

ORDINANCE NO. 2021 830

AN ORDINANCE ESTABLISHING A BUILDING PERMIT SYSTEM FOR THE CITY OF MONTICELLO, REQUIRING APPLICATION FOR BUILDING PERMITS, SPECIFYING FEES FOR BUILDING PERMITS, PROVIDING FOR ISSUANCE OF BUILDING PERMITS, PRESCRIBING A PENALTY FOR VIOLATIONS, DECLARING AN EMERGENCY TO EXIST, AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of Monticello, Arkansas, as follows:

The owner of any land situated within the corporate limits of The City of Monticello, or within its planning area, shall not make any new development on such land without having first obtained a building permit from the City for such development.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving excavation or drilling operations. This ordinance is necessary for the protection of land within the corporate limits of the City of Monticello or within its planning jurisdiction and is urgently required for sanitary purposes to preserve the health and welfare of the inhabitants of this city.

1. All building projects of any and every type will be subject to the Arkansas Fire and Building Code and by reference the Southern Standard Building Code.

Section 1. Requirement of Building Permits.

A. The owner of any land situated within the corporate limits of the City of Monticello or within its planning area (of one mile beyond the city limits) shall neither construct nor place on such land, nor allow to be constructed or placed on such land, any building or structure (including prefabricated and mobile homes) of the following types, without having first obtained a building permit from this City for such construction:

- 1) Single-Family residences,
- 2) Multiple-Family Residences, and
- 3) Any building in which, or from which, any business, commercial enterprises, or manufacturing process is to be conducted, or which is to be used for related storage or warehousing purposes.
- 4) Demolition of any structure; or

5) Swimming pool

and no such landowner shall make a substantial improvement of any such building or structure including remodeling, renovation and repair where integrity may become an issue, i.e. load bearing members which together contribute to the overall stability of a structure, or major portion of a structure. Structural alterations are to be included and are defined as any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls. Replacement of individual framing member's incidental to a structure is not to be construed, within itself, as remodeling, renovation and repair. Ordinary minor repairs may be made without a permit, provided that such repairs do not violate any provisions of a technical trade code.

Section 2. Application for Building Permit.

The application for any building permit required by this ordinance will be submitted by the landowner or his/her representative and shall contain at a minimum the following data.

- A. Name, mailing address, and telephone number of applicant.
- B. Duplicate scale drawings of the building(s) to be constructed (as listed in Section 1 of this ordinance)
- C. Location of the building site: property description.
- D. Plat illustrating the location of the building on the site with all set-back requirements shown.
- E. Construction materials to be used for the foundation, floor, and exterior walls and roof,
- F. Manner in which the proposed building will be anchored to the foundation.
- G. Height of the first floor level above the ground level, as measured from the highest point at level,
 - 1) Prior to any grading or leveling, and
 - 2) After grading and leveling
- H. Date on which construction is proposed to begin.

I. Building site must be cleared of all debris, weeds and anything that may obstruct a clear assessment of the scope of the project.

J. Location of the buildings (structure) must be staked out or flagged to show accurately the location of the proposed structure on the site.

K. Contractors shall show proof of License for his respective trade as required by state law.

Section 3. Building Permit Fees.

All permits must be obtained before work begins. Permit fees will double if job begins without a permit.

After a Building Permit is issued, it must be displayed in a prominent place on the job site accessible to the building inspector.

New Residential Construction Permits

Building:	\$15.00 permit fee plus \$0.15 per square foot under roof; and
Electrical:	\$15.00 for permit plus .07¢ per sq/ft under roof
Plumbing:	\$15.00 for permit plus .07¢ per sq/ft under roof
Heating/Air Conditioning:	\$15.00 for permit plus .07¢ per sq/ft under roof

Minimum total permit fee will be \$50.00 for any trade

Any Additional inspections necessary shall be billed at \$35.00 per trip.

A Separate Occupancy Permit must be applied for. Fees will be determined by type of project.

Add-On and Remodel- Residential Permits

Building:	\$15.00 permit fee plus \$2.00 per thousand dollars construction cost (minimum of \$50.00 fee); and
-----------	---

Electrical	\$15.00 for permit plus \$35.00 inspection fee; and
Plumbing:	\$15.00 for permit plus \$35.00 inspection fee; and
Heating Ventilation & Air Conditioning:	\$15.00 each unit plus \$35.00 inspection fee; and

Minimum total permit fee will be \$50.00 for any trade

Commercial, Institutional, and Other Than Residential New Construction Permits

Building: \$50.00 permit fee plus \$2.00 per \$1,000.00 up to \$2,000,000.00, then \$1.00 per thousand of job cost for the balance of the project cost.

There is an additional \$.50 per \$1,000.00 of job cost to a maximum of \$2,000,000.00 for the State of Arkansas construction surcharge up to a maximum of \$1,000.00. Therefore the Arkansas Nonresidential Construction Surcharge Regulation 1999-2 is hereby adopted by reference.

Electrical: \$15.00 for permit plus \$1.00 per \$1,000.00 of Electrical job cost plus \$35.00 inspection fee.

Plumbing: To be part of larger permitted job. \$15.00 for permit plus \$1.00 per \$1,000.00 of Plumbing job cost plus \$35.00 inspection fee. To be part of larger permitted job.

Heating Ventilation

\$15.00 for permit plus \$1.00 per
& Air conditioning: \$1,000.00 of
HVAC (Mechanical) job cost plus
\$35.00 inspection fee. To be part of
larger permitted job.

Vent Hoods:

\$15.00 for permit plus \$1.00 per
\$1,000.00 of Mechanical (HVAC) job
cost plus \$35.00 inspection fee.

Plan Review fee for all Non-Residential construction projects costing over:

A. \$100,000.00 to \$499,000.00	\$ 50.00
B. \$500,000.00 to \$999,999.99	\$100.00
C. \$1,00,000.00 and over	\$150.00

Miscellaneous Permit and Inspection Fees

Demolition:

A. Residential:	\$35.00
B. Non-Residential	\$50.00

Swimming Pool Permit:

- A. Residential: \$35.00 permit fee plus \$2.50 per thousand-dollar job cost
(minimum fee of \$40.00)
- B. Non-Residential: \$50.00 permit fee plus \$2.50 per thousand-dollar job cost
(minimum fee of \$40.00)

Sign Permits:

- A. \$15.00 plus \$2.50 per thousand-dollar job cost plus any electrical permits.

Heating and/or Air Conditioning Replacements

A. \$15.00 permit plus \$35.00 inspection fee.

Section 4. Bond Required:

Every Plumber, Electrician, Building Contractor, HVAC Technician doing business in the City of Monticello, Arkansas, shall execute and deliver to the City a bond with a Surety Bonding company in the sum of \$10,000.00 to indemnify the city or any citizen for any damage caused by the failure of such to comply strictly with the provisions of this ordinance. No Plumbing permit shall be issued to any tradesman unless this bond has been delivered to the city and is in full force and effect.

Section 5. Penalties:

Any person, firm or corporation found guilty of violating any of the provisions of this ordinance shall be subject to a fine of not less than Fifty Dollars (\$50.00) nor more than One Thousand Dollars (\$1,000.00), together with the costs of such prosecution. A subsequent offense is punishable by a fine of not less than Fifty Dollars (\$50.00) and not more than Two Thousand Dollars (\$2000.00) together with the costs of such prosecution. In addition to the foregoing fines, if the nature of the offense is continuous in respect to time, a fine of not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00) per day thereafter for each day the violation continues shall be imposed. Provided however, that the penalty for conduct that violates a state law similar to the provisions herein shall be no greater and no less severe than the penalties established by the statutes of this state.

Section 6. Issuance of Building Permits:

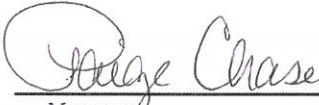
Each Permit Application shall be received by the Fire Marshal. The Fire Marshal is authorized to issue Building Permits for single family residential housing, remodels, and add on projects and commercial projects costing up to One Million Dollars (\$1,000,000.00). The Fire Marshal is required to report permits issued to the Planning Commission at the next regular or called meeting.

Building Permit Applications for commercial projects costing One Million Dollars (\$1,000,000.00) or more shall be received by the City Building Inspector Fire Marshal, reviewed and presented to the Planning Commission with his/her recommendation as to approval as applied for, approval with conditions or disapproval. Permits not approved may be appealed to the City Council. In each case the permits shall be granted by the City unless found to be in

violation of any Flood Zone Ordinance, Land Use Plan or Zoning Ordinance or any other ordinance and will remain valid for a period of Ninety (90) days from the date of issue and becomes void if construction has not begun within that period or unless it is renewed within that period.


Section 7. Emergency Clause.

It has been determined that this ordinance is necessary and vital to the health, welfare and safety of the public. Therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.



Mayor

Attested:

By: 

Whit Barton
City Attorney