

TITLE 11

BUILDINGS AND CONSTRUCTION

Chapters:

- 11.04 Construction Codes
- 11.08 Reserved
- 11.12 Reserved
- 11.16 Reserved
- 11.20 Reserved
- 11.24 Reserved
- 11.28 Reserved
- 11.32 House Numbering

CHAPTER 11.04

CONSTRUCTION CODES

Sections:

- 11.04.01 Adoption of the Construction Codes
- 11.04.02 Deletions, insertions and amendments
- 11.04.03 Permit and inspection fees and application
- 11.04.04 Conversion of residential structures for the use of multiple dwellings and commercial use
- 11.04.05 Minimum foundation requirement
- 11.04.06 Violations; penalties

11.04.01 Adoption of the Construction Codes The following codes, in their current editions and revisions, are hereby adopted by reference thereto and incorporated herein, verbatim, except as specifically modified by this ordinance.

- A. The Arkansas Fire Prevention Code
Volume 1 – Fire, Volume 2 – Building and Volume 3 – Residential
- B. The Arkansas Electrical Code
- C. The Arkansas State Plumbing Code

- D. The Arkansas State Gas Code
- E. The Arkansas Mechanical Code
- F. Arkansas State Energy Code for New Building Construction
- G. Arkansas Manufactured Home Commission Rules and Regulations
- H. Arkansas Department of Environmental Quality (ADEQ)
- I. Building Code – (IRC) International Residential Code.
(Ord. No. 2018-01, Sec. 2.)

11.04.02 Deletions, insertions and amendments

- A. Delete the Board of Appeals and Adjustments as provided in the Arkansas Fire Prevention Code, Section 108 of Volume 1, Section 112 of Volume 2, and Section R112 of Volume 3, and use the provision set forth in the city of Cotter, Arkansas Zoning Regulations, Chapter V, Section 3-A.
- B. The fee for an appeal shall be Fifty Dollars (\$50.00) and shall be paid to the City Clerk for deposit in the General Fund. (Ord. No. 2007-7, Sec. 2.)

11.04.03 Permit and inspection fess and application A building permit shall be obtained from the city of Cotter, Arkansas, in accordance with the terms set forth in the city of Cotter, Arkansas, Zoning Regulations, Chapter 7, Section II, and the Building Code. Separate permits are required, in addition to building permits, for work involving any shed, demolition, land clearing of vacant lot, footing, foundation, electric, plumbing, gas and mechanical (HVAC) work, as well as for the final inspections thereof. Permit fees shall include fees for plan reviews, and all inspections and issuance of Certificates of Occupancy and shall be the amount provided for in the schedules below. There shall be a minimum fee of Thirty Dollars (\$30.00) for building permit fees which are calculated on a square-foot basis.

- A. Construction permit and inspection fees are as follows:

1. All construction	
except sheds and demolition	12 cents per sq. ft. (\$30.00 min.)
2. Sheds	\$30
3. Demolition	\$30
4. Land clearing and grading	
(vacant lots only)	\$30
5. Footings	\$30
6. Foundation	\$40
7. Framing	\$40
8. Plumbing	\$45, plus \$1.00 per fixture or waste
9. Electrical	\$45, plus \$2.00 per circuit (110V or 220V)
10. Gas	\$20, plus \$1.00 per appliance or fixture
11. Mechanical (HVAC)	\$40.

Permit and inspection fees are due before the beginning of construction. Permits will be issued at the time of payment. Fees will be paid to the City Clerk for deposit in the General Fund. (Ord. No. 2008-7, Sec. 2.)

- B. Remodeling and partial construction permit and inspection fees are as follows:

Remodeling and partial construction fees will be a base fee of Twelve Cents (\$.12) per square foot. The following fee for each permit required shall be as follows:

1. Shed	\$30
2. Footings	\$30
3. Foundation	\$40
4. Framing	\$40
5. Plumbing	\$45, plus \$1.00 per fixture or waste
6. Electrical	\$45, plus \$2.00 per circuit (110V or 200V)
7. Gas	\$20, plus \$1.00 per appliance or fixture
8. Mechanical (HVAC)	\$40

(Ord. No. 2007-7, Sec. 3.)

11.04.04 Conversion or residential structures for the use of multiple dwellings and commercial use Existing residential structure of Type V construction may be converted for non-hazardous commercial or multiple dwelling uses provided the rules set out hereafter are adhered to completely and without exception.

- A. Type V structures with a set back of less than ten (10) feet between exterior walls or to property lines shall be protected and have non-combustible exterior walls.
- B. Any alterations to the structure shall be in compliance with Volume 1, Volume 2 and Volume 3 of the Fire Prevention Code.
- C. Existing wiring may be used provided it is approved by a licensed electrician and certified to the Electrical Inspector to be safe from overloads and defects; alterations, repairs and additional wiring must meet the requirements of the latest edition of the Arkansas Electrical Code and City Electrical Code. (Ord. No. 2007-7, Sec. 5.)

11.04.05 Minimum foundation requirements

- A. Minimum depth from exterior finished grade to bottom of footing shall be eighteen (18) inches.
- B. Minimum width of footing shall be twenty-four (24) inches, except for footings on a one-story frame dwelling with wood, vinyl, or metal siding shall be eighteen (18) inches.

- C. Minimum thickness of footing shall be twelve (12) inches, except for footings on a one-story frame dwelling with wood, vinyl or metal siding shall be eight (8) inches.
- D. Minimum of two (2) number four (#4) longitudinal reinforcing rods placed horizontally, full length of the footing.
- E. The footings shall be placed on firm, undisturbed soil. Where rock is encountered the rock shall be removed to a depth of six (6) inches below the bottom of the footing and the rock excavation shall be filled with sand. The footing trench shall be free of rock, loose dirt and debris and shall be inspected prior to the placement of the footing. (Ord. No. 2007-7, Sec. 6.)

11.04.06 Violations; penalties Any person, firm, corporation or agent who violates any provision of this ordinance shall be guilty of a misdemeanor and shall, upon conviction, pay a fine of not less than One Hundred Dollars (\$100.00) nor more than Five Hundred Dollars (\$500.00) for each violation. (Ord. No. 2007-7, Sec. 7.)

Pages 101 through 113 Reserved

CHAPTER 11.32

HOUSE NUMBERING

Sections:

11.32.01	Uniform system
11.32.02	Official map
11.32.03	Scale
11.32.04	Roads and ways
11.32.05	Changes
11.32.06	Applying for number
11.32.07	Assignment of numbers

11.32.01 Uniform system There is hereby established a uniform system for numbering the property frontages on all road and public ways in Cotter, Arkansas, and the residential and business structures accessible therefrom. (Ord. No. 94-5, Sec. 1.)

11.32.02 Official map A city of Cotter road map prepared and dated 1996 by Slater Surveying and Mapping is hereby adopted as the official Cotter, Arkansas, E911 map for numbering and location of roads and public ways within the city of Cotter. (Ord. No. 94-5, Sec. 2.)

11.32.03 Scale Any new structure within the city of Cotter will be addressed on the 25 foot scale (211 addresses per mile) except the following areas:

The following areas will be addressed on the scale of 5.28 ft; Denton Ferry Rd. Cotter Rd, and the areas mentioned in resolution 96-3 (Rainbow Crossing Subdivision and West Main St.)

The following areas will be addressed on 5.28 ft. plus 100: Trout Dock Trail, Capitol St. Melba Ave, Cedar St., Virginia Lee Dr., Rainbow Heights Drive, Harding Blvd., Ruthven St., Sunset Dr., Lithia St., Bland St., Mulberry Land, Edna St., Wallick Dr., Glen St., Mable St. Walnut Hill land, Pyeatt St., State St., Big Spring Parkway, Hargis Place, College St., Summit St., View St., Valley St. Hazel St., Memory Land, Ridge Road, Bayless St. (Ord. No. 94-5, Sec. 3.)

11.32.04 Roads and ways All county, city, public and private roads and ways shall be numbered from the point of beginning of each road and all structures located on each road shall be numbered in such a way that all structures on the right side shall have odd numbers and all structures on the left side shall have even numbers. (Ord. No. 94-5, Sec. 4.)

11.32.05 Changes The Baxter County E911 office previously established by the Quorum Court shall be authorized to make such changes, alterations and additions to the numbering system created by adoption of said map as deemed appropriate to implement the current numbering system and also to include sequenced numbers for such additional structures hereafter constructed, moved or located within the county. (Ord. No. 94-5, Sec. 5.)

11.32.06 Applying for number The owner, developer or agent proposing to located any house, structure or building in need of an address in the address area of the city of Cotter, shall apply to the E911 office for the assignment of the correct number or numbers. In building permit issuing areas, no building permit shall be issued for structures in need of an address until the applicant has been assigned an official E911 address. The applicant shall post a temporary sign displaying the assigned structure number at the construction site until such time the permanent number can be displayed as described in 11.40.07 (B). In those parts of the address service area where the property is located outside the city but still part of the Planning Commission jurisdiction, the applicant shall apply to the E911 office for an assigned address. Upon occupancy of the structure, the temporary posted address will be permanently affixed to the structure as described in 11.40.07 (B) herein. Upon annexation of any county and/or private road which structures have been addressed on a 5.28 ft. scale, any structures built after annexation will be addressed on the 5.28 ft. scale. Any road without structures prior to annexation, will be addressed on a scale of 5.28 ft, plus 100. (Ord. No. 94-5, Sec. 6.)

11.32.07 Assignment of numbers

- A. No person, firm, corporation or partnership or other entity shall authorize any public utility company to supply any service to any new structure in Baxter County until an official E911 address for such structure has been assigned or otherwise approved by the County Judge or his designee.
- B. Address numbers shall be at least three inches in minimum height and shall be installed at the expense of the owner, and shall likewise conform to the standards established by the county. Such address numbers shall be posted in such a manner as to be clearly visible from the named and/or numbered road of access.
- C. Any person or other entity failing to comply with the provisions of this ordinance shall upon conviction thereof, be fined not less than Twenty-Five Dollars (\$25.00), plus prosecution costs for each offense. Each day said offense continues shall be deemed as a separate offense. (Ord. No. 94-5, Sec. 7.)