

BUILDING PERMITS

207-A

Amended 05-11-03

Amended 11-08-05

Amended 12-12-06

Amended 06-12-07

Amended 08-11-09

Amended 06-11-13

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 Southern 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 any persons or persons, association of persons or corporation applying for permit must have building permit posted at the front of the property, on or in a conspicuous place.
- 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 \$0.11 a square foot for mobile homes, \$0.11 a square foot for homes with a minimum of \$10.00 for homes and trailers.

- Section 8a. Be it further ordained that 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 and all sub-contractors shall be licensed and bonded. Six inspection fees @ \$35.00 each for new homes and for commercial. Two inspection fees for trailers: one @\$25.00 for the sewer inspection and one @ \$35.00 for the electrical inspection. All inspections mandatory.
- Section 9. Be it further ordained that any new construction will be charged a six hundred (\$600.00) impact fee per building permit.
- Section 10. Be it further ordained that at this regular meeting this ordinance was amended and a building inspector was appointed.
- 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 \$35.00 each.

This ordinance made by resolution by Charles Holley, Sr., seconded by Milton Zechenelly, by the following vote:

YEAS: 4

NAYS: 0

ABSENT: 1 Baragona

Adopted February 10, 1981
Robert Harper, Mayor
Ruby Gauley, Town Clerk

Amended October 25, 1983
Section 8 and 8a
Janice McQueen, Mayor

Amendments were Section 8 & 8A with Section 9 changed and Section 10 eliminated.

Alderman Phillips so moved to accept the amended ordinance and Alderman McQueen seconded the motion.

This amended ordinance was passed by unanimous consent.

On this 11th day of May, 2004 this ordinance has been amended at the regular Board of Aldermen's meeting held on May 11, 2004, and is to take effective immediately.

James Lavigne, Mayor

Elizabeth Allen, Town Clerk

Amendments were Section 8, changing permit fee from \$0.10 to \$0.11: Section 8a, changing inspection fee from \$30.00 to \$35.00; and adding Section 13 & 14.

Alderman Phillips so moved to accept the amended ordinance and Alderwoman Crowe seconded the motion.

This amended ordinance was passed by unanimous consent.

On this 8th day of November, 2005, this ordinance has been amended at the regular Board of Aldermen's meeting held on November 8, 2005 and is to take effective immediately.

James Lavigne, Mayor

Elizabeth Allen, Town Clerk

Amended on April 11, 2006 at a regular scheduled council meeting. Before the meet a public hearing was held with no opposition from the floor.

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 2003 International Building Code be adopted entirely. change was made from Southern Building Code)

A motion was made by Alderman Virgil Phillips: seconded by Alderman David McQueen.

These amendments will be effective upon adoption.

VOTING:

YEAS	4
NAYS	0
ABSENT	1

James Lavigne, Mayor

Elizabeth Allen, Clerk

At a regular scheduled council meeting held on July 11, 2006 Ordinance #207-A section 9 was amended and approved.

Alderswoman Marie Crowe so moved to increase the impact fees from three-hundred dollars (\$300.00) to six hundred dollars (\$600.00) for all new residential building permits. The motion was seconded by Alderswoman Ruby Gauley.

This amendment will become effective immediately upon adoption:

VOTING:

YEAS	3
NAYS	1
ABSENT	1

MOTION PASSED:

James Lavigne, Mayor

Elizabeth Allen, Town Clerk

At a regular scheduled council meeting held on August 8, 2006 Ordinance #207-A section 9 was amended and approved.

Alderman Virgil Phillips so moved to increase the Commercial impact fee of six hundred dollars (\$600.00) plus two cents (2) per square foot per lot. The motion was seconded by Alderswoman Theresa Zechenelly.

This amendment will become effective immediately upon adoption:

VOTING:

YEAS	5
NAYS	0
ABSENT	0

Amended on December 12, 2006 at a regular scheduled council meeting, Ordinance #207-A Section 1 was amended and approved to adopt the 2006 International Building Code.

At a regular scheduled council meeting held on June 12, 2007 Ordinance #207-A section 8, 8-A and 9 As Following:

**ANNUAL BUILDING PERMIT INCREASES
JANUARY 2008**

RESIDENTIAL permit increase of ½ cent increase from 11 to 11.5 cent
Example 2400 sq. ft X 11 = \$264.00
New rate 2400 sq. ft X 11.5 = \$276.00

COMMERCIAL permit increase of ½ cent from 15 to 15.5 cent
2400 sq. ft. X 15 = \$360.00
2400 sq. ft. X 15.5 = \$372.00

INSPECTION FEES will increase \$2.00 per year

RESIDENTIAL IMPACT FEES will increase 1% annually
Example \$600.00 X 1% = \$6.00 per year increase

COMMERCIAL IMPACT FEES will increase also \$600.00 X 1% = \$6.00 plus square footage will also increase ½ cent from 2 cents to 2.5 cents
Example 43,560 sq. ft (in acre) X 2 = \$871.20
Example 43,560 sq. ft (in acre) X 2.5 = \$1,089.00

Alderman Gauley so moved to accept the annual increase for building permits.
Alderman Crowe seconded the motion.

VOTING:

YEAS	4
NAYS	0
ABSENT	1

MOTION PASSED.

James Lavigne, Mayor

Elizabeth Allen, Town Clerk

The Town of Pearl River Board of Aldermen, 39460 Willis Alley, Pearl River, La., held a **PUBLIC HEARING on AUGUST 11, 2009** for the purpose of getting the public's input to amend BUILDING PERMIT 207-A with the following amendment:

The Governing Authority of the Town of Pearl River, Louisiana, St. Tammany parish in open and public session at a regular scheduled Council Meeting held at the Pearl River Town Hall located at 39460 Willis Alley Pearl River, La. On Tuesday, August 11, 2009 decided that rules and regulations need to be established for residents wishing to fill in their ditches. Be it known 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 culverts 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 \$50.00. An additional fee of \$50.00 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.

At the regular scheduled Council Meeting held on AUGUST 11, 2009 at 7:00 p.m. BUILDING PERMIT 207-A has been amended and shall become effective immediately upon adoption.

Alderman McQueen so moved to accept the amended ordinance and Alderman Phillips seconded the motion.

ROLL CALL VOTE: 5 YEAS 0 NAYS 0 ABSENT MOTION CARRIED

James Lavigne, Mayor
Town of Pearl River

Diane Hollie, Town Clerk
Town of Pearl River

The Town of Pearl River Board of Aldermen, 39460 Willis Alley, Pearl River, La., held a **PUBLIC HEARING** on **JUNE 11, 2013 @ 6:45p.m.** for the purpose of getting the public's input to amend **BULDING PERMIT 207-A** to include the following:

IMPACT AND FEE AND DRAINAGE STUDY ORDINANCE

The Governing Authority of the Town of Pearl River, Louisiana, St. Tammany parish in open and public session at a regular scheduled Council Meeting held at the Pearl River Town Hall located at 39460 Willis Alley Pearl River, La. on **Tuesday, June 11, 2013 @ 7:00 p.m.** decided to amend **BUILDING PERMIT 207-A** to include the following:

IMPACT FEE AND DRAINAGE STUDY ORDINANCE

This ordinance was passed at a regular meeting of the Board of Alderman at the Town of Pearl River after being properly introduced, moved and seconded on the 11th day of June, 2013.

Whereas, the Town of Pearl River must not bear the full costs of future annexations and new construction; and

Whereas, the applicant for annexation and a building permit must bear the full costs of annexation and new construction including infrastructure, service costs and fees and other requirements; and

Now Therefore, the Town of Pearl River amends its ordinance to impose as 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.

At the regular scheduled Council Meeting held on **Tuesday, June 11, 2013 at 7:00 p.m.** **BUILDING PERMIT 207-A** has been amended and shall become effective immediately upon adoption.

Aldерwoman Ella Brakefield so moved to accept the amended **Building Permit 207-A** ordinance and Aldерwoman Marie Crowe seconded the motion.

Adopted and passed this **11th day of June, 2013**

ROLL CALL VOTE: 3 YEAS, 0 NAYS, 2 ABSENT - MOTION CARRIED