

BUILDING PERMITS

207-12-16

An ordinance to amend the building ordinance. This ordinance supersedes any and all preceding ordinances pertaining to building permits.

- Section 1. Be it ordained by the Mayor and Board of Aldermen of the Town of Pearl River, Louisiana, in legal session convened that the International Building Code is hereby adopted in its' entirety.
- Section 2. Be it further ordained that before any person or association of persons shall erect, move, add to or structurally alter any buildings or other structures, including mobile homes, trailers, or modular homes in the Town of Pearl River, Louisiana, shall obtain a permit from the Pearl River Town Clerk for the erection of such structure.
- Section 3. Be it further ordained that building permits will be based on square footage of building under roof and/or fixed floor. Additional out/buildings require additional permit.
- Section 4. Be it further ordained that any person or persons, or corporations applying for a permit must present floor plan sketches with overall measurements, or at least a rough copy of dimensions of lot; and number of bedrooms in house. They must be left with the Town Clerk for Building Inspectors approval. This should be taken care of within one week; and applicant will be notified so that he can buy the building permit. Waste flow is to come to front or either side.
- Section 5. Be it further ordained that any person or persons, association of persons, association of persons or corporation applying for permit must have sewer system inspected by Board of Aldermen or appointed building inspector prior to being covered.
- Section 6. Be it further ordained that all new commercial construction plans must be submitted to the Fire Marshall first. The plans must be stamped by the Fire Marshall before submitted to the Town of Pearl River for a permit.
- Section 7. Be it further ordained that any person or persons, association of persons or corporation applying for a permit must have Town of Pearl River approved plan on sewer system.
- Section 8. Be it further ordained that building permit fees are \$0.12 a square foot for mobile homes, \$0.12 a square foot for homes with a minimum of \$10.00 for homes and trailers. New homes have inspection fees at \$500.00 with a \$125.00 plan review for homes under 2500 sq. ft. and \$175.00 plan review for homes over 2500 sq. ft. There will be two inspection fees for trailers, each one at \$75.00 for the sewer inspection and the electrical inspection. All inspections are mandatory. Inspection fees are to increase yearly by \$2.00 per inspection beginning 2018.
- Section 8a. Be it further ordained that commercial and industrial building permit fees are \$0.15 a square foot under total roof and/or fixed floor, with minimum

of twenty dollars (\$20.00) for commercial and industrial permits. Inspection fees will be determined at the time of plan review by the inspector. All inspections are mandatory.

- Section 9. Be it further ordained that the Town of Pearl River that any new construction home will be charged six-hundred, fifty five dollars (\$655.00) impact fee per building permit. These fees will increase by 1% every years beginning in 2018. Commercial Impact Fees will be charged six-hundred, fifty five dollars (\$655.00) and this fee will increase also by 1% each year beginning in the year 2018.
- Section 10. Be it further ordained that upon purchase of a permit, contractors will receive a permit board which shall be placed on the job site in a visible and accessible area. The permit board is to remain on the job site in plain view at all times until the building has passed final inspection and is occupied.
- Section 11. Be it further ordained that any person who shall violate this ordinance shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed five hundred (\$500.00) or be imprisoned for a period not to exceed thirty days (30) or be both fined and imprisoned for every day the violation occurs, at the discretion of the court.
- Section 12. Be it further ordained that this ordinance shall go into effect immediately after its passage and promulgation.
- Section 13. Be it further ordained that an administrative filing fee of three hundred Dollar (\$300.00) will be paid by the developer per lot for a new Subdivision.
- Section 14. Be it further ordained that all renovations that exceed seven thousand Five hundred dollars (\$7500.00) will be required to have a general Contractor and will be charged \$0.11 a square foot along with any necessary inspections at \$75.00 each.
- Section 15. The Town Building Inspector has the authority to deny the permit for installation of culverts and/or catch basins if, after onsite inspection, it is determined said culvers and/or catch basins would impede the natural flow of drainage in the ditch's present condition. If such conditions exist, permit shall be denied. The following rules & regulations agreed upon by the Council are as follows:
1. A set of drawings stamped by architect of civil engineer showing pipe size, elevations and catch basins.
 2. Must have a licensed drainage contractor to do work.
 3. The permit fee and inspection fee is a combined total of \$125.00. An additional fee of \$75.00 will be charged each time the work has to be re-inspected. All inspections must be completed before ditch is covered.
 4. All pipes must be new.
 5. A catch basin must be installed every forty (40) feet of pipe and must meet engineer's specifications. All catch basins will be reviewed on

an as needed basis.

- 6. All catch basins must have a 24 x 30 grate.
- 7. All work done will be paid at the homeowner/property owner's expense.
- 8. Any damages that occur to Town property while work is being done will be at the homeowner/property owner/s expense.

Section 16. The applicant for annexation and building permits must bear the full cost of annexation and new construction including infrastructure, service costs and fees and other requirements and:

Now Therefore, the Town of Pearl River will impose an impact fee on all new and annexation applications and new applications for building permits which fee shall cover all costs of providing services to these applicants including but not limited to drainage and other engineering studies, infrastructure requirements, service and maintenance requirements, police and fire protection, and all other required additions, expansions or services.

These costs must be paid after estimated by the Town of Pearl River and prior to any annexation taking place or permits being issued.

Projected sales tax revenues can be considered in such calculations, estimates and costs sharing provisions with other effected properties may be developed and negotiated with new applicants.

Section 17. Be it further ordained that once a permit issued for a specified work, the permitted work must be completed within 365 calendar days from the issuance of the permit. Failure to begin or complete the specified work within the aforementioned time frames will result in an "expired" permit. Expired permits require the permitting process and all necessary approvals from the planning commission and Town of Pearl River to be re-acquired. The re-acquiring of a new permit could result in additional permitting fees and added conditions.

Note: See Attached Commercial & Residential Inspection & Permit Fee Schedule for 2017. See Attached "Affidavit Claiming Exemption from Licensure".

On the 21st of February, 2017, a regular scheduled meeting of the board of aldermen at 7 p.m. was held.

BE IT FURTHER ORDAINED THAT THIS ORDINANCE WILL BECOME EFFECTIVE IMMEDIATELY UPON ADOPTION.

MOTION WAS MADE BY ALDERMAN WALSH, SECONDED BY ALDERMAN MCGREGOR.

YEAS	5	ABSENT	0
NAYS	0	ABSTAINING	0

CARLA BENELLI, TOWN CLERK

CLARENCE MCQUEEN, MAYOR

COMMERCIAL & RESIDENTIAL INSPECTION & PERMIT FEE SCHEDULE FOR 2017

Residential

- ✓ Basic New Home Inspection Fee: \$500.00 - \$675.00, to be determined by inspector
- ✓ New Home Sq. Ft. Permit Fee: .12¢ per sq. ft.
- ✓ Plan Review, over 2500 sq. ft. Fee: \$175.00
- ✓ Plan Review, under 2500 sq. ft. Fee: \$125.00
- ✓ New Home Impact Permit Fee: \$655.00 plus 1% every yr. starting 2018
- ✓ Renovation Inspection Fees: \$ 75.00 each
- ✓ Renovation Permit Fee: .11¢ per sq. ft.
Renovations over \$7500 must have General Contractor
- ✓ Mobile Home Permit Fee: .12¢ per sq. ft. (min. \$10)
- ✓ Mobile Home Inspection Fees: \$ 75.00 each
(Mobile homes require 2 inspections; sewer & electrical)
- ✓ Stand Alone Permit Fee: \$ 50.00 each (electrical, plumbing, etc.)
- ✓ New Subdivision Filing Fee: \$300.00 per lot (developer)

Commercial

- ✓ Industrial/Commercial Permit Fee: .15 per sq. ft. (min. \$20)
Total roof or fixed floor
- ✓ Impact Permit Fee: \$655.00 plus 1% every yr. starting 2018
- ✓ Plan Review & Inspections: To be determined by inspector
- ✓ Renovation Inspection Fee: To be determined by inspector
- ✓ Renovation Plan Review Fee: To be determined by inspector
- ✓ Renovation Permit Fee: \$ 3.00 per \$1000.00 of contract price
- ✓ Addition Inspection Fee: To be determined by inspector
- ✓ Addition Plan Review Fee: To be determined by inspector
- ✓ Addition Permit Fee: \$100.00 plus .21¢ per sq. ft. (under beam)

Other Inspection Fees:

Stand Alone Inspection Fee: \$ 75.00 each
(Electrical, plumbing, etc.)

(NOTE: All inspection fees will increase \$2.00 each year beginning in the year 2018)