

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.

Sec. 8:235. Approval before covering required.

It shall be unlawful for any person, his agent or employee to cover or conceal, or cause to be covered or concealed, any work requiring inspection without a certificate from the inspector certifying that the work has been approved.

Sec. 8:236. Reinspection.

- (a) If the building official or his representative finds that the work will not pass inspection, the licensee shall be required to make the necessary corrections, and the work shall then be resubmitted for test or inspection.
- (b) Where reinspection of workmanship, of material, or both, is made necessary through the failure of any licensee to comply with the provisions of this chapter and a reinspection is required, any applicable reinspection charge will be assessed against the licensee. Failure to properly locate the place where inspection is requested, causing the inspector to be unable to find the place and make it necessary for a second trip to be made or causing undue loss of time for the inspector, shall warrant a charge for reinspection. The charge in each case shall be made against the contractor in whose name the electrical permit for the job was issued. Charges for reinspection and undue loss of time in attempting to locate the jobs shall be paid upon receipt of notice from the building official.

Sec. 8:237. Certificate of completion.

No certificate of occupancy shall be issued for any building until the design professional has submitted a certificate of completion, signed and dated and imprinted with the professional's seal. This form shall certify the building has been completed in accordance with the plans and specifications submitted to the inspection division for permitting. The professional shall certify all maximum live structural loads on this certificate.

PART IV. TEMPORARY UTILITY CONNECTIONS

Sec. 8:240. Applicable Code

The provisions of this Chapter 1, Part V of this Title shall govern for any and all temporary services, and a license and permit shall be required to install any temporary equipment to provide temporary electrical energy to a dwelling, place of construction, or area of remodeling.

Sec. 8:241. Temporary utility connections.

Temporary approval of utility connection will be considered on an "as needed basis", such as hardship conditions pertaining to the installation of elevators, testing of mechanical equipment, poor weather conditions that would enable the installation of suspended ceiling tiles, wood cabinets or floors. The degree of job completion will be contemplated. For example, an incomplete

fire wall, fire rated partition or outstanding code compliance item would be considered unacceptable or not substantially complete for a hardship case cut-in.

Sec. 8:242. Temporary utility connection instructions.

The following items shall be required before the utility company will be notified regarding temporary approval of electrical and/or gas cut-ins for new residential, commercial construction, remodeling and/or additions to existing structures:

- (1) Residential construction: A temporary utility cut-in request/agreement form (residential) shall be signed and submitted by the owner. The form may be obtained, upon request, from the building official. Upon approval of the request, the authorized representative shall complete the cut-in information.
- (2) Commercial construction: Temporary utility cut-in request/agreement form (commercial), shall be obtained from and submitted to the inspection division record room.
- (3) The official certificate of elevation must be submitted and approved by the Record Room.
- (4) If the final electrical inspection has not been approved at the time of the request for temporary cut-in, the project's licensed electrical contractor shall purchase a temporary electrical cut-in permit, allowing the electrical inspector to perform the required temporary cut-in inspection.
- (5) If the gas and final plumbing inspection has not been approved at the time of request for temporary gas service, the project's licensed plumbing contractor shall purchase a gas test permit, allowing the plumbing inspector to perform the required inspection.
- (6) The building, plumbing and heating and air conditioning contractors must have purchased all required permits and shall notify the appropriate sections of the inspection division to request the required temporary cut-in inspection and their approvals.
- (7) The "Temporary Utility Cut-In Request/Agreement" form must be legible in the event of a facsimile transmission.

Special Notes to Applicant.

- (1) No wires shall be exposed, all receptacles and switches installed, etc.
- (2) All plumbing lines opening into building to be cut-in shall be capped.
- (3) Switch gear and breaker panel rooms must be clean, orderly and locked, with only the project's licensed electrical contractor having access to these panels.
- (4) All temporary utilities will be called-in to the appropriate utility company, by the inspection division personnel, and cut-in under the name of the project's general contractor and not the owner or tenant.
- (5) The authorized representative will consider the degree of completeness, especially with regards to safety items, i.e., items that are found in the Life Safety Code (National Fire Protection Association) as well as Standard Building Code and that are not compliant on the job.

- (6) Upon approval of temporary utility connection, the owner shall be mailed his completed portion of the temporary utility cut-in request/agreement

PART V. MISCELLANEOUS

Sec. 8:250. Liability.

Every licensee shall be responsible for any and all defects of any construction installed by him, and the issuance of a certificate of approval of the work shall not be construed to relieve the licensee of such responsibility. Nothing contained in this chapter will be construed to relieve or lessen the responsibility or liability of any person for injury or damage to any person or property caused by or resulting from any defects of any nature in any work performed by the person, or in any equipment owned, controlled, installed, operated or used by them. Nor shall St. George, or any officer, agent or employee thereof, incur or be held as assuming any liability by reason or in consequence of any permit, permission, certificate of inspection, inspection or approval authorized herein, or issued or given as herein provided or by any reason or consequence of any things done or acts performed pursuant to any provision of this Title.

Sec. 8:251. Transfer of ownership.

No owner of any building or structure or portion thereof upon whom a notice has been served that violations of this Code exist in such building or on its premises shall sell, transfer, grant, mortgage, lease or otherwise dispose of such property until compliance with such notice or order has been secured, or until such owner shall transferee, grantee, mortgagee or lessee a true copy of such notice or order and at the same time shall have given adequate notification to the building official of his intent to enter into such transaction, including supplying the name and address of the person or firm to whom the sale, transfer, grant, mortgage or lease is proposed. A purchaser who has been informed of the existence of any notice or order pursuant to this Code shall be found thereby. The building official shall not issue a certificate of occupancy or a temporary certificate of occupancy within the boundaries of St. George without proof that the place of occupancy has been inspected and accepted by the appropriate fire official.

Sec. 8:252. Violation penalties.

- (a) Any person, firm, corporation or agent who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved thereunder. shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed or continued; and upon conviction of any such violation. such person shall be fined not less than \$50, nor more than \$500 or by imprisonment for not more than 60 days, or by both fine and imprisonment.
- (b) The building official may issue a misdemeanor summons to any person, firm, corporation or agent who is in violation of any provision of the adopted codes.

- (c) The imposition of the penalties herein authorized shall not be construed as in any way limiting the right of the city to institute judicial proceedings for the purpose of requiring compliance with or enforcing the provisions of this chapter or the code adopted thereby.

Sec. 8:253. Records

The building official shall keep, or cause to be kept, a record of the business of the department. The records of the department shall be open to public inspection. Residential records: Records pertaining to residential structures shall be retained so long as any part of the building or structure is in existence, with the exception to the plans and specifications. The plans and specifications may be destroyed one year from date of completion without being microfilmed or electronically digitized. Any other documents maybe destroyed after two years from the date of completion, once the originals have been microfilmed or electronically digitized.

CHAPTER 3. CONSTRUCTION BOARD OF APPEALS

Sec. 8:300. Duties and authority of Construction Board of Appeals.

- (a) In addition to the duties prescribed in Title 1, Chapter 5, Sec.511 of this Code of Ordinance, the Construction Board of Appeals shall have the following duties under this Title:
 - (1) The Construction Board of Appeals shall act as an advisory board in matters pertaining to building regulations.
 - (2) The Construction Board of Appeals shall have the authority to interpret the provisions of the building regulations and to authorize variations where the strict enforcement of the provisions would create unnecessary hardship, do manifest injustice, and be contrary to the public interest. The Construction Board of Appeals shall have full authority and power of enforcement of all provisions of this chapter, and power to investigate and recommend to the Council such revisions and changes therein as the board may, from time to time, deem necessary.
 - (3) The Construction Board of Appeals shall administer the provisions of this Title and to adopt such reasonable rules and regulations as may be necessary for the administration and enforcement of this title, provided such rules and regulations are consistent with the provisions hereof and in accordance with recognized standards and practices in the industry.
 - (4) The Construction Board of Appeals shall have authority to act upon appeals, to interpret the provisions of this chapter and to authorize variations where strict enforcement would create unnecessary hardship, do manifest injustice, and be contrary to the public interest.
- (b) No rule or regulation of the board shall become effective, until four weeks after notice of intention to enforce it shall have been given through the publication in a newspaper in general circulation in the city and until a public hearing on the same shall have been held; provided

that the public hearing shall not be necessary unless a request shall have been made for such hearing during the period of publication. Such rule or regulation must be drawn in its proposed form and open to public inspection at the time the notice to enforce is published. Rules and regulations promulgated as herein provided shall have the same force and effects as provisions of this chapter. Any rule may be amended or repealed by the same procedures prescribed for the adoption of new rules. Such rules and regulations as may have been heretofore adopted by the board shall remain in full force and effect until amended or repealed as provided herein.

Sec. 8:301. Appeals of decision of the building official.

Should any difference of opinion arise concerning the application and enforcement of this Title by the building inspector, the owner of the building, structure or service system, or his duly authorized agent, may appeal a decision of the building official to the board of construction appeals within ten days after notice of any decision of the building inspector. The appeal shall be in writing to the board, stating full particulars of the dispute; otherwise the decision of the building inspector shall prevail.

Sec 8:302. Unsafe or Dangerous Buildings or Service Systems.

In the case of a building, structure or service system which, in the opinion of the building official, is unsafe, unsanitary or dangerous, the building official may, in his order, limit the time for such appeals to a shorter period than stated in Sec. 8:301.

Sec. 8:303. Decisions

The Construction Board of Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the building official or varies the application of any provision of this Code, the building official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the building official for two weeks after filing. Every decision of the board shall be final, subject however, to such remedy as any aggrieved party might have at law or in equity.

CHAPTER 5. HOUSE MOVING

Sec. 8:500. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building means a structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property and used for residential, business, mercantile, storage,

commercial, industrial, institutional assembly, educational or recreational purposes. Structures that carry a vehicle tag are excluded.

Building mover means any person who moves or procures an agreement to move a building over, along or across any public way (not to include state roads), street or alley.

Sec. 8:501. Permit required; issued only to licensed movers.

- (a) No person shall move any building, except those regulated by R.S. title 47, over, along or across any public way, street or alley without first obtaining a permit from the building official. Permits shall be issued only to licensed building movers. The building official or his designated representative shall inspect all buildings prior to moving same into or within the city. The building official may refuse to issue a permit for the moving of any building which, in his opinion, is likely to cause serious bodily injury or harm to any person, or serious property damage to any public streets or improvements, or if the cost of repairs to the building in order to comply with the building, plumbing, electrical and heating and air conditioning codes of the city exceeds 50 percent of the then physical value of the building. No permit will be issued to move a building which has been condemned by the Council to be relocated to another site within the city.
- (b) No person shall move any building over, along or across the Interstate or any state-maintained highway under the provisions of a city permit without first showing that a building moving permit has been obtained from the Louisiana Department of Transportation and Development. When the route to be followed by the mover contains both state highways and city streets, the conditions of the DOTD permit shall prevail while the mover operates on the state highways.
- (c) No permit for moving any building, structure, or part thereof, over any part of a public way, shall be issued unless the route therefor has been submitted to the city traffic engineer and approved by him as not likely to cause damage to the public way, and submitted to the Chief of Police and to the chief of the fire department and approved by them as not likely to cause unreasonable interference of traffic or the movement of firefighting equipment. Before any fire alarm, telephone, telegraph, electric light, cable television wire, power line or wire cable is cut or moved, or any street lamp post or other property is moved for the purpose of moving a building, structure or part thereof, the contractor shall come to an agreement with the parties owning the same, and shall pay to them the amount agreed upon to cover the damages and costs thereof. Evidence to such agreement shall be filed with the inspection division prior to issuance of the permit. Only competent linemen shall be employed to do any electrical work necessary. No tree or branch thereof shall be cut or trimmed for the purpose of moving any building, structure, or part thereof, or for any other private commercial purpose, except by public utilities, without the written consent of the adjacent property owner and the director of landscape and forestry for the city, and DOTD approval if located on a state road.
- (d) All applications for permits under the provisions of this section shall be as set forth in the fee schedule adopted by the City of St. George.

Sec. 8:502. Application.

- (a) Filing. A person seeking issuance of a permit under this part shall file an application for such permit with the building official.
- (b) Form. The application shall be made in writing, upon forms provided by the building official, and shall be filed in the office of the building official.
- (c) Contents. The application shall set forth:
 - (1) A description of the building proposed to be moved, giving street number, construction materials, dimensions, condition of exterior and interior.
 - (2) A legal description of the lot from which the building is to be moved, giving the lot, block, and tract number, if applicable.
 - (3) A legal description of the lot to which such building is to be relocated, giving the lot, block and tract number, if applicable.
 - (4) A plot plan of the site the building is to be relocated to within the city, showing the exact portion of such lot to be occupied by the building when moved.
 - (5) A foundation plan as required by the building official.
 - (6) A flood zone determination form for the proposed location.
 - (7) A proposed certificate of elevation for the proposed location.
 - (8) The public ways, streets and alleys over, along or across which the building is proposed to be moved.
 - (9) Moving date and hours.
 - (10) Any additional information which the building official shall find necessary to a fair determination of whether a permit should be issued.
 - (11) The owner or applicant shall also state the name of the contractor or person to be responsible for such moving and shall furnish evidence that such contractor or person, firm or corporation is properly licensed by the city, that all occupational license taxes due the city, have been paid.
 - (12) Prior to relocation of any building, the building mover shall submit a certificate signed by a licensed pest control operator certifying that the structure has within 30 days of the date of the certificate, been treated by him for the control and eradication of vermin, rodents and household insects according to the standards of the standards of the state structural pest control commission.
 - (13) After the permit is issued and relocation begins, the building mover shall continuously and without interruption work at moving the building until it reaches the destination shown in the permit. A building mover's failure to comply herewith shall, in addition to the penalties otherwise provided, be a cause for suspension or revocation of the license.

Sec. 8:503. Submission for approval.

- (a) No permit for moving any building shall be issued by the inspection division until the

application containing the information above set forth has been submitted and approved by such other law enforcement and public safety agencies that may deem appropriate or necessary under the circumstances.

- (b) Except as otherwise provided herein, no permit shall be issued to move any building over any part of a public way where such building exceeds 20 feet in width, combined overall length of 75 feet, or 16 feet in height; the height to be measured from the junction of the moving conveyance with the ground to the highest point of the house or building to be moved; provided, however, that the building official may increase such limits if the route to be used indicates that such increase will not result in creating a traffic hazard or damage to affected utilities.
- (c) Standards for issuance. The inspection division shall refuse to issue a permit on the following grounds:
 - (1) That any application requirement or any fee or deposit requirement has not been complied with.
 - (2) The approval of the building official has not been previously secured or if for any reason such approval is withheld.
 - (3) That the building is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons and property in the city.
 - (4) That the building is structurally unsafe or unfit for the purpose for which moved, if the removal location is in the city. If a structure has been condemned by the city, it is a rebuttable presumption that it is unsafe to be moved.
 - (5) That the applicant's equipment is unsafe and that persons and property would be endangered by its use.
 - (6) That zoning, fire prevention, or other ordinances would be violated by the building in its new location.
 - (7) That for any other reason persons or property in the city would be endangered by the moving of the building.
 - (8) That the structure proposed upon the new site does not meet the requirements of the building, plumbing and electrical codes and other regulations applicable thereto.

Sec. 8:504. Duties of inspection division.

- (a) The chief of the inspection division shall inspect the building to determine whether the standards for issuance of a permit are met. It shall be the duty of the chief of the inspection division to have an inspection made of the sidewalk and curb of the present location and the proposed location of the building before such moving operations are commenced, and to make an additional inspection of both locations after such moving operations are completed; and if damage has resulted to the sidewalk, curb or street, a report of such damage shall be made to the Director of Public Works. The Director of Public Works shall make demand upon the moving contractor that such damage be repaired, and in the event such damage is not immediately repaired, will be a cause for suspension or revocation of the license.

- (b) The inspection division shall deposit all fees with the director of finance.
- (c) Before giving approval required by him, the building official shall act to ensure maximum safety to persons and property in the city and to minimize congestion and traffic hazards on public streets.

Sec. 8:505. Duties of permittee.

Every permittee under this chapter shall:

- (1) Use designated streets. Move a building only over streets designated for such use in the written permit. Restricted hours are from 6:00 a.m. to 9:00 a.m. and 3:00 p.m. to 9:00 p.m. Once the move begins, only the law enforcement officers have the authority to alter the route due to emergency or safety reasons.
- (2) Notify of desired moving time. Notify the inspection division in writing of a desired change in moving date and hours as stated in the application.
- (3) Notify of damage. Notify the inspection division in writing of any and all damage done to property belonging to the city within 24 hours after the damage or injury has occurred.
- (4) Equipment licensed. All equipment used shall have a current license tag on the tractor, current commercial safety sticker, inspected by the Louisiana Department of Public Safety, current license tag on the trailer, and a properly posted sign on the tractor showing moving contractor's name. In addition, a copy of insurance, vehicle registration, and city-approved permit must be in the vehicle.
- (5) Comply with governing law. Comply with the building code, the zoning ordinance and all other applicable ordinances and laws upon relocating a building in the city.
- (6) Condition of original building site. Original building site is to be left in a safe and sanitary condition.
- (7) Remove service connections. See that the sewer line is plugged and gas and water shut off. The permittee shall notify the gas and electric service companies to remove their services a minimum of one work day in advance of the move.
- (8) Pay expenses of officers. Pay the expense of any officer required by the chief of the inspection division to accompany the movement of the building to protect the public from injury. The contractor shall pay the law enforcement officers the assigned rate. The house mover will have 30 minutes from the starting time to begin the move; if the 30-minute time has lapsed, then the move will be terminated for that day. Due to shift changes, it will be necessary to have a cutoff time of 2:00 p.m.; however, should the house mover want to continue his move to 3:00 p.m., it will be necessary to hire two more motorcycle units to continue the escort. Notice for a house moving will be given to the traffic office the day before the move (24 hours). Any cancellation will be two hours before the scheduled time of the move.
- (9) Planning and examination of route. Plan route of the move and drive the route to check out all clearances that may be needed for safe passage. Notify all overhead utilities a minimum of three working days in advance of the move in order to check clearance of the planned route.

- (10) Notification of escorts. Notify all needed escorts a minimum of one work day in advance of the move. In the event of any delay or cancellation of the move for that day, notify all escorts a minimum of the beginning of that work day.

Sec. 8:506. Exceptions.

The provisions of this chapter shall not apply to the moving of small builders' shanties and other similar temporary structures where the structure can be moved on normal automotive equipment, will not exceed 12 feet in width, 14 feet in height, or overall combined length of 75 feet, and will not require the blocking of right-of-way or interference with the normal movement of traffic.

Sec. 8:507. Enforcement.

- (a) Enforcing officers. The building official, the police department and the Department of Public Works shall enforce and carry out the requirements of this chapter.
- (b) Permittee liable for expense above deposit. The permittee shall be liable for any expense, damages or costs, resulting from his use of the public streets; and the City Attorney shall prosecute an action against the permittee in a court of competent jurisdiction for the recovery of such amounts.
- (c) Condition of premises. The permittee shall leave the premises in a safe and sanitary condition. Where the permittee does not comply with the requirements of this chapter, he shall be subject to suspension of license until such requirements are met.

Sec. 8:508. Penalty.

Any person who shall violate any of the provisions of this part shall, on conviction, be fined not more than \$500.

Sec. 8:509. Liability and worker's compensation insurance.

- (a) Every applicant for a permit must secure liability insurance covering all of his working operations, including loading and unloading buildings upon vehicles, in minimum amounts of \$300,000 each person, \$500,000 each accident, and \$300,000 property damage; and automobile liability insurance in minimum amounts of \$300,000 each person, \$500,000 each accident, and \$300,000 property damage covering all vehicles used in the business. In addition, workmen's compensation insurance shall be carried on all employees in the amount of \$100,000. The insurance policies of companies authorized to do business in the state shall be delivered to the building official, and each policy shall, by its terms, provide that it cannot be canceled until after ten-days' written notice to the building official. Should any licensed building mover fail to provide another policy of liability and worker's compensation prior to such cancellation, then his license shall be automatically suspended as of the date the insurance policy ceases to be effective. Suspension as provided in this section shall be automatic and effective without notice or hearing as otherwise required by

this chapter.

- (b) Every insurance policy shall include the City of St. George as additionally insured under their policy.

CHAPTER 6. PIPELINES AND SIMILAR FACILITIES

Sec. 8:600. Permit required.

No pipeline or other similar facility shall be constructed or installed in public rights-of-way or over and across any public or private property within the city unless a permit therefor shall first have been obtained from the permit division of the Department of Public Works.

Sec. 8:601. Submission for approval.

The installation and construction of all such pipelines or other similar facilities shall be in accordance with plans approved by the Department of Public Works and the Department of Public Works may require the applicant for such a permit to submit such plans as may be necessary to effect the provisions of this chapter.

Sec. 8:602. Requirements.

Whenever any pipeline is to be installed in, over or through any public road or street right-of-way or public servitude located anywhere in the city, a permit as above provided must be obtained and the following additional requirements shall be met:

- (1) All pipeline crossings of public roads are to be cased and vented or as approved by the Director of Public Works provided said design meets or exceeds the current Louisiana Department of Transportation and Development standards.
- (2) If crossings are made by excavation rather than boring, the roads are to be restored to their original condition, and said cuts are to be maintained for a period of 36 months.
- (3) All crossings of drainage canals, streams, ditches, etc., are to be made in such a manner as to permit future enlargement and/or improvement of the drainage facilities.
- (4) If the material removed from an excavation is not suitable for backfill, the permittee shall haul it away and provide suitable backfill material.
- (5) All alterations and/or relocations of the proposed pipeline which may become necessary due to the improvement and/or widening of the public roads and/or drainage canals or public servitudes shall be done entirely at the expense of the permit holder and upon request, even though the above provisions have been met, and each permit issued under this section shall bear a statement to that effect.
- (6) The installation and construction of all such pipelines or other similar facilities shall be subject to the supervision of the Department of Public Works. A stop work order may be issued for any failure of the permittee to comply with the conditions of his permit or where a danger to the public exists.
- (7) The Department of Public Works shall estimate the time required for all such installations and permit fees shall be collected at the rate of \$12.50 per day.

(8) Bond required.

(a) Before any permit shall issue under this section, the applicant shall post bond in favor of the city in the amount of \$5,000, plus an amount estimated by the engineering division of the Department of Public Works as sufficient to cover the cost of filling and maintaining excavations as required by this chapter. The bond shall be written by a surety company authorized to transact business in the state and shall be approved as to form by the City Attorney.

(b) The bond hereby required shall be conditioned upon the permittee's compliance with this chapter and to secure and hold the city harmless against any and all claims, judgments or other costs arising from the excavation and other work covered by the permit, or for which the city, or any officer or employee thereof, may be made liable by reason of any accident or injury to persons or property through the fault of the permittee either in not properly guarding the excavation or for any other injuries resulting from the negligence of the permittee, and further conditioned to fill, restore, and place in good and safe condition, as near as may be to its original condition, and to the satisfaction of the Department of Public Works, all openings and excavations made in public roads, street rights-of-way or public servitudes, including drainage and sewerage facilities and servitudes, and to maintain any road, street or servitude where excavation is made, in as good condition for a period of 36 months after the work shall have been completed, usual wear and tear excepted, as it was in before the work started. Any settlement of the surface within the said three-year period shall be deemed conclusive evidence of defective backfilling by the permittee. Nothing herein contained shall be construed to require the permittee to maintain any repairs to pavement made by the city. Recovery on the bond hereby required for any injury or accident shall not exhaust the bond but it shall in its entirety cover any or all future accidents or injuries during the excavation work for which it is given. If any suit or claim against the city by reason of the negligence or default of the permittee, and upon the giving of written notice to the permittee of such suit or claim, any final judgment against the city requiring payment for such damage shall be conclusive upon the permittee and his surety. If at any time during the three-year period the permittee shall fail to properly backfill and maintain any excavation, the city shall, upon giving of ten-days' written notice to the permittee and to his surety, shall be entitled to contract for the necessary work and to call upon the permittee and his surety to pay the entire cost thereof.

(9) Before any permit shall issue under these sections, the applicant shall also furnish to the Department of Public Works a certificate of insurance evidencing public liability insurance issued by an insurance company qualified to do business in the state which insurance coverage shall afford protection against third persons sustaining injury or damage as a result of the negligent construction, operation and maintenance of the pipe line or other similar facilities by the operator thereof and shall name the city as an additional insured thereunder for such coverage only, and shall not have less than the following limits of liability:

- (a) For each accident causing bodily injury \$300,000 for each person injured and \$500,000 for each accident; and
- (b) \$100,000 for property damage sustained in any one accident.

The policy shall remain in full force and effect so long as any pipeline is maintained and operated pursuant to any permit issued hereunder and shall provide that the city shall be given at least ten days' written notice prior to its cancellation. If notice of cancellation is given and another certificate of insurance evidencing the issuance of a policy meeting all terms and conditions hereof is not furnished prior to the end of the ten-day period, the permit shall automatically be forfeited and the applicant shall immediately discontinue its operations thereunder. Provided, however, that the reinstatement of the insurance coverage provided herein and the furnishing of a certificate of such insurance coverage to the city shall entitle applicant to immediate reinstatement of its permit. In addition to the aforesaid insurance requirement, any permit issued under these sections is conditioned on the understanding that the applicant and/or its insurer will fully protect and defend the city against any cause of action premised solely upon its act of issuing such permit. Nothing herein shall be construed as protecting or insuring the city as an additional insured under the aforesaid certificate of insurance, against any claims or liabilities which are or may be attributable to injuries or damages arising out of or resulting from any acts (except the sole act of issuing the permit described above), omission, negligence or fault of the city, its agents, servants, employees or by any other persons acting under its direction.

- (10) If it is necessary that the pipeline or other similar facility be altered, relocated or removed by reason of any public improvement, the Director of Public Works shall give notice to the owner thereof directing that the pipeline be relocated or removed. Within 30 days after receipt of such a notice, the owner shall commence the removal or relocation of its facilities in accordance with the direction of the Director of Public Works and shall prosecute such work with due diligence. If the owner fails or refuses to commence the work as herein provided, it shall be responsible to the city for any cost or damage occasioned by the delay in commencing and prosecuting such work.
- (11) Where pipelines or other similar facilities are located within existing street or other public rights-of-way under servitudes or titles acquired prior to the acquisition or dedication of the street or public rights-of-way and it is necessary that such pipeline or other similar facility be altered, removed or relocated in order to facilitate public improvements, then in such event, the Director of Public Works is authorized to immediately negotiate with the owner for the alteration, relocation or removal of the facility. If an agreement is reached under which such alteration, removal or relocation is to be carried out, the agreement shall provide, in addition to other terms and conditions contained therein, that the owner shall commence such alteration, relocation, or removal within 30 days after the execution of the agreement and shall prosecute the work with all due diligence. If an agreement cannot be reached with the owner, or if the owner fails or refuses to commence the work required under the agreement within 30 days after its execution, the office of the City Attorney is hereby authorized to take such steps as may be required or necessary in order to acquire the right to construct the public improvement over and across the existing pipeline or other similar facility.

APPENDIX A. SCHEDULE OF FEES

Building permit fees.

(a) Single-family residential construction.

- (1) Building value shall be \$82 per square foot plus \$40 per square foot for nonliving area.
- (2) Building permit fee shall be \$5 per \$1,000 value (Minimum \$100).
- (3) Trade permit fee shall be \$5 per \$1,000 contract price (Minimum \$100).

(b) Accessory structure construction.

Accessory structure is a structure 3,000 square feet or less and two stories or less in height located on a same lot with a single family residence with a use which is incidental to or customarily accessory to the residence. Accessory structure includes any structure detached from the residence including, but not limited to, carports, garages, sheds, workshops, barns, utility buildings, decks, gazebos, greenhouses and bathhouses.

- (1) Building value shall be \$10 per square foot.
- (2) Building permit fee shall be \$5 per \$1,000 value (Minimum \$50).
- (3) Trade permit fee shall be \$100 per trade.
- (4) 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.

(c) Commercial (All other construction except single family.)

- (1) 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.

- (2) Building permit fees.

Building Value	Permit Fee
Up to \$1,000,000	\$5 per \$1,000
\$1,000,000.01 to \$5,000,000	\$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.
\$5,000,000.01 and over	\$17,000 for the first \$5,000,000; plus \$1.50 for each additional \$1,000 or fraction thereof.

- (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.

Additional permit fees.

The permit fee for items not included in the following schedule shall be \$30. The following schedule of additional permit fees shall apply:

Description	Fee
Air conditioner units (addition or replacement)	
4.5 tons or less	\$40
Over 4.5 tons	\$59
Clothes dryer (commercial use)	\$28
Cooling towers (addition or replacement)	\$75
Demolition permit	\$100
Fence permit (other than electric or barbed wire fences)	\$30
Heaters (addition or replacement)	\$24
Manufactured home, mobile home, and modular buildings	
Installation of new home or building	\$100
Replacement of existing home or building	\$30
Meter pan/components (i.e., socket, riser pipe and/or weatherhead repair or replacements when the main electrical panel is not replaced)	\$30
Refrigeration units (addition or replacement)	
4.5 hp or less	\$40
Over 4.5 hp	\$52
Sprinkler system for lawns	\$25
Swimming pool (residential)	\$125
Swimming pool (commercial or community)	\$250
Water heater (addition or replacement)	\$30

Disturbance permit fee.

The fee for a disturbance permit shall be \$75 per tract of land.

Plan review fees.

- (a) Single-family residential construction. The plan review fee for single family residential construction including additions and remodeling shall be \$100.
- (b) Commercial (all other construction except single-family).
 - (1) The plan review fee for commercial, multi-family residential and other construction including new construction, renovations and additions shall be 35 percent of the building permit fee.
 - (2) The minimum plan review fee shall be \$250.
- (c) Stock, model or same as plans.
 - (1) The plan review fee for stock, model or same as plans for single-family residential homes shall be \$100 where there are no plan changes from a plan already reviewed.

- (2) The plan review fee for stock, model or same as plans for single-family residential homes shall be \$175 where there are minor changes to a plan already reviewed.
- (3) In order for a plan to qualify as a stock, model or same as plan, it must have initially been reviewed by City of St. George.
- (d) The fee for additional plan review required by changes, additions or revisions to plans already reviewed shall be \$100.
- (e) Each request for plan review shall be accompanied by a flood zone determination made upon the most recently adopted flood zone maps. The fee for obtaining a flood zone determination shall be \$30 per tract of land.
- (f) Accessory structure construction. The plan review fee for accessory structure construction shall be \$40.

Inspection fees.

The cost of performing inspections is included in the building permit fees; however, the following additional inspection fees shall apply:

- (1) The fee for a re-inspection shall be \$50. A reinspection fee will be assessed after the second failure for the same issue.
- (2) The fee for inspections conducted outside of normal business hours shall be \$100.
- (3) Permits expire 180 days from the last inspection. An expired permit can be re-instated for 50% of the original permit fee. The building inspector may reduce the fee for an expired permit where excessive bad weather or other events beyond the permittee's control delayed construction.

Fee schedule for offsite drainage assessments.

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

Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

Related fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

Section 2. 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 27th day of August, 2024.

Signed this 28th day of August, 2024.

Delivered to Mayor on the 28th day of August, 2024:

Lorraine Beaman
Lorraine Beaman, City Clerk

Approved:

Dustin Yates
Dustin Yates, Mayor

Received from Mayor on the 28th day of August, 2024:

Lorraine Beaman
Lorraine Beaman, City Clerk

Adopted Ordinance published in *The Advocate* on the 16th day of September 2024.