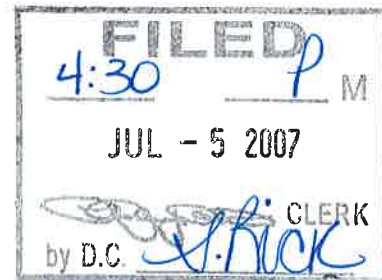


1781
Change
mail: City of Cotter
P.O. Box 9
Cotter, AR

amended 2008-07

ORDINANCE NO. 2007-07



AN ORDINANCE TO IMPROVE SAFETY BY PROMOTING THE CONTROL OF FIRE HAZARDS RELATING TO THE ERECTION, CONSTRUCTION, CONVERSION, DEMOLITION, OCCUPANCY AND MAINTENANCE OF BUILDING STRUCTURES IN THE CITY OF COTTER, ARKANSAS; COMMONLY CALLED "THE BUILDING AND FIRE CODE", PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES, PROVIDING PENALTIES FOR VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; DECLARING AND EMERGENCY AND OTHER PURPOSES.

WHEREAS, to maintain fire insurance ratings and to establish minimum fire prevention and construction standards in the City; and

WHEREAS, to establish and/or update the **Building, Fire Prevention, Electrical, Plumbing, Gas, Mechanical, Accessibility and Energy Codes, and all other State-Mandated Construction Codes**, to the most recent applicable standard promulgated by the State of Arkansas Fire Marshal, Arkansas Department of Health, State Board of Electrical Examiners, Arkansas Energy Office, and Arkansas Manufactured Home Commission, and all other such respective State agencies.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COTTER, ARKANSAS AS FOLLOWS:

SECTION 1. 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 2002 Edition as amended and revised, Volume 1 – Fire, Volume 2 – Building, and Volume 3 – Residential
- B. The Arkansas Electrical Code (National Electric Code 1999-Edition)
- C. The Arkansas State Plumbing Code
- D. The 1999 Arkansas State Gas Code
- E. The Arkansas Mechanical Code
- F. 2004 Arkansas State Energy Code for New Building Construction
- G. Arkansas Manufactured Home Commission Rules and Regulations
- H. Arkansas Department of Environmental Quality (ADEQ)

SECTION 2. 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.

7875-2007

ORIGINAL

- 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.

SECTION 3. PERMIT AND INSPECTION FEES 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 any electric, plumbing, gas and mechanical (HVAC) work. Permit fees shall include fees for inspection 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. NEW CONSTRUCTION PERMIT AND INSPECTION FEES ARE AS FOLLOWS:

- | | |
|---|--|
| 1) All construction except sheds and demolition | 12 cents per square foot (\$30.00 minimum) |
| 2) Land Clearing and Grading (Vacant lots only) | \$30.00 |
| 3) Plumbing | \$45, plus \$1.00 per fixture or waste |
| 4) Electrical | \$45, plus \$2.00 per circuit (110V or 220V) |
| 5) Gas | \$20, plus \$1.00 per appliance or fixture |
| 6) Mechanical (HVAC) | \$40 |
| 7) Shed | \$30 |
| 8) Demolition | \$30 |

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 (\$0.12) 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 220V) |
| 7) Gas | \$20, plus \$1.00 per appliance or fixture |
| 8) Mechanical (HVAC) | \$40 |
| 9) Final Inspection | \$45 |

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.

7875-2007 A

ORIGINAL

SECTION 4 INTENTIONALLY OMITTED.

SECTION 5. CONVERSION OF RESIDENTIAL STRUCTURES FOR THE USE OF MULTIPLE DWELLINGS AND COMMERCIAL USE:

Existing residential structures 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.

SECTION 6. 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.

SECTION 7. VIOLATIONS AND 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.

SECTION 8. SAVING CLAUSE:

7875-2007 B

ORIGINAL

Nothing in this ordinance shall be construed to affect any suit proceeding now pending in any court, and rights acquired or liabilities incurred, nor cause of action accrued or existing under any ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 9. SEVERABILITY:

The invalidity of any section or provision of this ordinance or of the code hereby adopted shall not invalidate any other section or provisions of this ordinance or of the said code.

SECTION 10. REPEALER:

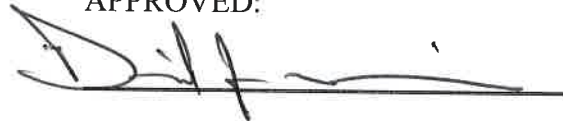
All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, including, but not limited to, Ordinances 173-75-Amended, and 5-79.

SECTION 11. EMERGENCY CLAUSE:

There is an immediate need to bring current the regulations providing for the protection of dwellings, structures and business from fire and other hazards. Therefore, an emergency is hereby declared to exist and this ordinance being necessary for the preservation of the public safety, property and welfare shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED ON THE 28th DAY OF June, 2007

APPROVED:



David J. McNair, Mayor

ATTEST:



Peggy J. Hammack, Recorder/Treasurer

7875-2007 C

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