ORDINANCE # 2017-17
INTRODUCED BY Smith
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DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2017-17

AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE FOLLOWING PROVISIONS OF THE COVINGTON CODE OF ORDINANCES: CHAPTER 18 BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. CODES, DIVISION 2. UNIFORM CONSTRUCTION CODE, SECTION 18-56. SCHEDULE OF PERMIT AND INSPECTION FEES AND ARTICLE III. LAND CLEARING, DIVISION 2. PERMITS, SECTION 18-120. PERMITS AND APPROVALS

WHEREAS, certain amendments have been suggested to the Covington Code of Ordinances, Chapter 18 Buildings and Building Regulations, regarding permits and permit fees; and

WHEREAS, the Covington City Council deems these amendments appropriate to protect the health, safety and welfare of the citizens of Covington; and

WHEREAS, the City Council has held its public hearing in accordance with law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Covington, at its regular session convened, that Chapter 18 Buildings and Building Regulations, Article II. Codes, Division 2. Uniform Construction Code, Section 18-56. Schedule of permit and inspection fees, shall be amended to read as follows:

Sec. 18-56. Schedule of permit and inspection fees.

(a) *Generally.* The schedule of permit and inspection fees shall be as follows:

(1)	Residential Permit fees:	$0.25 per square foot of building area.
	New Construction	$0.25 per square foot of building area
	Addition	$0.25 per square foot of building area
	~~Renovation~~	~~$0.25 per square foot of building area~~
	Alteration Requiring Electrical Service Upgrade	$25.00 flat fee
	Swimming Pools	$0.25 per square foot of building area
	Commercial Permit fees:	Based on the dollar amount of the total cost of construction according to the schedule below plus

	City Engineer Plan Review Fee plus Four (4%) percent of the permit fee for Administrative Costs (including swimming pools)
$1,000 and less	Minimum fee of $50
$1,001 to $50,000	$50 for the first $1,001 plus $5 for each additional thousand or fraction thereof, to and including $50,000
$50,001 to $100,000	$500 for the first $50,001 plus $5 for each additional thousand or fraction thereof, to and including $100,000
$100,001 to $500,000	$700 for the first $100,001 plus $5 for each additional thousand or fraction thereof, to and including $500,000
$500,001 and up	$2,500 for the first $500,001 plus $2 for each additional thousand or fraction thereof.

(2) Inspection fees:
$25.00 per residential inspection (including swimming pools).
$60.00 per inspection for commercial, institutional, industrial and multifamily construction (including swimming pools).
The number of inspections will be determined by the building official.
Inspections are generally as follows:
• Pre-cut tree inspection.
• Setbacks/permit posted/on-site toilet/temporary electric pole.
• Preliminary grade/drainage inspection.
• Pre-concrete/slab.
• Before insulation/rough-in.
• Final grade/landscaping (trees).
• Final.
(3) Reinspection fees for residential and commercial: $100.00.
(b) *Moving of building or structures*. For the moving of any building or structure, the fee shall be $100.00.
(c) *Demolition of building or structures*. For the demolition of any building or structure, the fee shall be $50.00. Notwithstanding the expiration of any other type of permit sought by a permit applicant, a demolition permit shall only be valid for 90 days, and may be revoked by the building official where substantial progress toward demolition has not been made within 30 days of the issuance of the permit. The determination of whether substantial progress has been made shall lie exclusively with the building official.
(d) *Work commenced prior to obtaining permit*. Where work for which a permit is required by this Code is started or proceeded with prior to obtaining such permit, the fees specified in this section shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed in this section.
(e) *Additional reinspection fee*. If a permit holder calls for an inspection and the work inspected does not meet code or requires a second or subsequent inspection, a reinspection fee of $100.00 for residential, commercial, institutional, industrial and multifamily construction will be charged.

BE IT FURTHER ORDAINED by the City Council of the City of Covington, at its regular session convened, that Chapter 18 Buildings and Building Regulations, Article III. Land Clearing, Division 2. Permits, Section 18-120. Permits and approvals, shall be amended to read as follows:

Sec. 18-120. Permits and approvals.
(a) *Required.* Any owner or authorized agent who intends to construct, enlarge, ~~alter, repair,~~ move, demolish, ~~or~~ change the occupancy of a building or structure, or to cause any such work to be done that requires inspection by the Louisiana State Uniform Construction

Code (http://lsuccc.dps.louisiana.gov/codes.html), shall first make application to the building official and obtain the required permit.
~~Any demolition permit application shall include the name of the contractor, a copy of the contractor's license, and a certificate of insurance for the contractor with minimum liability insurance limits of $500,000.00 property damage and $1,000,000.00 personal injury. The building official may make such requirements on the contractor as he deems necessary to protect the health, safety and welfare of the public.~~
(b) *Application for building permit.* All applications for building permits shall be accompanied by plans in duplicate, drawn to a scale of not less than one-eighth-inch to one foot, showing the actual dimensions and shape of the lot to be built upon; the exact size and location of the buildings already existing, if any; and for the location and dimensions of the proposed building or alteration. The building official shall return one copy of the plans to the applicant after he/she shall have marked such copy either as approved or disapproved and attested to it by his/her signature on such copy. The second copy of the plans, similarly marked, shall be retained by the City of Covington.
(c) *Certificates of occupancy for new, altered, or nonconforming uses.*
(1) It shall be unlawful to activate permanent utilities in or to use or occupy or permit the use or occupancy of any part of any building or premises hereafter erected, created, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefore by the building official stating that the proposed use of this building or land conforms to the requirements of this chapter. Failure to obtain a certificate of occupancy shall be a violation of this chapter and punishable under section 1-8, general penalties; continuing violations.
(2) A temporary certificate of occupancy may be issued by the building official, or his duly authorized representative for a period not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may require such conditions and safeguards as will protect the safety of the occupants and the public.
(3) The building official, or his duly authorized representative shall maintain a record of all certificates of occupancy and copies shall be furnished upon request to any person.
(d) *Expiration of building permits and special building permits.* If the work described in any building permit has not begun within 90 days from the date of issuance thereof, said permit shall expire and be cancelled by the building official, or his duly authorized representative and written notice thereof shall be given to the persons affected. If the work described in any building permit has not been substantially completed within one year of the date of issuance thereof, said permit shall expire and be cancelled by the building official, or his duly authorized representative and written notice thereof shall be given to the persons affected, together with notice that further work as described in the cancelled permit shall not proceed unless and until a special building permit has been obtained. The building official may also grant, on a case-by-case basis, one six-month extension to either the building permit or the substantial completion date for reasonable cause, which must be proven by the applicant.

BE IT FURTHER ORDAINED that all other sections of Chapter 18 Buildings and Building Regulations shall remain the same and in full force.

BE IT FURTHER ORDAINED that if any provision of this ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

WHEREUPON, this ordinance having been submitted in writing, having been read by title and adopted at a public meeting of the City Council of the City of Covington, State of Louisiana, was then submitted to an official vote as a whole, the vote thereon being as follows:

MOVED FOR ADOPTION by Wright, seconded by McMath.

YEAS: 6 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 1 (Coner)

PASSED AND ADOPTED this 19th day of September, 2017.

R.S. "SAM" O'KEEFE
COUNCIL PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor on this 20th day of September, 2017, at 1:00 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved ✓ or Vetoed ___ by the Mayor on this 20th day of September, 2017.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on this 20th day of September, 2017, at 3:45 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK