

CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS:

ORDINANCE NO. 2025 - 009

TO ENACT TITLE 6 OF THE CODE OF ORDINANCES
RELATIVE TO FIRE PROTECTION AND PREVENTION AND
TO PROVIDE FOR RELATED MATTERS

WHEREAS, the City of St. George desires to adopt the most recent edition of the National Fire Protection Association Life Safety Code (NFPA 101) and the National Fire Protection Association Fire Code (NFPA 1) and enact ordinances to provide for enforcement of the City fire code.

NOW, THEREFORE, BE IT ORDAINED by the St. George Council, State of Louisiana as follows:

Section 1. Enactment

TITLE 6 - FIRE PREVENTION AND PROTECTION

CHAPTER 1. FIRE PREVENTION

Sec. 6:101. Life Safety Code.

- (a) There is hereby adopted a fire code to provide the City with rules and regulations to improve the public safety by promoting the control of fire hazards; regulating the installation, use and maintenance of equipment; regulating the use of structures, premises and open areas; providing for the abatement of fire hazards; establishing the responsibilities and the procedures for code enforcement; and setting forth the standards for compliance and achievement of these objectives.
- (b) This city adopts as its fire code the most current editions of the National Fire Protection Association Life Safety Code (NFPA 101) and the National Fire Protection Association Fire Code (NFPA 1) as adopted by the Louisiana State Fire Marshal's Office. The St. George Fire Prevention Bureau shall maintain a current edition of the City's fire code.

Sec. 6:102. Scope of code.

The requirements of the City Fire Code shall apply equally to both public and private property, and shall apply to all structures and their occupants, except as otherwise specified in this Title.

Sec. 6:103. Construction of this Title.

This Title shall be deemed an exercise of the police powers of the City for the preservation and protection of public health, peace, safety, and welfare, and all the requirements of the City fire code shall be liberally construed for that purpose.

Sec. 6:104. Enforcement officers.

- (a) The Fire Chief of the St. George Fire Protection District No. 2 or a person or persons designated by the Fire Chief of the St. George Fire Protection District No. 2 shall be responsible for the enforcement of the City's fire code. The Fire Chief shall detail such members of the fire department as officers as shall from time to time be necessary.
- (b) The officers of the St. George Fire Prevention Bureau shall enforce all laws and ordinances of the City covering the following:
 - (1) The prevention of fires;
 - (2) The storage and use of explosives and flammables;
 - (3) The installation and maintenance of automatic and other fire alarm systems, and fire extinguishing equipment;
 - (4) The maintenance and regulation of fire escapes;
 - (5) The means and adequacy of exit in case of fire, from factories, schools, hotels, lodging, houses, asylums, hospitals, churches, halls, theaters, amphitheaters and all other places in which numbers of persons work, live or congregate from time to time for any purpose;
 - (6) The investigation of the cause, origin and circumstances of fires;
 - (7) The maintenance of fire cause and loss records; and
 - (8) The provisions of Title 8 necessary for safeguarding life and property against fire.
- (c) St. George Fire Prevention Bureau shall have such other powers and perform such other duties set forth in this Title and as may be conferred and imposed from time to time by law. The Fire Chief for St. George Fire Protection District No. 2 may delegate any powers or duties under this Title to the St. George Fire Prevention Bureau.

Sec. 6:105. St. George Fire Protection District No. 2.

- (a) *To recommend ordinances.* St. George Fire Protection District No. 2 shall recommend to the City Council such additional ordinances or amendments to existing ordinances deemed necessary for safeguarding life and property against fire.
- (b) *To recommend amendments.* St. George Fire Protection District No. 2 shall recommend to the City Council any amendments to the City's Fire Code or ordinances deemed necessary for safeguarding life and property against fire.

Sec. 6:106. Investigations of fires.

The St. George Fire Prevention Bureau or St. George Fire Department designee shall investigate the cause, origin, and circumstances of every fire occurring in the City by which property has been destroyed or damaged and, so far as possible, shall determine whether the fire is the result of carelessness or design. Such investigations shall begin immediately upon the occurrence of such a fire.

Sec. 6:107. Inspections prerequisite to permit issuance.

Before permits may be issued as required by this Title or Title 8, the St. George Fire Prevention Bureau shall inspect and approve the occupancy for connection of service utilities.

Sec. 6:108. Periodic inspections.

The St. George Fire Prevention Bureau shall inspect or cause to be inspected all premises on a periodic basis and shall make such orders necessary for the enforcement of the laws and ordinances governing the same and for safeguarding of life and property from fire.

Sec. 6:109. Orders for inspection.

- (a) Whenever any inspector finds in any building, or upon any premises or other places, combustible or explosive matter or dangerous accumulations of rubbish or unnecessary accumulation of wastepaper, boxes, shavings or any highly flammable materials especially liable to fire, and which is so situated as to endanger property; or finds obstructions to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the operations of the fire department or egress of occupants in case of fire, the inspector shall order the same to be removed or remedied, and such order shall forthwith be complied with by the owner or occupant of such premises or buildings, subject to the appeals procedure.
- (b) Any owner or occupant failing to comply with such order within a reasonable period after the service of such order shall be liable for penalties as provided in Section 6:111.
- (c) The service of any such order may be made upon the occupant of the premises to whom it is directed, either by delivering a copy of the order to such occupant personally or by delivering the order to and leaving it with any person in charge of the premises, or in case no such person is found upon the premises, by affixing a copy of such order in a conspicuous place at the entrance of such premises. When it is necessary to serve an order upon the owner of premises, the order may be served either by delivering to the owner or leaving a copy of such order with any person of suitable age at the premises or, if the owner is absent from the jurisdiction by mailing a copy by certified mail to the owner's last known post office address.

Sec. 6:110. Violations.

It shall be unlawful for any person to violate any provision of this Title, to permit or maintain a violation, to refuse to obey any provision of this Title after notice, except as variation may be allowed by the action of the Fire Chief or St. George Fire Prevention Bureau, in writing. Proof of such unlawful act or failure shall be deemed prima facie evidence that such act is an act of the owner or other person in control of the premises. Prosecution or lack thereof of the owner, occupant or person in charge shall not be deemed to relieve any other person from compliance with this Title.

Sec. 6:111. Penalties for violation.

Any person who violates the provisions of the City's Fire Code; or violates or fails to comply with any order made under the City's Fire Code, or builds in violation of any details, statements, specifications or plans submitted or approved under such code; or operates not in accordance with the provisions of any certificate, permit or approval issued under such code, and from which no appeal has been taken; or who shall fail to comply with such an order as affirmed or modified by the fire official or by a court of competent jurisdiction within the time fixed in this Title, may have the Certificate of Occupancy revoked and services utilities disconnected.

CHAPTER 2. CERTIFICATE OF OCCUPANCY

Sec. 6:201. Use and occupancy.

A building or structure shall not be used or occupied, or a change in the existing use or occupancy classification of a building or structure or portion thereof made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of any violation of this Title, the Unified Development Code, or of other City ordinance.

Sec. 6:203. Occupancy Inspection.

A certificate of occupancy shall not be issued without an inspection and release from the St. George Fire Prevention Bureau. The building official will inspect the building or structure after approval by the Fire Prevention Bureau.

Sec. 6:204. Certificate issued.

After the building official inspects the building or structure and determines there are no violations of this Title or other laws enforced by the City's permits and inspections department, the building official shall issue a certificate of occupancy that contains the following:

- (1) The building permit number.
- (2) The address of the structure.
- (3) The name and address of the owner or the owner's authorized agent.
- (4) A description of that portion of the structure for which the certificate is issued.

- (5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this Title for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- (6) The name of the building official.
- (7) The edition of the code under which the permit was issued.
- (8) The use and occupancy, in accordance with the provisions of Chapter 3 of the International Building Code.
- (9) The type of construction as defined in Chapter 6 of the International Building Code.
- (10) The design occupant load.
- (11) If an automatic sprinkler system is provided, whether the sprinkler system is required.
- (12) Any special stipulations and conditions of the building permit.

Sec. 6:205. Temporary occupancy.

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided such portion or portions can be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

Sec. 6:206. Emergency contact information.

- (a) Emergency contact information shall be maintained by the St. George Fire Prevention Bureau. The following information shall be provided to the Fire Prevention Bureau:
 - (1) The name and address of the building owner (s).
 - (2) The phone number, cell phone number, and email of the building owner (s).
 - (3) The name, address, phone number, cell phone number, and email of the primary emergency contact.
 - (4) The name, address, phone number, cell phone number, and email of the secondary emergency contact.
- (b) Building contact information shall be accurate and current. Any changes to the information listed above shall be updated in writing to the Fire Prevention Bureau within three business days of a change.

Sec. 6:206. Revocation.

The building official or fire official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this Title wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined the building or structure or portion thereof is in violation of any ordinance or regulation or any provision of this Title.

CHAPTER 3. SERVICE UTILITIES

Sec. 6:301. Connection of service utilities.

A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Title for which a permit is required, until released by the building official and Fire Prevention Bureau.

Sec. 6:302. Temporary connection.

The building official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power following approval from the Fire Prevention Bureau.

Sec. 6:303. Authority to disconnect service utilities.

The building official or fire official of the Fire Prevention Bureau shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Chapter and the referenced codes and standards set forth in Title 8 in case of emergency where necessary to eliminate an immediate hazard to life or property, where such utility connection has been made without the approval required by Title 8 or failure to comply with correction of Life Safety Code violations. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Section 2. 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 3. Effective Date. This ordinance affecting the public peace, health and safety shall be in full force and effect immediately upon adoption.

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

For: Cook, Heck, Himmel, Monachello

Against: 0

Absent: Edmonds

Abstained/Recused:

Introduced on February 11, 2025.

Lorraine Beaman

Lorraine Beaman, City Clerk

Delivered to Mayor on February 28, 2025.

Lorraine Beaman

Lorraine Beaman, City Clerk

Approved:

Dustin Yates

Dustin Yates, Mayor

Received from Mayor on March 3, 2025

Lorraine Beaman

Lorraine Beaman, City Clerk

Ordinance published in The Advocate on the 11th day of March, 2025.