

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND RE-ENACT SECTIONS 6-1 THROUGH 6-4 OF THE THIBODAUX CITY CODE OF ORDINANCES

BE IT ORDAINED by the City Council of the City of Thibodaux in regular session assembled, that Chapter 6, Sections 6-1 through 6-4 of the Thibodaux City Code of Ordinances is hereby amended and re-enacted so as to read as follows:

ARTICLE I. BUILDING CODE

Section 6-1. Adoption of international building codes

- A. The regulations of the **2003 edition of the International Building Code** and the regulations of the **2003 edition of the International Residential Code** as amended and published by the International Building 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 the city of Thibodaux. Not less than two (2) copies of such code shall be kept on file in the office of the council administrator-treasurer for review and inspection by the general public.
- B. 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, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit(s) for the work.

(Ord. No. 1840, 5-5-98)

C *Building Planning / Climate and geographic design criteria.*

Buildings shall be constructed in accordance with the provisions of this code as limited

by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in the table illustrated below.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Roof Sno w Loa d	WIND Speed (mph)	SEISMIC DESIGN CATEGO	SUBJECT TO DAMAGE FROM				WINT ER DESIG N TEMP	FLOOD HAZARD S
			Weatheri ng	Frost line depth	Termite	Deca y		

Zer o	120**	B	Negligible	3"	Very Heavy	Severe	32° F	FEMA PANEL #220111- 0005-C
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****As per R301.2.1.1** Construction in regions where the basic wind speeds equal or exceed 110 miles per hour shall be designed in accordance with the latest edition **Southern Building Code Congress International Standard for Hurricane Resistant Residential Construction (SSTD 10)**.

Permit Fees

A. Commercial construction. The schedule of permit fees for commercial construction is as follows:

- (1) For valuations less than or equal to one hundred thousand dollars (\$100,000.00), the fee shall be three dollars (\$3.00) per thousand dollars.
- (2) For valuations greater than one hundred thousand dollars (\$100,000.00) through five hundred thousand dollars (\$500,000.00), the fee shall be three hundred dollars (\$300.00) plus two dollars (\$2.00) per thousand above one hundred thousand dollars (\$100,000.00).
- (3) For valuations greater than five hundred thousand dollars (\$500,000.00), the fee shall be one thousand one hundred dollars (\$1,100.00) plus one dollar and fifty cents (\$1.50) per thousand dollars above five hundred thousand dollars (\$500,000.00).
- (4) Minimum permit fee will be forty dollars (\$40.00).

Exception No. 1. A fence permit shall be twenty-three dollars (\$23.00).

- (5) 90-day extensions will be twenty dollars (\$20.00) (See Section 104.1.6).
- (6) Sign permit fees. Fees for the construction and inspection of commercial signs shall be as follows:
 - Signs measuring 1 to 25 square feet . . . \$25.00
 - Signs measuring 26 to 99 square feet . . \$50.00
 - Signs measuring over 99 square feet \$50.00 (plus \$1.50 per square foot over 100')

B. Residential construction. The schedule of permit fees for residential construction is as follows:

- (6) Sign permit fees. Fees for the construction and inspection of residential signs shall be as follows:
 - Signs measuring 1 to 25 square feet . . . \$25.00

- (1) For valuations less than or equal to one hundred thousand dollars (\$100,000.00), the fee shall be two dollars and fifty cents (\$2.50) per thousand dollars.
- (2) For valuations greater than one hundred thousand dollars (\$100,000.00) through five hundred thousand dollars (\$500,000.00), the fee shall be two hundred fifty dollars (\$250.00) plus two dollars (\$2.00) per thousand above one hundred thousand dollars (\$100,000.00).
- (3) For valuations greater than five hundred thousand dollars (\$500,000.00), the fee shall be one thousand fifty dollars (\$1,050.00) plus one dollar and fifty cents (\$1.50) per thousand dollars above five hundred thousand dollars (\$500,000.00).
- (4) Minimum permit fee will be forty dollars (\$40.00).
Exception No. 1. A fence permit shall be twenty-three dollars (\$23.00).
- (5) Ninety (90) day extensions will be twenty dollars (\$20.00) (See Section 105.3.2).

C. Building Valuation Data. The following building valuation data represents the average costs for most buildings. These unit costs include plumbing, electrical, mechanical equipment, site work, parking lot(s), architectural, engineering, and contractor profits. The permit fee shall be determined by the owner/contractors valuation if greater than the valuation established by the following table.

TABLE FOR BUILDING VALUATION
SQUARE FOOT CONSTRUCTION COSTS ^{1, 2, 3, 4}

		Type of Construction								
		I-A	I-B	II-A	II-B	III-A	III-B	IV	V-A	V-B
Group										
A-1	Assembly, theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
	Assembly, theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2	Assembly, nightclubs	118.34	115.03	112.14	107.94	100.98	99.75	104.00	91.98	88.94
A-2	Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3	Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
	Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4	Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94

B	Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E	Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1	Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2	Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.72	44.06
H-1	High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	N.P.
H-2, -3, -4	High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5	H P M	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1	Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M	Mercantile	88.15	84.83	80.95	77.74	70.26	70.02	73.81	61.26	59.22
R-1	Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2	Residential, multiple family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	67.00	62.00
R-3	Residential, one and two family	96.19	93.52	91.22	88.71	84.51	84.30	87.22	71.00	65.00
R-4	Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1	Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2	Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U	Utility, Miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Note 1. N.P. – Not permitted

Note 2. Renovations, open porches and canopies – use one-third (1/3) of average cost per square foot

Note 3. Complete interior – use one-half (1/2) of average cost per square foot

Note 4. Shell buildings – use one-half (1/2) of average cost per square foot

D. Special provisions.

- (1) A copy of a contract and bond, properly recorded, may be accepted in lieu of valuation by square footage.
- (2) All fees must be paid prior to the issuance of any permit. A double fee may be assessed if permit is not obtained prior to starting work.
- (3) A re-inspection fee may be required when a second trip is made by the inspection department due to rejections, lockouts, insufficient information as to location of building or structure, or any other cause which is the direct responsibility of the applicant. There will be a fee of twenty dollars (\$20.00) for each re-inspection. The applicant shall clear all outstanding re-inspection fees prior to the issuance of any permit.

- (4) Penalty for missed inspections -- the contractor or homeowner /contractor shall be fined an amount of one hundred dollars (\$100.00) and shall be required to properly execute a “Hold Harmless Agreement” and file a recorded copy of this document with the Lafourche Parish assessor’s office.
- (5) FHA and Fannie Mae inspections will be one hundred fifty dollars (\$150.00) plus twenty dollars (\$20.00) for each unit after first unit in apartment complexes.

E. Other structures. All other structures, including but not limited to swimming pools, renovations, open porches and canopies, fire damage, shell buildings, etc., valuation is hereby defined to mean the estimated cost to replace the structure in kind, based on current replacement costs of three dollars (\$3.00) per thousand dollars. No permit less than forty dollars (\$40.00) (Signs--See sign ordinance).

F. Demolition. The schedule of fees for demolition of a building or structure is as follows:

- (1) All structures shall be assessed a flat fee of fifty dollars (\$50.00) which shall include the cost of all associated permits and work related, as performed in the demolition of said structure.

G. Commercial occupancy.

- (1) Occupancy permit, twenty three dollars (\$23.00) permit fee.
- (2) Re-inspection fee of twenty dollars (\$20.00) may be required when a second trip is made by the inspection department due to rejections, lockouts, insufficient information as to location of building or structure, or any other cause which is the direct responsibility of the applicant. The applicant shall clear all outstanding re-inspection fees prior to the issuance of any future permits.
- (3) Relocation permit for a building or structure relocated to another lot shall be assessed a fee of forty dollars (\$40.00). When the use of public streets or roads is required there shall be a charge of one hundred dollars (\$100.00) per day/per load minimum when in transit from starting location to final location.
- (4) Telephone and/or mail use occupancy permit, twenty-three dollars (\$23.00).
- (5) Mobile home (single family dwelling). Relocation permit fee is ten dollars (\$10.00).

Section 6-2. Amendments to the International Building Code, 2003 Edition

The International Building Code adopted by section 6-1 is amended as follows:

Chapter 27. Electrical (Deleted)

Chapter 29. Plumbing (Deleted)

Section 101.2.1 is amended to read as follows:

Section 101.2.1. Appendices. The following appendices shall be adopted and enforced as referenced in this code:

B. BOARD OF APPEALS

- E. SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS
- F. RODENT PROOFING
- G. FLOOD RESISTANT CONSTRUCTION
- H. SIGNS – (To be regulated by Thibodaux Zoning Ordinance No. 1593, Article XXI, Sign Ordinance and by Schedule of Zoning District Regulations)
- I. PATIO COVERS
- J. GRADING

CHAPTER 1. ADMINISTRATION

Sections 101.4 through 101.4.7 - is hereby deleted.

Section 101 is amended by adding Section 101.4 and shall read as follows:

Section 101.4. Establishment. There is hereby established a department to be called the building department and the person in charge shall be known as the building official.

Section 101.5. General. The building official is hereby authorized and directed to enforce the provisions of this code. The City Building Official is further authorized to render interpretations of this code, which are consistent with its spirit and purpose.

Section 101.6. 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.

Section 105. Permits.

Section 105.1. is amended to read as follows:

Section 105.1.. Permits Required. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit for the work.

Section 105.2. is amended to read as follows:

Section 105.2. Building Permits shall not be required for the following work; however, a refuse removal form will be signed before work is started.

- (1) Painting.
- (2) Floor coverings such as carpet or vinyl tile.
- (3) Replacing shingles and/or replacing not more than one hundred (100) square feet of roof decking.
- (4) Repair/replace sheet rock or paneling in not more than one (1) wall provided the wall is not a rated assembly of part of the means of egress.
- (5) Repair/replace soffit/facial board.

- (6) Fence repair not to exceed a total of twenty-five (25) linear feet.
- (7) Fences that are woven wire less than four (4) feet high, and fences not more than thirty (30) percent solid and less than three (3) feet high.
- (8) Wood decks not more than thirty (30) inches above grade, with no roof, and not over four hundred (400) area feet in floor area.
- (9) Garden/courtyard arbors that are accessory to a residence.
- (10) Portable accessory storage structures not exceeding one hundred (120) square feet in floor area and built on skids.
- (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 one hundred (100) feet from the property line and/or from any habitable structure such as a dwelling or commercial building.
 - (c) Not more than one (1) story and not over fifteen (15) feet in height.
 - (d) Not more than fifteen hundred (1500) square feet in floor area.
 - (e) Located on not less than ten (10) acres of land intended for agricultural use.
 - (f) One (1) side of the structure (twenty-five (25) percent 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 eighteen (18) foot span.
 - (i) Structures located within a floodplain area are designed using flood-proofing methods, as required by Federal Emergency Management Agency (FEMA) 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 Chapter 12 of this code. (See Section .504--Farm Buildings).
 - (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.

Section 105.7. Inspection Card. The permit holder or his agent shall post the permit card on the job site 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.

Section 106.1. Construction Documents

Section 106.1.1. Information on Construction Documents is amended to read as follows:

Section 106.1.1. Requirements. Applications for permits shall be accompanied by two (2) sets of drawings of the proposed work, drawn to scale, showing foundation plans, floor and roof plans, elevations, sections, including complete stair and landing details, plumbing layout, 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 the proposed structure and all existing structures, if any, 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 and specifications 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 reviewed by the inspection division and the maximum live load each floor will safely carry.

The necessary plans, drawings and specifications may be prepared by the owner or builder, provided that the plans and specifications comply with and conform with the requirements of this code, as amended, for the following conditions:

- (1) Single-family residences
- (2) Duplex apartments
- (3) Buildings accessory to dwellings
- (4) Alterations or repairs that do not involve structural changes
- (5) Outdoor billboards and signs
- (6) One story sheds with one (1) or more sides not enclosed with spans less than or equal to eighteen (18) feet
- (7) One-story Type V construction of commercial buildings with spans

less than or equal to eighteen (18) feet and/or not greater than fifteen hundred (1500) square feet in area

When necessary to insure compliance with the code, the building official may require plans to be prepared by a licensed architect or civil engineer for all but dwellings. The Building Official may require the application to be accompanied by a load and stress sheet for the items listed above. The owner or builder shall sign a certificate to accompany such application for the permit to the effect that he/she assumes complete and full responsibility for compliance with all fire, safety and health requirements.

When required 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.

Section 106.3.4 is amended to read as follows:

Section 106.3.4. 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 Standard Building Code, the National Electrical Code, the Thibodaux Plumbing Code as amended and the Louisiana State Plumbing Code and has been constructed in accordance with plans and specifications.

Section 110.1-A is added to read as follows:

Section 110.1-A. 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 persons 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 without proof that the place of occupancy has been inspected and accepted by the State Fire Marshal and State Board of Health, if applicable.

Section 113 is amended to read as follows:

Section 113. Violations and 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 there under, 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 may be fined not less than twenty-five dollars (\$25.00), not more than five hundred dollars (\$500.00) or by imprisonment for not more than sixty (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) Penalty for such violation shall be as set forth in paragraph (a) of this section.

CHAPTER 2. DEFINITIONS

Section 202 is amended by adding the following:

Corporation counsel shall be construed to mean the city attorney.

Municipality shall be construed to mean the City of Thibodaux.

The code or this code shall mean the 2003 edition of the International Building Code or the 2003 edition of the International Residential Code or the latest edition of the Southern Building Code Congress International Standard for Hurricane Resistant Residential Construction (SSTD10).

Start of construction begins at the stage of excavation for basements, footings, piers or foundations; placement of a manufactured home on a foundation; installation of driveways, parking lots, walkways; relocation of accessory buildings, such as temporary construction sheds or trailers, garages or sheds.

CHAPTER 12. INTERIOR ENVIRONMENT

Section 1202.5 is hereby added to read as follows:

Section 1202.5. Kitchen hoods shall be vented through the roof, outside wall or hood shall be an approved ventless hood.

Section 1202.5(a) is hereby added to read as follows:

Section 1202.5(a). Venter hoods over residential ranges or open top broilers shall not be vented into the attic space but shall be exhausted directly to the outside or connected to a suitable chimney flue used for no other purpose. Connection ducts shall be made of sheet metal not lighter than No. 28 gauge.

CHAPTER 18. SOILS AND FOUNDATIONS

Section 1803. Excavations is hereby added to read as follows:

Section 1803.3. So as not to cause a burden or hardship to owners of adjacent property, all site development shall be graded so the drainage of excess water runoff will be retained on-site and not be permitted to discharge onto adjacent property, nor shall the new development impede the pre-existing water discharge of the adjacent property unless it is to a natural or approved pre-engineered swale or drainage channel.

CHAPTER 30. ELEVATORS AND CONVEYING SYSTEMS

Section 3001.5 is hereby added to read as follows:

Section 3001.5. Inspection. (Applies to commercial structures only). In lieu of the inspections required by this Code Section, the Building Official may accept an inspection certificate prepared by any person, firm or corporation competent to manufacture or repair the device concerned.

Section 6-3. Amendments to the International Residential Code, 2003 Edition

The International Residential Code adopted by section 6-1 is amended as follows:

- A. Chapters 12 through 23 and Chapters 25 through 42 – (Delete)
- B. The following Appendices shall be adopted:
 - Appendix E – Manufactured Housing used as Dwellings
 - Appendix H – Patio Covers
 - Appendix J – Exiting Buildings and Structures

Section 6-4. Structural Numbering.

Structural numbering is hereby established in the City of Thibodaux. It is the duty and responsibility of every property owner to have every residential, commercial or industrial structure numbered as follows:

- (1) Numbering shall be a minimum of four (4) inches, but sizable so as to be seen from the street / roadway and shall be displayed on the structure on a background of a contrasting color in a prominent place near an outside light.
- (2) If the entrance of a structure is not visible from the road, addressing numbers shall be located on the front of the **building**.
- (3) On a corner lot, the numbers shall face the street named in the address.
- (4) Addressing numbers shall be easily visible at night.
- (5) Addressing numbers shall be plain block numerals, not script or written numbers.

The above ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

And the above ordinance was declared adopted this _____ day of _____, 2005.

Tommy Eschete, Council Adm.

Jerome Richard, President