e. Located on not less than ten acres of land intended for agricultural use;
 - f. One side of the structure (25% of the perimeter) is permanently open to the exterior;
 - g. No plumbing and/or mechanical equipment shall be installed;
 - h. No structural member shall exceed an 18-foot unsupported span;
 - i. Structures located within a flood plane area are designed using floodproofing methods, as required by FEMA (Federal Emergency Management Agency), so as to minimize the damage caused by flood waters;
 - j. Structures are designed and constructed to comply with the minimum design loads as required by this Code;
 - k. Not located in any public servitude, easement and/or right-of-way.
- (13) Minor non-structural repairs non-safety related;
- (14) Installation of vinyl or aluminum siding;
- (15) Move or add non-bearing walls that do not interfere or alter means of egress;
- (16) One-story detached accessory structures are exempt from permitting, provided the floor area does not exceed 200 square feet and the structure is not connected to utilities;

Note: A permit shall be required if work exceeds the above minimums, or if the building official determines one is required.

Sec. 8:3. Designation of official.

If any provision of this title shall refer to a municipal officer or city employee whose position is vacant at the time action is required by the officer or employee, then the provision shall be construed to apply to any such person that the Mayor shall designate in place of such officer or employee.

PART II. INTERNATIONAL BUILDING CODE ("IBC"), INTERNATIONAL RESIDENTIAL CODE ("IRC") AND INTERNATIONAL EXISTING BUILDING CODE ("IEBC")

Sec. 8:20. Applicable Chapters of International Building Code ("IBC"), International Residential Code ("IRC") and International Existing Building Code ("IEBC")

The regulations of the most recent edition of the following chapters of the International Building Code ("IBC"). International Residential Code ("IRC") and International Existing

Building Code ("IEBC") as of the date of adoption by the Louisiana State Uniform Construction Code Council as amended, and published by the International Code Council, published in book form and the whole thereof, and such portions of the IBC, IRC, and IEBC as are hereinafter deleted, modified or amended, are hereby adopted as the regulations governing the construction of buildings, residences, and other structures in the city. Not less than two copies of such code shall be kept on file in the city services office for review and inspection by the public.

(1) International Building Code ("IBC")

- a. Chapters 1 through 10.
- b. Chapters 12 through 26.
- c. Chapter 28.
- d. Chapters 30 through 35.
- e. Appendices B, C, D, F and I.

(2) International Residential Code.

- a. Chapters 1 through 11.
- b. Chapter 24.
- c. Chapter 43.
- d. Appendix J.

(3) International Existing Building Code.

Chapters 1 through 15

Sec. 8:21. Amendments to Amendments to International Building Code, International Residential Code, and International Existing Building Code

Amendments to the International Building Code, International Residential Code, and International Existing Building Code adopted by section 8:1, are amended as follows:

1. Section 101 (IBC) (IEBC) and (IRC) are amended to read as follows:
 - a. Section 101.1 Title. These regulations shall be known as the Building Code of the City of St. George, hereinafter referred to as "this Code."
2. Section 101.2 (IBC) Scope. The exceptions are hereby amended as follows:
Exception #2 is hereby added to read as following: Townhouses are defined as two or more attached living units with common or party sidewalls between units, designated so that each unit may be sold independently as a lot with its own yards and parking spaces.
3. Section 101.4 Referenced Codes (IBC), 102.4 (IEBC) and (IRC) are hereby amended to read as follows:

The following Codes shall be adopted as if specifically referenced in this Code and shall be considered part of the requirements of this Code to the prescribed extent of each such reference:

- (a) Section 101.4.1(IBC), 102.4.1 (IEBC) and 102.4.1(IRC) Electrical. The most recent NFPA 70 National Electrical Code as amended and all references herein.
- (b) Section 101.4.2(IBC), 102.4.2 (IEBC) and 102.4.2(IRC) Gas. The most recent International Fuel Gas Code and all references herein.

- (c) Section 101.4.3(IBC), 102.4.3 (IEBC) and 102.4.3(IRC) Mechanical. The most recent International Mechanical Code as amended and all references herein.
 - (d) Section 101.4.4(IBC), 102.4.4 (IEBC) and 102.4.4(IRC) Plumbing. The most recent Louisiana State Plumbing Code and all references herein.
4. Section R106.1.2 (IRC) is amended to add the following:
Section R106.1.2 -Manufacturers and Fabricators.
Where the permit issued is for a modular building, a certificate from an inspection agency hired by the owner or manufacturer and approved by the building official, may be accepted in lieu of required local inspections. The certificate shall state that the building has been inspected by the approved agency and is in compliance with the International Residential Code, the National Electrical Code, the International Mechanical Code and the LA State Plumbing Code as amended and has been constructed in accordance with plans and specifications.
 5. Section 106 (IBC) (IEBC) and (IRC) is hereby added to read as stated in section 8:210 (construction documents).
 6. Section 105.1.3 (IBC) and Section 105.1.1 (IRC) is hereby added to read as stated in section 8:240 (temporary utilities).
 7. Section R105.7 (IRC) is amended to read as stated in section 8:233 (Inspection card).
 8. Section 106.3.4.3 IBC is added to read as stated in section 8:37 (Certificate of completion).
 9. Section 113.4 (IBC) and Section R113.4 (IRC) is amended to read as stated in section 8:252 (Violation penalties).
 10. Section R104.7 (IRC) Records is amended to read as stated in section 8:253 (Records).
 11. Section R106.3.4 (a) - Transfer of ownership is amended to read as stated in section 8:251.
 12. Section 108 (IBC) and Section R108 (IRC). Fees are amended to read as follows: Commercial and residential construction. The schedule of permit fees set forth in Appendix A of this Title 8 shall apply.
 13. IBC Appendix "B" Board of Appeals. Section B101.2 (IBC) and Section R112 (IRC) deleted and amended to read as stated in Title 1, Chapter 5, Sec. 511(a) of this Code Section B101.4 (IBC) and Section 112 (IRC) deleted and amended to read as stated in Title 1, Chapter 5, Sec.511(b) to Sec.511(g) and Title 8, Chapter 3 of this Code of Ordinances.

PART III. INTERNATIONAL MECHANICAL CODE

Sec. 8:30. Adoption of International Mechanical Code.

The regulations of the most recent edition of the International Mechanical Code ("IMC"), including Appendix A, as of the date of adoption by the Louisiana State Uniform Construction Code Council as amended, and published by the International Code Council, published in book form and the whole thereof, and such portions of the mechanical code as are hereinafter deleted, modified or amended, are hereby adopted as the regulations governing the installation and servicing of air conditioning, heating, ventilation and mechanical refrigeration systems in the construction of buildings and other structures in the city. Not less than two copies of such code shall be kept on file in the city services office for review and inspection by the public.

Sec. 8:31. Amendments to International Mechanical Code

Amendments to International Mechanical Code ("IMC"), adopted by section 8:10, are amended as follows:

- (a) Appendix B of the International Mechanical Code, Schedule of Permit Fees, is hereby deleted.
- (b) Chapter 1 of the International Mechanical Code, Administration, is hereby amended and added to this part to read as stated in section 8:300 (Duties and authority of Construction Board of Appeals).
- (c) Sec. 109.8. (IMC) is hereby added to read as stated in section 8:32(License required).
- (d) Sec. 106.1-106.2 (IMC) Permits is hereby deleted and amended to read as stated in section 8:34.
- (e) Sec. 106.3.1 (IMC) is hereby deleted and amended to read as stated in section 8:210 (Construction documents).
- (f) Sec. 107.1 (IMC) required is hereby deleted and amended to read as stated in section 8:234 (Inspection services).

Sec. 8:32. License and certification required.

It shall be unlawful for any person to engage in business as an air conditioning and heating contractor as defined herein without first having obtained a state mechanical work license and a certification by the Environmental Protection Agency (EPA) to purchase service and install equipment with refrigerant. Any person who desires to do air conditioning, heating, ventilating or mechanical refrigeration work upon his own residence, which he occupies, must hold a certification by the EPA to purchase, service and install equipment with refrigerant per Section 608 of US EPA, Title 40 subpart F part 82 to obtain a homeowner mechanical permit. Provided that he files the application, obtains the permit required and performs all such work in accordance with the provisions of this Code.

Sec. 8:33. Manufacturing and Testing Mechanical Equipment.

The Construction Board of Appeal is authorized to establish safety requirements for protection of the public in connection with the manufacturing or testing of air conditioning, heating, refrigeration or ventilating materials, devices, appliances or apparatus.

Sec. 8:34. Permits required.

- (1) A permit, which shall be in addition to the building permit, shall be obtained for air conditioning, heating, ventilation and mechanical refrigeration work, before any work is started. The owner must reside at the property for a homeowner's residential permit.
- (2) No permit shall be required for repairs to existing systems; however, all such repair work shall be performed in accordance with the provisions of this Title.
- (3) A permit shall be obtained for alterations, additions or change out of a major component (condensing unit, cooling coils, air handling unit or heating unit) of an original installation. Alterations and additions shall include any change in involving an extension to the system, a

change in the arrangement, type or purpose of the original installation, a change in size or any relocation.

- (4) All applications shall be made on forms supplied by the permit office and shall contain all information requested thereon.
- (5) A permit shall not be issued to anyone other than persons designated by the owner or owners of a firm.
- (6) A permit issued shall be construed to be only a license to proceed with the work and shall not be interpreted as authority to violate, cancel, alter or set aside any of the provisions of this Code, nor shall such issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans or construction or of violations of this Code. Any permit issued shall become invalid if work is terminated for a period of one year.

PART IV. PLUMBING CODE

Sec. 8:40. Adoption of state plumbing code.

There is hereby adopted the regulations of the most recent edition of the Louisiana State Plumbing Code, as of the date of adoption by the Louisiana State Uniform Construction Code Council as amended, and published in book form and the whole thereof, are hereby adopted as the regulations governing the construction of buildings and other structures in the city. Not less than two copies of such code shall be kept on file in the city services office for inspection.

Sec. 8:41. Applicability.

The provisions of this Code shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, and when connected to a water or sewerage system.

Sec. 8:42. Amendments.

Amendments to Louisiana State Plumbing Code, adopted by section 8:40, are amended as follows:

- (a) Section 1004.4.1 is hereby added to read as follows:
Section 1004.4.1 - Grease Traps/Grease Interceptors for Multi-Family Housing in the City of St. George. A grease trap/grease interceptor approved by the plumbing official shall be provided for all multi-family housing in the City of St. George with more than two dwelling units, and for all buildings containing two or more rental dwellings.
- (b) Sec. 8:101.3.1. is amended to read as stated in section 8:41(Applicability)
- (c) Sec. 8:103. is amended to read as stated in Chapter 2. Part 2. (Permits)
- (d) Sec. 8:103.2.1. is hereby added to read as stated in section 8:210(Construction documents)

Sec. 8:43. Master plumbers' responsibility.

- (a) Plumbing work, including installation, replacement and repair of pipes, fixtures or other apparatus, for supplying gas or water and removal of liquid or waterborne waste, in buildings and on private premises, is the exclusive responsibility of the master plumbers.
- (b) Application for a plumbing permit shall be filed with the Department of Public Works by the licensed master plumber or his authorized representative before beginning the construction, reconstruction, alterations, repairs (except as hereafter provided) of any portion of the plumbing system of any building. Such application shall state clearly the location of the work to be done, the type and number of fixtures to be installed or altered, location and point of discharge of the property sewer. No permit shall be required for repairing of leaks, unstopping of pipes or replacing broken traps, pipes or fixtures; however, a permit shall be required for installation or replacement of all hot water heaters. Any person may clean out building sewers and/or building drains by rodding or by any other approved mechanical device or mechanism, provided such cleaning is done through a threaded cleanout by removing the screw plug or by cleaning through the soil or waste stack opening above the roof.

Sec. 8:44. Gas fitters license.

All contractors who install, repair, replace, or test gas lines must possess a current gas fitters license issued by the Parish of East Baton Rouge.

Sec. 8:45. Waste water discharge.

All industrial and commercial users of the sanitary sewer must apply for a sewer pretreatment application.

PART V. NATIONAL ELECTRICAL CODE

Sec. 8:50. Adoption of International Code Council Codes and National Electrical Code.

The regulations of the most recent edition of the International Code Council ("ICC") Codes and the National Electrical Code, as of the date of adoption by the Louisiana State Uniform Construction Code Council as amended, and published in book form and the whole thereof, and such portions of the electrical code as are hereinafter deleted, modified or amended, are hereby adopted as the regulations governing the performance of electrical work and the operation of electrical work and the conduct of business by those engaged in such work including examining and licensing therefore. Not less than two copies of such code shall be kept on file in the city services office for review and inspection by the public.

Sec. 8:51. Placing of wires.

It shall be the duty of the building inspector to regulate and determine the placing of wires or other appliances for electric light, heat, or power in all buildings in the city and to cause all such

wires or appliances to be placed, constructed and guarded as not to cause fires or accidents endangering life or property.

Sec. 8:52. Notice on removal of wiring.

Whenever builders, or persons engaged in repairing, painting, etc., find it necessary to remove wires from buildings in prosecuting their work, the owner of such building or the contractor engaged thereon shall serve the inspector with written notice 24 hours before such contemplated work is begun and the inspector shall have authority in his discretion to direct the owner of such wires to remove the same.

Sec. 8:53. Permit for alterations.

No alterations shall be made in the wiring of any building for light, heat or power, or increase in the load carried by such wires, nor shall any building be wired for electrical lights, motors, or heating devices without a written permit.

Sec. 8:54. Old wires to be removed.

Electric contractors wiring old buildings or structures for electric light heat or power where electric or gas lighting systems have been used are required to remove all old superfluous wires, pipes, fixtures, and related equipment, before wiring the building or structure.

Sec. 8:55. Installation of other items.

It shall be unlawful for any plumber, gas or steam fitter or other person, to install, fix or place any metal pipe in a building nearer than three inches from an electric light or power wire, unless such light or power wire is insulated under such requirements as may be imposed by the electrical inspector. No fixture or other construction shall be designed or constructed so as to block access to electrical switches or other electrical installations, free and unrestricted access to which is required in order to provide adequate and safe service to the premises.

Sec. 8:56. Work to be done under direction of electrical inspector.

Whenever wires, now or hereafter erected, are moved under permission of section 8:52, such work shall be done under the direction of the electrical inspector and by competent electrician at the expense of the person procuring the change.

Sec. 8:57. Public buildings.

In all buildings where the general public has access, the corridors, stairways, lobbies and exits must be sufficiently lighted to allow a safe and ready egress from such buildings at such time as the general public has access to same. No person shall install wiring of a temporary or decorative character in, or about any building or structure without first having obtained permission in writing from the electrical inspector to install such work, and the inspector is authorized to grant written and limited approval for any temporary installation which may in his opinion be necessary.

PART VI. RESIDENTIAL CONTRACTOR'S CODE

Sec. 8:60 Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter:

Person. Whenever the word "person" is used in this Code, "person" shall include any individual, partnership, corporation or firm or other entity.

Residential contractor shall mean any person, firm or corporation who as the primary contractor is required to obtain a building permit from the Department of Public Works and who engages in the building, construction, installation, remodeling or repair of residential structures, including duplexes, triplexes or fourplexes, where the cost of said work (including labor) exceeds the sum of \$1,500.

Sec. 8:61. License required by residential contractors.

- (a) Any person, firm or corporation who as the primary contractor is required to obtain a building permit from the Department of Public Works and who engages in the building, construction, installation, rebuilding, remodeling or repair of residential structures, including duplexes, triplexes or fourplexes, must be licensed by the state licensing board for contractors.
- (b) This provision shall not apply to minor repair/rehabilitation work valued at less than \$1,500 including labor. Nor shall this provision apply to the following: To individuals performing construction, rebuilding, remodeling or repair of their personal residence provided that they do not apply for more than one building permit per project during a 12-month period and provided they sign a statement upon application for a building permit relieving the City of St. George from any liability in connection therewith and further asserting that they have received and read the Louisiana New Home Warranty Act, La. R.S. 9:3141 and are aware of all attendant liabilities and responsibilities imposed by La. R.S. 9:3141. The term "project" shall mean the construction of a new residential structure, including, but not limited to, duplexes, triplexes and fourplexes. The term "project" shall not be interpreted to mean renovation or remodeling of the same residence at different times. This provision shall apply only to a situation in which a building permit is required under this title.

Sec. 8:62. Effective date of compliance.

No permit to perform any construction within the scope of this chapter shall be issued to any person, firm or entity not holding a state residential contractor's license.

PART VII. FLOOD HAZARD.

Sec. 8:70. Requirements in event of flood hazard.

- (a) Before a building permit is issued, the floodplain administrator shall determine whether or not the proposed building site is reasonably safe from flooding; and if a flood hazard exists, shall notify the permit applicant that any proposed new construction or substantial improvement

should:

- (1) Be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure;
 - (2) Use construction materials and utility equipment that are resistant to flood damage; and
 - (3) Use construction methods and practices that will minimize flood damage.
- (b) Elevation requirements for building permits. No building permit for any new construction or substantial improvements of existing construction shall be issued until the applicant's professional engineer, land surveyor or architect certifies, on the basis of the latest base flood elevation data available. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to, flood proofed to or at or above the following requirements:
- (1) For all substantial improvements, the minimum lowest floor elevation shall meet or exceed one foot above the FIRM base flood elevation.
 - (2) For all new residential, nonresidential, and manufactured homes, the minimum lowest floor elevation shall meet or exceed each of the following levels: one foot above the FIRM base flood elevation, one foot above the center line of the street, and one foot above the top of the lower upstream or downstream sanitary sewer manholes between the house connection. The minimum slab elevation shall be one foot above the center line of the street shall not apply when the approved drainage schematic contemplates that:
 - (i) The street pavement will not serve as the drainage collector system; or
 - (ii) Drainage will not be conveyed toward the street.
- (c) The basis for establishing the areas of special flood hazard shall be the areas of special flood hazard identified by the Federal Emergency Management Agency in the most recent scientific and engineering report entitled, "The Flood Insurance Study for East Baton Rouge Parish, Baton Rouge & Vicinity," with accompanying flood insurance rate maps and flood boundary-floodway maps and any revisions thereto.
- (d) Elevation requirements for certificate of occupancy. A certificate of occupancy for any new construction or substantial improvement of existing construction shall not be issued until the applicant's professional engineer, land surveyor or architect has certified, on the basis of the latest base flood elevation data available that the new construction or substantial improvement of the existing construction meets or exceeds the requirements of section Sec. 8:40(b)(2).
- (e) Drainage schematic required. Unless otherwise approved by the engineering manager, an application for a building permit shall include a drainage schematic of the building site conforming to the consulting engineer's approved drainage layout for the subdivision. Elevation shall not be raised by the addition of fill unless pursuant to a disturbance permit pursuant to Section

Sec. 8:71. Establishment of disturbance permits.

- (a) A disturbance permit shall be required prior to:

- (1) Any disturbance by means of mechanized equipment;
 - (2) Tree removal by means of mechanized equipment;
 - (3) The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;
 - (4) Demolition of a structure or trailer by means of heavy equipment; and
 - (5) The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment.
- (b) A disturbance permit for the deposit of up to 12 inches of fill on a site may be approved without a geotechnical report; however, no disturbance permit for the placement of more than 12 inches of fill shall be issued except for soil to be deposited in engineered lifts in accordance with a geotechnical report establishing compaction requirements prepared by a licensed engineer certified in soil mechanics and in accordance with a topography plan prepared by a licensed civil engineer which does not negatively impact surrounding properties or the public drainage infrastructure.
- (c) After a site inspection, a disturbance permit may be approved for clearing and/or grubbing of a site which does not negatively impact drainage on surrounding properties or the public drainage infrastructure without a geotechnical report or a topography plan.
- (d) No building permit shall be approved for a site following issuance of a disturbance permit where the proposed structure or other improvement is inconsistent with the geotechnical report or topography plan.
- (e) Incidental tree removal which does not affect the drainage on the property shall not require a disturbance permit.

PART VIII. MISCELLANEOUS

Sec. 8:80. Barbed wire and electric fences.

- (a) It shall be unlawful to build any barbed wire or electric fence in any recognized subdivision within the corporate limits of the city, or to permit such fences to be or to remain on any such property within such limits. However, such fences may be built around undeveloped areas when they may be necessary for the proper use or protection of the property and do not create a hazard to the public. Barbed wire erected not less than six feet above the ground and projecting entirely within the property may be permitted around industrial and commercial sites and around playgrounds, athletic fields and similar properties where they are needed for the protection of property or for reasons of safety.
- (b) For the purposes of this section the term "electric fence" is defined as any fence designed to carry an electric current derived from any source.
- (c) Any person violating the provisions of this section shall be subject to a fine of not more than \$25 or imprisonment not exceeding ten days, or both, at the discretion of the court, and if not removed after due notice by the director of the Department of Public Works.

such fence shall be removed by the Department of Public Works at the owner's expense.

Sec. 8:81. Mobile homes.

No relocation permit shall be issued for the placing of any mobile home within Zone A on the flood hazard boundary map for East Baton Rouge Parish until the building official has determined that the mobile home is or shall be anchored to resist flotation, collapse or lateral movement in accordance with the following requirements:

- (1) Over-the-top ties shall be provided at each of the four corners of the mobile homes, with two additional ties per side at intermediate locations with mobile homes less than 50 feet in length requiring only one additional tie per side.
- (2) Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points with mobile homes less than 50 feet long requiring only four additional ties per side.
- (3) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
- (4) All additions to any mobile home shall be anchored as above.
- (5) Homes constructed after June 15, 1976, under the Mobile Home Construction Standards established by the U.S. Department of Housing and Urban Development, shall be anchored according to such standards set by the U.S. Department of Housing and Urban Development; otherwise all mobile homes shall comply with the requirements as set forth above.

Sec. 8:82. Satellite dishes.

Satellite dishes or other structures designed for the reception of video transmissions shall not be located in any front yard, unless otherwise authorized by applicable zoning ordinances.

Sec. 8:83. Oil storage facilities.

- (a) No oil storage facilities shall be constructed, operated or repaired without first obtaining a special permit from the Department of Public Works.
- (b) No permit shall be issued for this purpose without first obtaining the proper clearance from the fire department or district, the state fire marshal's office, and the state department of environmental quality.

Sec. 8:84. Swimming pools.

- (a) No person, firm or corporation in possession of land within the city, upon which is situated a swimming pool or other outside body of water designed for or used for swimming, dipping or immersion purposes by men, women or children, of a minimum of depth of 18 inches, shall fail to maintain on the lot or premises upon which such pool or body of water is located and completely surrounding such body of water, a five-foot chainlink or wrought iron fence with no opening greater than four inches in a horizontal direction or a 100 percent solid fence or wall constructed not less than five feet in height; provided, however, a dwelling or accessory building may be used as part of such enclosure.

- (b) All gates or doors opening through such closing and self-latching device designed to keep, and capable of keeping, such door or gate securely closed at all times when not in actual use; provided, however, that the door of any dwelling occupied by human beings and forming any part of the enclosure hereinabove required need not be so equipped.
- (c) All plans hereafter submitted for swimming pools to be constructed shall show compliance with the requirements specified herein, and final inspection and approval of all pools hereafter constructed shall be withheld until all requirements specified herein shall have been complied with.
- (d) Modification may be made in individual cases upon a showing of good cause with respect to the height, nature or location of the fence, wall gates, or latches or the necessity therefor provided the degree of protection is not reduced thereby.
- (e) Other protective devices or structures may be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the fence, gate and latch described herein.

Sec. 8:85. Fire hydrants.

- (a) Definition. For purposes of this section, the term "fire official" shall mean the chief of the fire department or his designee in which the property is located.
- (b) Water supply. Approved fire hydrants shall be provided for buildings to meet the necessary fire flow requirements as determined by the fire official. Where public water supply is inadequate or not available, an approved alternative water source meeting the fire flow requirements shall be provided.
- (c) Location. The location and number of hydrants shall be designated by the fire official, but in no case shall the distance between installed fire hydrants exceed 1,000 feet. Maximum distance from the nearest hydrant to the most remote exterior point of any building shall be 500 feet. The distance shall be measured on a roadway surface meeting the fire department access requirements of Section 602.6 of the Standard Fire Prevention Code and all amendments and/or modifications thereto.
- (d) Plans and specifications. Plans, specifications and hydraulic calculations for installation, modification, or alterations of any fire service main or fire hydrant shall be submitted to the fire official for review and approval prior to installation.
- (e) Preliminary approval. No building permit shall be issued without preliminary approval of the fire official under this section.
- (f) Fire flow tests. Fire-flow tests shall be witnessed by the fire official prior to final approval.
- (g) Final approval. Before final approval and acceptance of fire suppression, alarm, detection or any fire protection device including standby power facilities and fire ventilating systems, in

any building or structure, the installation shall be subjected to an acceptance test. These tests shall be adequate to determine that the system or fire protection device has been properly installed and will function as intended. It shall be unlawful to occupy within portions of a structure until the required fire protection systems within that portion of the structure have been tested and approved.

- (h) Permit required. No person shall install, make alterations or additions to a fire protective signaling, detection or fire suppression system before securing a permit from the fire official.
- (i) Provisional approval. The fire official may waive the provisions of the section and/or issue temporary or provisional approvals.
- (j) Exception. The provisions of this section do not apply to one-and two-family dwellings or their detached accessory structures.

Sec. 8:86. Fire Suppression Systems

All contractors doing installation work on fire suppression systems shall have a current certification from a fire suppression company when applying for license. A current certificate must be obtained and presented each year when obtaining license for the ensuing year. Work performed or service of an existing fire suppression system other than the company, which has issued the certificate, shall be covered by the contractor's general liability.

Sec. 8:87. Signs.

No electrically illuminated sign shall be erected unless a permit has been issued, therefore. The applications for such permit shall contain complete specifications, including ampere rating, proposed location, name of contractor making installation, manufacturer's name and owner's name together with such additional information as may be required to ensure compliance with this Code. Where a sign is completely enclosed so that disassembly for inspection is not possible, the building official may accept the seal of a certified testing laboratory in lieu thereof. The building official shall certify and maintain a list of testing laboratories which test, and rate electrically illuminated signs according to the requirements of this Code.

CHAPTER 2. ADMINISTRATION OF BUILDING CODE

PART I. GENERAL PROVISIONS

Sec. 8:200. Contractor's License.

- (a) It shall be the duty of every contractor who shall make contracts for the installation or repairs of a building or component system covered by the Code, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.
- (b) No permit shall be issued except where the contractor in charge of the work has been licensed

as provided above, and such permits shall be valid only so long as a licensed electrician shall remain in charge of the work.

Sec. 8:201. Established place of business required.

Every contractor applying for a permit under this Title 8 must have and maintain an established place of business with facilities for receiving local telephone calls for complaints, calls and notices during normal business hours, from the divisions of the Department of Public Works and persons for whom he has performed work.

PART II. PERMITS

Sec. 8:210. Construction Documents.

- (1) Building. Applications for permits shall be accompanied by two sets of drawings of the proposed work, drawn to scale, showing foundation plans, floor and roof plans, elevations, sections and structural details sufficient to define completely the proposed construction. All plans shall be accompanied by duplicate plot plans, elevations, sections and structural details sufficient to define completely the proposed construction. All plans shall be accompanied by duplicate plot plans on legal or letter-size sheets showing all lot dimensions and the location of structure upon the lot or property with reference to each lot line. For all buildings or structures except as otherwise provided by this section, the application for a building permit shall be accompanied by a complete set of plans prepared by an architect or civil engineer licensed in accordance with state law, or under his supervision, and a certificate signed by the licensed architect or civil engineer that to the best of his knowledge the plans and specifications comply with and are in conformity with the requirements of this Code, the state fire code and the state sanitary code and that said plans and specifications were prepared by him or under his supervision; and all applications shall also be accompanied by a load and stress sheet showing the weights carried by the supports, including columns, posts, girders, lintels, pillars, foundations and footings, when the building is fully loaded, and the safe loads such supports, etc., will carry and stress sheet showing the stresses caused by the required wind load and the manner in which they are transmitted into the ground. The application for a permit for any new building or structure shall be accompanied by a complete description of the kind and size of such buildings, the character of materials to be used, the ground area to be covered, and the net cubic contents of such building. Before a certificate of occupancy is issued, the owner must furnish the building official a certificate from the architect or civil engineer certifying that the building or structure has been completed, to the best of his knowledge, in accordance with plans and specifications as approved by the inspection division and the maximum live load each floor will safely carry. The necessary plans, and drawings for single-family residences, duplex apartments and buildings accessory to dwellings, alterations or repairs that do not involve structural changes, outdoor billboards and signs not weighing over 700 pounds, including supporting members, sheds, and small one-story commercial buildings not exceeding 18-foot span and/or over 1,500 square feet may be prepared by the owner or builder, to the effect that the plans and specifications comply with and are in conformity with requirements of the code. Where necessary to ensure compliance with the code, the building official may require plans to be prepared by a licensed architect or civil engineer. The building official may

require the application to be accompanied by a load and stress sheet for the items listed above for all but dwellings. The owner or builder shall sign a certificate to accompany such application for the permit to the effect that he assumes complete and full responsibility for compliance with all fire, safety and health requirements. Whenever necessary, plans shall be submitted to the state fire marshal, the health unit or the state board of health, for approval prior to the issuance of the permit. Entrances and exits shall be approved in accordance with sound traffic safety principles prior to the issuance of the permit.

- (2) Mechanical. Plans, drawings and specifications must be prepared and stamped by a state registered mechanical engineer who shall certify that the plans, drawings and specifications comply with the requirements of this Code:
 - a. For all commercial structures where the cooling load requirements is ten tons or more.
Exception: Buildings with multiple tenants' spaces that are separated by not less than a one-hour fire rated assembly and where the cooling unit do not exceed a total of ten tons for any one-tenant space, the mechanical engineer stamp is not required.
 - b. For additions to commercial occupancies where the building official determines the complexity of the additions warrants the service of a registered mechanical engineer.
 - c. The building official may, where hazards to life or property are involved, require that a Louisiana-registered mechanical engineer prepare plans and specifications, even though not otherwise required by this section.
- (3) Plumbing. When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.
- (4) Electrical. Applications for permits shall be accompanied by plans and specifications showing all electrical installations for which the permit is sought. No permit shall be issued until the chief electrical inspector has reviewed the plans and specifications, and any licensee shall do no work without first obtaining a permit therefor

Sec. 8:211. Action on permit applications.

The building official shall act upon an application for a permit without unreasonable or unnecessary delay. If the building official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes and other pertinent laws and ordinances, he shall issue a permit to the applicant. No alterations shall be made in the wiring of any building for light, heat or power, or increase in the load carried by such wires, nor shall any building be wired for electrical lights, motors, or heating devices without a written permit.

Sec. 8:212. Endorsement of Plans Upon Issuance of Permit.

When the building official issues a permit, he shall endorse, in writing or by stamp, both sets of plans "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained by the building official, and the other set shall be returned to the applicant. The permitted drawings shall be kept at the site of work and shall be opened to inspection by the building official or his authorized representative.

Sec. 8:213. Refusal to issue permit.

If the application for a permit and the accompanying contract documents describing the work do not conform to the requirements of the technical codes or other pertinent laws or ordinances, the building official shall not issue a permit, but shall return the contract documents to the applicant with his refusal to issue such permit. Such refusal shall, when requested, be in writing and shall contain the reason for refusal.

Sec. 8:214. Permit fees; payment

On all buildings, component systems, or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the schedule adopted by the City of St. George, and no work shall begin until the applicable fee(s) have been paid. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Sec. 8:215. Work commencing before permit issuance.

Failure of any person within the meaning of this Title to take out a permit prior to providing any services governed hereby or making any installation or repairs, shall be subject to a penalty of double the amount of the fixed fee of the permit (not to exceed \$1,000) for the type of service furnished, repair or installation made; and this shall be in addition to any and all other penalties provided for herein.

Sec. 8:216. Conditions of Permit.

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this Code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. One or more extensions of time, for periods not more than 90 days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be granted in writing by the building official.

Sec. 8:217. Sign required.

(a) Each person operating under a permit granted in accordance with this chapter shall have

displayed in a conspicuous place in front of each and every place where work is being done by them, a sign giving the name and address of the person doing the work in letters not less than two inches high.

- (b) Permanent signs containing the same information shall be affixed to all vehicles used on job sites or used to transport equipment or materials to job sites.
- (c) The Department of Public Works shall deliver, by certified United States mail, a notice to any contractor who violates this section, which notice shall order compliance within ten days. The building official shall refuse to issue additional permits to any person who fails to comply within the time prescribed. Permits shall be withheld for as long as the violation continues.

PART III. INSPECTIONS

Sec. 8:230. Building official and/or inspector.

- (a) The building official and/or inspector shall be responsible for the practical application and enforcement of this chapter. He shall make such reports to the board as may be required or necessary to keep the board informed of the activities of this section or as may be requested by the board in order to properly administer the provisions hereof or to make recommendations for revisions herein.
- (b) The building official, shall employ such assistants as may be necessary to inspect all constructions, installations and equipment of whatever character and type for the inside and outside of buildings, and shall have the power to order removed, repaired or rebuilt any such construction, installations and equipment, when in their judgment, life or property, or both will be better protected thereby, and who shall enforce the strict compliance of all laws governing the use of electrical energy or construction applying within the city.

Sec. 8:231. Failure to comply; power of inspector.

In any case of failure to comply with the provisions of this Title, the inspector shall have authority, after due notice, to enforce discontinuance until the provisions are complied with.

Sec. 8:232. Right of entry.

Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical, or plumbing systems unsafe, dangerous or hazardous, the building official may enter the building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this Code. If such building or premises are occupied, he shall first present proper credentials and request entry. If such building or premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.

Sec. 8:233. Inspection card.

The permit holder or his agent shall post the permit card on the jobsite in an accessible and conspicuous place. The permit card shall be maintained by the permit holder until the final inspection has been made and approved.

Sec. 8:234. Inspection services.

The building official may make, or cause to be made, the inspections required. He may accept reports of inspectors of recognized inspection services provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of the technical codes shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

- (a) Request for inspection. All inspections requested prior to 8:30 a.m. shall be performed the same business day. Any inspection requested after 8:30 a.m. shall be performed on the next business day; however, in hardship cases and dire emergencies, the inspection division will make the inspection as soon as possible.
- (b) Inspections prior to issuance of certificate of occupancy or completion. The building official shall inspect or cause to be inspected at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every plumbing system upon completion, prior to the issuance of the certificate of occupancy or completion.
- (b) Partial inspections. No person shall cover up or conceal any portion of the work until inspected. In new buildings or in new additions to older buildings, immediately upon completion of those portions of the installation which are thereafter to be concealed or covered up, the contractor shall notify the inspection division that such portions of the installation are ready for inspection. Where the above directive is not complied with, a stop-work order may be issued and will remain in effect until work has been uncovered and inspected.
- (c) Required inspections. The building official upon notification from the permit holder or his agent shall make the inspections required in order to comply with any of the technical codes adopted in this Title and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical codes and this Title.
- (d) Final inspections. Immediately upon completion of any building or component part defined in this Title, the contractor shall notify the inspection division that the building or installation is complete and ready for final approval. No building shall be occupied or installation be put into operation until the final inspection has been made and approved.
- (e) Notification of inspection. When signed and dated by the inspector, the inspection card shall constitute due notification of an inspection.
- (f) Additional repairs. Whenever an alteration, addition or repair is made to any building or component part defined in this Title, other portions of the building or system shall be repaired or corrected to conform with the standards of the code, except that no repair or correction, which does not present a hazard to life or property, need be accomplished.