ST. TAMMANY PARISH CODE OF ORDINANCES

APPENDIX D BUILDING CODE

CHAPTER 1 ADMINSTRATION

SECTION 101 TITLE AND SCOPE

101.1-Title

These regulations shall constitute and be known and cited as **THE BUILDING CODE OF ST. TAMMANY PARISH,** hereinafter referred to as, "this Code", amending The St. Tammany Parish Code of Ordinances Chapter 5 Building and Construction, by repealing article 1 and replacing with The Building Code of St Tammany Parish, and to the extent that any existing ordinances are contrary they are repealed in that respect only.

101.1.1 Purpose

The administration and enforcement of any construction which occurs, or which is to occur, in the unincorporated portion of St. Tammany Parish shall be at all times subject to the provisions of the State of Louisiana Uniform Construction Code , which requires the enforcement of the current editions of the Family of International Building Codes, with exceptions and amendments as listed below, published in cooperation with Directors and Code Administrators International, Inc., International Conference of Directors and Southern Building Code Congress International, Inc.(hereinafter referred to as the "International Code") and, to that end, said International Building Code, as amended time to time, is adopted by reference and made a part of Appendix D (Buildings and Construction) of the St. Tammany Parish Code of Ordinances. The following appendices and codes are adopted by reference and made a part of Appendix D (Building and Construction) of St. Tammany Parish Code of Ordinances to wit:

A. International Building Code, 2006 Edition Excluding Chapter 27-Electrical and Chapter 29-Plumbing systems.
B. International Residential Code, 2006 Edition Chapters 2-11 and section VI Fuel Gas
C. International Mechanical Code, 2006 Edition
D. National Electrical Code, 2006 Edition
E. Louisiana State Plumbing Code, 2000 Edition
F. International Fuel/Gas Code, 2006, Edition

Any code or appendix set forth heretofore may be cited individually or collectively as "this Code". Inspections conducted by St. Tammany Parish pursuant to this Code shall occur within the unincorporated area of St. Tammany Parish, and may be amended from time to time, by an ordinance of the St. Tammany Parish Council.

101.2 Intent

The purpose of this Code is to establish the minimum requirements and to secure the beneficial interests and purposes thereof-which are to safeguard the public health, safety and general welfare-through structural strength means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property form fire and other hazards attributed to the built environment. These purposes are applicable to all buildings and structures including additions, alterations, repairs, removal demolition, use and occupancy of buildings and structures or premises and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems.

101.2.1 Appendices.

Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Quality Control.

Quality control of materials and workmanship is not within the purview of this Code except as it relates to the purposes stated herein.

101.2.3 Permitting and Inspection.

The inspection or permitting of any building, structure, service system or plan by the Parish of St. Tammany, under the requirement of this Code shall not be construed in any court as a warranty of the physical condition of such building, structure, service system or the adequacy of such plan. Neither the Parish of St. Tammany, nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, structure, service system, or plan, or for failure of any component of such, which may occur subsequent to such inspection or permitting. Nothing

contained in this Code shall be construed to relieve or lessen the responsibility or liability or any person for injury or damage to persons or property caused by or resulting from any defects of any nature in any work performed by said person or in any equipment owned controlled, installed, operated or used by him, nor shall the Parish of St. Tammany, or any agent or employee thereof incur, or held assume any liability by reason or in consequence or any things done or acts performed pursuant to any provisions of the adopted codes.

101.3 Referenced Codes.

The codes listed in sections 101.3.1 through 101.3.8 and referenced elsewhere in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference.

101.3.1 Commercial Building.

The provisions of the **International Building Code, 2006 Edition,** shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures in the unincorporated area of St. Tammany Parish. **Exception:** Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the **International Residential Code, 2006** Edition. However, such buildings shall be subject to the regulations in chapter 18 of the **International Building Code, 2006**, as amended herein.

101.3.2 Residential Building.

The provisions of the **International Residential Building Code, 2006 Edition**, chapters 2 thru 11 and part VI Fuel Gas, Shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, and occupancy, location, maintenance, removal and demolition of every detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories high with separate means of egress and their accessory structures. However, such buildings shall be subject to the regulations in chapter 18 of the International Building Code, 2006, as amended herein.

101.3.3 Electrical.

The provisions of the **National Electrical Code, 2006 Edition** shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.3.4 Gas.

The provisions of the **International Fuel Gas Code, 2006 Edition** shall apply to the installation of consumer's gas piping, gas appliances and related accessories as covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances, and the installation and operation of residential and commercial gas appliances and related accessories.

101.3.5 Mechanical.

The provisions of the **International Mechanical Code, 2006 Edition** shall apply to the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy–related systems.

101.3.6 Plumbing.

The **Louisiana State Plumbing Code, 2000 Edition** shall apply to every plumbing installation, including alterations, repairs, replacement equipment, appliances, fixtures, fittings and appurtenances, and where connected to water or sewerage system and all aspects of a medical gas system.

SECTION 102 APPLICABILITY

102.1 General.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other Laws.

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of References.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this Code.

102.4 Referenced codes and standards.

The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this Code shall apply.

102.5 Partial invalidity.

In the event any part or provision of this Code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

SECTION 103 DEPARTMENT OF PERMITS AND REGULATORY

103.1 General

The Department of Permits and Regulatory is hereby created and the person in charge shall be known as the **Director of the Department of Permits and Regulatory**, hereinafter known as the "Director" is the agency responsible for the administration and enforcement of this Code. The Director is hereby authorized and directed to enforce the provisions of this Code.

SECTION 104 DUTIES AND POWERS OF THE DIRECTOR

104.1 General

The Director shall have the authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.

104.2 Employees

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Director shall have the authority to appoint a deputy Director, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the Director.

104.3 Records

The Director shall keep, or cause to be kept, a record of the business of the department in accordance with the public record law of the State of Louisiana. The records of the department shall be open to public inspection.

104.4 Applications and Permits

The Director, or his designee, shall receive application, review construction documents and issue permits for the erection , and alteration demolition and moving of a building and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Code.

104.5 Notices and Orders

The Director shall issue all necessary notices or orders to ensure compliance with this Code.

104.6 Inspections

The Director shall make or cause to be made all of the required inspections. The Director shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by an officer of such approved agency or by the responsible individual. The Director is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.7 Identification

The Director shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

104.8 Right of Entry

Where it is necessary to make an inspection to enforce the provisions of this Code, or where the Director has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this Code which makes the structure or premises unsafe, dangerous or hazardous, the Director is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the Director shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Director shall have recourse to the remedies provided law to secure entry.

104.9 Liability

The Director, Members of the Board of Appeals or employee charged with the enforcement of this code, while

acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act of omission in the discharge of official duties. Any suit instituted against an officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Director or any subordinate shall no be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code

104.10 Stop Work Orders

Upon notice from the Director, work on any building, structure, electric, gas, or mechanical system that is being done prior to the securing of the required permit and/or contrary to the provisions of this Code or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the Director shall not be required to give a written notice prior to stopping the work.

104.11 Revocation of Permits

The Director may revoke a permit or approval, issued under the provisions of this Code, in the event that there has been any false statement or misrepresentation or upon failure to execute said work in accordance with said application, plans or specifications or which has been issued in violation of the Zoning or Building Code

104.12 Approved Materials and Equipment

Materials, equipment and devices approved by the Director shall be constructed and installed in accordance with such approval.

104.13 Requirements Not Covered by Code

Any requirements necessary for the strength or stability of an existing or proposed building or structure, or for the public safety, health and general welfare, not specifically covered by this Code, shall be determined by the Director. Wherever there are practical difficulties involved in carrying out the provisions of this Code, the Director shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Director shall first find that special individual reason makes the strict letter of this Code impracticable and the modification is in compliance with the intent and purpose of this Code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The application for modification and the approval of the Director shall be in writing. The details of action granting modifications shall be recorded and entered in the permanent records of the Department of Permits and Regulatory.

104.14 Tests

Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the Director shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized and accepted test standards. In absence of recognized and acceptable test methods, the Director shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Director for the period required for retention of public records.

SECTION 105 PERMITS

105.1 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 erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, mechanical, plumbing, or gas system, the installation of which is regulated by this Code, or cause any such work to be done, shall first make application to the Director and obtain the required permit.

105.2 Work Exempt from Permit.

Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One story detached accessory structures, accessory to one and two family dwellings, used as tool, storage

sheds, playhouses and similar uses provided the floor area does not exceed 100 square feet.
2. Fences not over 6 feet high.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
5. Swings and other playground equipment accessory to one and two family dwellings.
6. Movable cases, counters and partitions not over 5 feet 9 inches tall.
7. Oil derricks
8. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
9. Prefabricated swimming pools accessory to single family dwellings that are less than 24 inches deep.
10. Window awnings supported by an exterior wall which do no project more than 54 inches from the exterior wall and do not require additional support.

Electrical:

1. Repairs and Maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment of wiring for power supply, the installation of owners and antennas.

Mechanical:

1. Portable appliance.
2. Portable ventilation appliances/equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporator cooler.
7. Self contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less
8. Residential portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace same with new material, such work shall be considered as new work and a permit shall be obtained and inspections made a s provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency Repairs

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within 24 hours/next working business day of the repair to the Director.

105.2.2 Repairs Application

Notice to the Director is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion there of , the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means or egress , or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include the addition to, alteration of , replacement or relocation of any standpipe, water supply, sewer drain, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or other work affecting public health or general safety.

105.3 Application for Permit

To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Department of Permits and Regulatory for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Provide an assessment or parcel # from the Parish Assessor's Office.
3. Describe the land on which the proposed work is to be done by legal description.
4. Provide clear and concise directions to the land on which the proposed work is to be done.
5. Indicate the use and occupancy for which the proposed work is intended.
6. Be accompanied by construction documents and other information as required by Section 106.1.
7. State the valuation of the proposed work.
8. Be signed by the applicant, or the applicant's authorized agent.
9. Completed lot fill form
10. Completed Sheriff's job registration form
11. L.H.S.47 (if using an individual sewerage system)
12. State highway department approval form (if accessing from a state controlled road)
13. Approved conditional use/Administrative Permit (if required)
10. Approved land clearing permit (5 acres or greater)
11. Approved sign review permit (commercial signs)
12. State Fire Marshall review letter (commercial only)
13. List of subcontractors. Copies of contracts if commercial.
17. Be accompanied by permit fees and any other fees as required in section 108.2
18. Provide such other data and information as required by the Director.

105.3.1 Action on application

The Director shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of the pertinent laws, the Director shall reject such application in writing, stating the reasons therefore. If the Director is satisfied that the proposed work conforms to the requirements of this Code and laws and ordinances applicable there to, the Director shall issue a permit therefore as soon as possible.

105.3.2 Time limitation of application

An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Director is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.4 Validity of permit

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any provisions of this Code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel provisions of this Code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Director from requiring the correction for errors in the construction documents and other data. The Director is also authorized to prevent occupancy or use of a structure where a violation of this Code or of any other ordinances of this jurisdiction.

105.5 Expiration

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced or is not completed within two (2) years of the issuance of the permit. A new permit shall be applied for, work cannot commence again until the new permit has been issued. The Director is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.6 Suspension or Revocation

The Director is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information or in violation of any ordinance or regulation or any provisions of this Code.

105.7 Placement of permit placard

Work requiring a permit shall not commence until the permit has been issued and the placard is posted on

premises. The building permit placard shall be kept on the site of work until a certificate of occupancy, or a certificate substantial completion has been issued, by the Director. It shall be placed in a conspicuous manner, as to be seen from the road, and made available to the Director or representative to conveniently make any required entries thereon.

105.8 Ownerâ€™s Responsibility

It shall be the duty of owner who shall perform work for the installation or repair of buildings, structures, electrical, mechanical, plumbing or gas systems, for which this Code is applicable, to comply with this Code.

105.9 Contractorâ€™s Responsibility

It shall be the duty or every contractor who shall make contracts for the installation or repairs of buildings, structures, electrical mechanical, plumbing and gas systems, for which a permit is required, to comply with state or local rules and regulations concerning licensing which the applicable governing authority may have adopted.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Submittal Documents.

Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a certified design professional where required by the statues of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Director is authorized to required additional construction documents to be prepared by a certified design professional.

EXCEPTION: The Director may waive certification requirements, if he finds that the nature of the work applied for is such that certification of plans is not necessary to obtain compliance with this Code.

106.1.1 Information on Construction Documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Director. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules and regulations, as determined by the Director.

106.1.2 Manufacturerâ€™s Installation Instructions.

Manufacturer's installation instructions, as required by this Code shall be available on the job site at the time of inspection.

106.1.3 Construction in Areas Prone to Flooding.

For buildings and structures in flood hazard areas construction documents shall include:

1. Delineation of flood hazard areas, floodway boundaries , and flood zones, and the design flood elevation is as appropriate;
2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding (AO zones), the height of the proposed lowest floor, including basement, above the highest adjacent grade; and
3. The elevation of the bottom of the lowest horizontal structural member in a costal high hazard areas (V zones); and
4. If the design flood elevations re not included on the community's Flood Insurance Rate Map (FIRM), the Director and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

106.2 Site Plan.

A site plan drawn at a legible scale which shall include the size and location of new construction and every existing structure on the site and distances form the lot/property lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site of plot.

106.3 Boundary Line Survey.

A boundary line survey prepared by a licensed surveyor shall accompany any request for new construction, additions, mobile home placement and accessory structures. The survey shall indicate flood zone information

and delineation of flood hazard areas.

106.4 Examination of Documents.

The Director shall examine or cause to be examined construction documents for code compliance.

106.4.1 Approval of Construction Documents

When the Director issues a permit, the construction documents shall be approved, in writing or by stamp. One set of construction documents so reviewed shall be retained by the Director. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Director or a duly authorized person.

106.4.1.2 Previous Approvals.

This Code shall not require Changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued otherwise lawfully authorized, and the construction of which has been commenced and pursued in good faith within 180 days after the effective date of this Code and has not been abandoned.

106.4.1.3 Amended Construction Documents.

Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

106.4.1.4 Phased Approval.

The Director is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this Code. The holder of such a permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

106.5 Retention of Construction Documents.

One set of approved construction documents shall be retained by the Director for a period of not less than 180 days form the date of completion of the permitted work, or as required by state of local laws.

SECTION 107 BUILDING PERMIT FEES

107.1 Payment of Fees.

A permit shall not be valid until the prescribed fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

107.2 New Construction, Additions, Accessory Structures.

The applicant for a permit for new construction, additions, and accessory structures shall provide in writing, the total square footage at the time of the application. Permit square footage shall include any square footage under beam. If in the opinion of the Director, the total square footage is not reported accurately on the application, the permit shall be denied. Final building permit square footage shall be determined by the Director.

107.3 Building Permit Valuations.

The applicant for a permit for renovations, remodeling, build outs, and commercial electrical, mechanical, plumbing and gas systems shall provide a signed contract or proposal estimating the value in writing at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Director, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Director. Final building permit valuation shall be set by the Director.

107.4 Work Commencing before Permit Issuance.

Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 100% of the usual fee that shall be in addition to the required permit fees.

107.4.1 Licensed Parks

- $25.00 non-refundable application fee + $5.00 electrical connection.

107.5 Related Fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the payment of other fees that are prescribed by law.

107.6 Application Fees.

Application fees are not refundable

107.6 Refunds.

Building permit fees, once a permit has been issued, shall not be refunded or transferred.

107.7 Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required. The fees shall be in accordance with the following schedule:

107.7.1 BUILDING

107.7.2. Building Commercial

- New Construction- $140.00 non- refundable application fee + .21 per sq. ft.
- Additions - $100.00 non-refundable application fee + .21 per sq. ft.
- Remodel /Build outs - $85.00 non-refundable application fee + $5.00 per thousand or fraction thereof (Contract Amount)
- Plan Review-$150.00 + .01 per sq. ft.(Non- refundable)(Projects above $2,000,000 may be subject to a $150.00 base fee and current ICC Plan Review fees.)

107.7.3. Building Residential

- New Construction- $105.00 non-refundable application fee + .10 per sq ft.
- Additions - $80.00 non-refundable application fee + .10 per sq. ft
- Remodel - $75.00 non-refundable application fee + $5.00 per thousand or fraction thereof Contract amount /no contract .50 per sq ft + base charge).
- Plan Review-$50.00 + .01 per sq. ft.(Non- refundable)

107.7.4. Mobile Homes Residential

- Mobile Homes -$80.00 non-refundable application fee + .10 per sq. ft. + $5.00 electrical connection

107.7.5. Miscellaneous

Seasonal retail tents, temporary structures, and pre-fab units $140.00 + .10 per sq. ft.

107.8 ELECTRICAL

107.8.1. Electrical Commercial

107.8.2. Electrical Residential

$40.00 Non refundable Application fee + $2.00 per circuit

107.8.3. Mobile Home Meter

107.8.4. Construction Test Meter Renewals

107.9 MECHANICAL

107.9.1. Mechanical Commercial

(2%) Two percent of the mechanical contract up to $200,000 + (1%) one percent of the mechanical contract over $200,000

107.9.2. Mechanical Residential
$40.00 Non-refundable Application + $3.00 per ton of A.C

107.9.3. Mechanical Miscellaneous
Elevators, builder's hoists, and moving stairs are based on number of floors served.

107.10 PLUMBING

107.10.1 Plumbing Commercial
(2%) Two percent of the plumbing contract up to $200,000 plus (1%) one percent of the plumbing contract over $200,000

107.10.2 Plumbing Residential
$40.00 Non-refundable Application fee + $1.00 per fixture

107.11 GAS

107.11.1 Gas Commercial
(2%) Two percent of the gas contract up to $200,000 plus (1%) one percent of the gas contract over $200,000

107.11.2 Gas Residential
$20.00 Non-refundable Application fee + $1.00 per drop

107.12 REINSPECTION FEES

107.12.1Reinspection

107.12.2 Incomplete Reinspection.

107.13 SPECIAL INSPECTION FEES

107.13.1 Special Inspections

107.14 REGISTRATION FEES

107.14.1 Initial Contractor Registration

107.14.2 Annual Registration Renewal.

107.14.3 Inactive registration fee

107.14.4 Delinquent Registration Fees.
A fee will be assessed monthly for any registration received after Jan 1st thru March 31st. Registrations that have not been renewed by March 31st shall be revoked.

SECTION 108 INSPECTIONS

108.1 General.
Construction or work for which a permit is required shall be subject to inspection by the Director and such construction work shall remain accessible and exposed for inspection purposes until approved. Upon notification from the permit holder or his agent, the Director, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit

holder or his agent wherein fails to comply with this Code. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of St. Tammany Parish. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Director nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

108.1.1 Inspection Requests.

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Director when work is ready for inspection. It. shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this Code.

108.1.2 Approval Required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Director. The Director, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, shall notify the permit wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Director.

108.2 Preliminary Inspection.

Before issuing a permit, the Director is authorized to examine or cause to be examined buildings, structures and sites for which a permit application has been filed.

108.3 Required Inspections.

The Director, upon notification, shall make or cause to be made the inspections set forth in Sections 108.4 Drainage; 108.5 Building;

108.4 DRAINAGE INSPECTIONS

108.4.1 Preliminary Grade Inspection Slab on Grade.

Prior to a foundation inspection the preliminary grade inspection shall be made after forms erected, and prior to plumbing or electrical piping installation. All fill material shall meet appropriate standards. All Ditch/ culvert/silt fencing shall be in place. If necessary, drainage swales must be constructed. Any fill placement can not block drainage flow.

108.4.2 Preliminary Grade Inspection for piling/pier Construction.

The preliminary grade inspection shall be after site/grade preparation and immediately after installation of piling/pier and prior to any other construction.

108.4.3 Swimming Pools Preliminary Grade

Preliminary drainage inspection shall be made after the initial dig, before gunite/shell, and after the fill from the dig has been removed or redistributed. Silt fencing shall be required to protect adjacent properties or drainage easements as necessary.

108.5 BUILDING

108.5.1 Underground Inspections

108.5.2 Footing or Foundation Inspection.

Footing and foundation inspections shall be made after excavations for footing are complete and any required reinforcing steel is in place, prior to the placing of concrete The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports or equipment and special requirements for wood foundations. Footing and foundation inspections shall be made after an approved preliminary grade inspection and underground plumbing inspection if plumbing is in the foundation

108.5.3 Concrete slab or under -floor inspection.

Concrete slab and under- floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed of floor sheathing installed, including the sub floor.

108.5.4 Rough In Inspections

108.5.5 Framing Inspections

108.5.6 Fire-resistance-rated Commercial Construction inspection.

Where fire-resistance-rated construction is required between dwelling units due to location on property, the Director shall require an inspection of such construction after all lathing and /or wall board is in place, but before any plaster is applied, or wallboard joints and fasteners re taped and finished.

108.5.8 Fire-resistant Penetrations (commercial)

Protection of joints and penetrations in fire-resistant-rated assemblies shall not be concealed from view until inspected and approved.

108.5.9 Final Inspections.

Final inspections for all electrical, mechanical plumbing and gas systems shall be made after the electrical, mechanical, plumbing and gas systems are complete. The final grade inspection shall be made prior to the final building inspection. The final building inspection shall be made after the building is completed and ready for occupancy. Municipal addresses shall be posted on the property and visible from the street. Construction test meters shall be energized prior to scheduling of any final inspection.

108.5.10 Minimum Finished Floor Elevations

- Towers(commercial)..... $2000.00
- Co-location on towers(commercial).....$1000.00
- Land Clearing .....$ 150.00
- Residential Demolition..... $ 20.00
- Commercial Demolition.....$ 40.00
- Tennis Courts.....$40.00
- Tanks.....$40.00
- Tents.....$40.00 (1%) One percent of the electrical contract

  - Non-refundable Application Fee..... $40.00
  - Electrical Connection Permit..... $10.00
  - Minimum Fee..... $40.00
  - Electrical Connection Permit..... $ 5.00
  - Construction Test Meter.....$25.00
  - 30 Day...$ 5.00
  - 60 Day...$10.00
  - Non-refundable Application Fee.....$40.00
  - Minimum Fee.... $40.00
  - Change Outs....$20.00 per unit/component.
  - 2 to 4 floors.....$ 40.00
  - 5 to 10 floors.....$ 75.00
  - Over 10 floors.....$100.00
  - Dumbwaiters..... $ 40.0
  - Non-refundable Application Fee $40.00
  - Minimum Fee $40.00
  - Non-refundable Application Fee $40.00
  - Minimum Fee $20.00
  - 1st Reinspection.....$ 50.00
  - 2nd Reinspection....$100.00
  - 3rd Reinspection.....$ 150.00
  - 4th Reinspection.....$ 200.00
  - 5th Reinspection citation for failure to comply shall be issued.
  - 1st.....$ 50.00
  - 2nd.....$100.00
  - 3rd.....$150.00
  - 4th.....$200.00
  - Special Inspections Monday thru Friday.....$50.00
  - Special Inspections Saturdays and Sundays...$50.00
  - Special Inspections Holidays.....$75.00
  - Building.....$55.00
  - Electrical.....$55.00

- Mechanical.....$55.00
- Plumbing.....$55.00
- Gas.....$25.00
- Siding.....$55.00
- Roofing.....$55.00
- Swimming Pool.....$55.00
- Remodeling (nonstructural)...$55.00
- Building $55.00
- Electrical $55.00
- Mechanical $55.00
- Plumbing $55.00
- Gas $25.00
- $10.00
- $10.00

Minimum finished floor elevations for residential structures in flood zone "C" shall be no less than twelve (12) inches above the centerline of street or top of curb fronting the home, whichever is greater. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at the base flood elevation or twelve (12) inches above the centerline of street or top of curb fronting the home, whatever is greater. For residential lots less than 90 feet wide in all flood zones, structures shall be raised if more than 24 inches of fill is required to satisfy this ordinance. The Department of Engineering shall have the ability to grant variances for lots less 90 feet wide in subdivisions with approved fill plans. Fill required for all lots in flood zone "A" or in "critical drainage areas" shall be mitigated in accordance with Chapter 7 of the St. Tammany Parish Code of Ordinances.

The centerline of street or top of curb elevation shall be taken where the grade is highest along the front width of the lot. For the case where a lot is at the corner of two (2) streets, the centerline of street or top of curb elevation shall be taken where the grade is the highest along the front and side of the lot adjacent to the corner.

The builder shall submit an elevation certificate by a professional land surveyor noting the highest street centerline or top of curb elevation along the front width of the lot in addition to the top of form board elevation representing the finished floor elevation. Elevations shall be tied to the NAVD88 vertical datum. The elevation certificate shall be approved by the Permit Department prior to calling for a preliminary drainage inspection. For the case where a home is raised, the elevation certificate shall be required prior to the framing inspection.

The Department of Engineering may grant variances where existing topography makes it impractical to raise structures above the street centerline/top of curb and/or negatively impacts drainage for surrounding lots.

(Established by Ord. No. 07-1595, adopted 07/05/2007).

108.6 Inspections for Structures Located in a Floodplain.

108.6.1 Lowest Floor Elevations.

For construction in areas prone to flooding as established by the International Residential Code Table R301.2 (1), upon placement of the lowest floor, including basement and prior to further vertical construction, the Director shall require submission of documentation, prepared and sealed by a registered licensed engineer, of the elevation of the lowest floor, including basement, as required in the International Residential Code Section R323. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at base flood elevation or twelve (12) inches above the centerline of the street or top of curb fronting the home, whichever is greater. The centerline of street or top of curb elevation shall be taken where the grade is highest along the front width of the lot. For the case where a lot is at the corner of

two (2) streets, the centerline of street or top of curb elevation shall be taken where the grade is the highest along the front and side of the lot adjacent to the corner.

(amended by Ord. No. 07-1595, adopted 07/05/2007).

108.6.2 Lowest floor elevation.

The elevation certification as required in the International Building Code Section 1612.5 shall be submitted to the Director prior to the placing of concrete. The certificate shall be prepared and sealed by a licensed registered engineer

108.7 Other Inspections.

In addition to the inspections specified above, the Director is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Code and any other laws that are enforced by the Department of Permits and Regulatory.

108.8 Construction Test Meter.

A Construction test meter shall be energized prior to scheduling any building, electrical, mechanical or plumbing final.

108.9 Inspection Agencies.

The Director is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

CHAPTER 2 REGISTRATIONS

SECTION 201 GENERAL

201.1 Scope.

Any contractor or subcontractor who desires to construct enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes shall first make application to the Director, and obtain the required registration for the appropriate trade. Each Registration issued shall specify the name of the person, firm or corporation registered, who shall be known as the holder of the registration, and shall specify the name of the person who has passed the State requirements, and such person shall be designated in the registration as the supervisor of all work to be done under the registration. The person designated as the supervisor may be a person in the employ of the holder of the registration or, if the holder is a person, may be the holder himself or; if the holder is a firm, may be member of the firm; or, if the holder is a corporation, may be an officer of the corporation. The same person shall not be designated as the supervisor in two or more registrations issued to different persons, firms or corporations. In the event that the business association with or employment of the supervisor by the holder the registration shall terminate, said registration shall become null and void one hundred eighty (180) days after such termination.

201.1.1 Registrations and Renewals.

Initial registrations for building, electrical, mechanical plumbing and gas shall be valid until the end of the calendar year registration is applied for. Notice of renewal shall be mailed to each registered contractor/subcontractor each November. Renewal fees shall be due by January 1st. Registration renewals received after January 1st shall be charged a delinquent for every month delinquent until March 31st, after March 31st the registration shall be revoked.

SECTION 202 REQUIREMENTS

202.1 Commercial Builder Registration Requirements.

Any person may apply for a Commercial Builder's registration who meets the following requirements:

1. Current State of Louisiana General Contractor's License (Building Construction)
2. Current Certification of Resident Contractor Status

202.2 Residential Builder Registration Requirements.

Any person may apply for a Residential Builder's registration who meets the following requirements:

1. Current State of Louisiana Residential Building Contractor's License
2. Current Certification of Resident Contractor Status

202.3 Electrical Registration Requirements.

Any person may apply for an electrical registration who meets the following requirements:

1. Current State of Louisiana Electrical License
2. Current Certification of Resident Contractor Status

202.3 Gas Registration Requirements.

Any person may apply for a gas registration who meets one of the following requirements:

1. Current St. Tammany Parish Plumbing Registration
2. Current St. Tammany Parish Mechanical Registration
3. Current Louisiana Liquefied Petroleum Gas Commission License
4. Current Certification of Resident Contractor Status

202.4 Mechanical Registration Requirements

Any person may apply for a mechanical registration who meets the following requirements:

1. Current State of Louisiana Mechanical License
2. Current Certification of Resident Contractor Status

202.5 Plumbing Registration Requirements

Any person may apply for a plumbing registration who meets the following requirements:

1. Current State of Louisiana Plumbing License
2. Current Certification of Resident Contractor Status

SECTION 203 EXCEPTIONS

203.1 Registration Prior to May 21, 1998.

Any Person having a valid St. Tammany Parish Electrical, Mechanical or Gas Contractor's registration prior to May 21, 1998 are exempt from the Parish of St. Tammany's requirements of a Louisiana State License, providing the registration has not lapsed.

203.2 Home Owners Clause.

Whenever the owner of a single family dwelling builds, repairs or remodels their own personal residence without the benefit of a general contractor, subcontractor, architect, or engineer or any other individual who receives a fee for employment or direction of any labor or any work beyond the normal architectural or engineering services, with the intent to occupy such as a primary residence, and provided the homeowner does not build more than one personal residence in a two (2) year period, the Director shall have the authority waive the registration provisions of this Code.

203.2.3 Agricultural Buildings

Agricultural buildings located in applicably zoned areas, which do not have habitable spaces, shall be exempt from building inspections. Permits and inspections shall be required when electrical, mechanical, plumbing and gas systems are installed. When an owner subcontracts any work on electrical, mechanical, plumbing or gas systems, the subcontractor must possess a current registration with St. Tammany Parish.

203.3 Owner Acting as Contractor.

Owners of property who supervise, superintend, oversee, direct or in any manner assume charge of the construction, alteration, repair, improvement, movement demolition, putting up, tearing down, of their personal residence, building or structure or to erect, install, enlarge, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes, shall first make application to the Director for a waiver of contractor requirements. Testing shall be required to substantiate the owners' qualifications to do electrical and mechanical work. The owner shall be required to file for all permits, request all inspections, the work of which shall be in compliance with all the provisions of this Code, inspected and approved in the usual manner.

203.4 Portable Accessory Structures Under 200 sq ft.

Parish registration is not required fór a builder who constructs a residential accessory structure under 200 square feet, that is designed and built to be a portable unit and not affixed to a permanent foundation. All necessary permits are required for the structure, and for any electrical, mechanical or plumbing systems that may be installed. All work shall be in compliance with all provisions of this code, inspected and approved in the usual manner. When an owner subcontracts any work on electrical, mechanical, plumbing or gas systems, the subcontractor must possess a current registration with St. Tammany Parish

SECTION 204 REVOCATION

204.1 Revocation of Parish Registrations

Any St. Tammany Parish registration granted under this section may be suspended or revoked by the Director, if the holder or the registration violates any ordinance or law relating to the technical codes or is guilty of construction which is dangerous to life or property, or for transferring or allowing directly or indirectly, firms or persons or corporations other than the lawful holder to operate, or to obtain permits to work under said registrations, provided the holder of the registration be found guilty or such violations. Appeals may be filed within ten (10) days to the Board of Standards and Appeals, upon recommendation of the Director. All appeals to the Board of Standards and Appeals must be submitted with any fees associated with the appeals filing.

CHAPTER 3 BOARDS

301 GENERAL

301.1 Scope

Building, Electrical, Mechanical and Plumbing (Gas) these Boards are established for the purpose of communication between inspectors and contractors. Quarterly scheduled meetings may be held for this purpose.

302 BUILDING BOARD

302.1 Appointment

There is hereby established a Board to be called the Board of Building Construction, which shall consist of eight (8) members and two (2) alternates. Six (7) members and two(2) alternates appointed by Parish Council and one member appointed by the Parish President. All of whom shall be residents of St. Tammany Parish.

302.2 Membership

The Board should consist of eight (8) members. Such Board members should be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors or building industry representatives. In addition to the regular members, there should be two (2) alternate members, one member at large from the building industry and one member at large from the public. A Board member shall not act in a case in which he has a personal of financial interest. The criteria for a building professional are any individual who is a resident and registered voter in St. Tammany Parish; and has experience and/or knowledge of building construction. The domicile used for such building professionals shall be the physical location of their primary residence.

302.3 Terms

The Director shall serve on the Board for the length of his employment. The terms are to coincide with those of the Parish Council/Parish President, with the exception of the Parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of St. Tammany Parish, his membership shall automatically be terminated. Vacancies shall be filled by the St. Tammany Parish Council. A Chairman will be elected by the Board each year.

Secretary of Board: The Director shall act as secretary of the Board and shall make or cause to be made a detailed record of all its proceedings.

303 ELECTRICAL BOARD

303.1 Appointment

There is hereby established an Electrical Board which shall consist of five (5) members; one (1) Chief Electrical Inspector, three (3) St. Tammany Parish registered electrical contractors and one (1) licensed Electrical Engineer. Four members appointed by Parish Council and One member appointed by the Parish President. All of whom shall be residents of St. Tammany Parish.

303.2 Terms

The Chief Electrical Inspector shall serve on the Board for the length of his employment. The terms are to coincide with those of the Parish Council/Parish President, with the exception of the Parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of St. Tammany Parish, his membership shall automatically be terminated. Vacancies shall be filled by the St. Tammany Parish Council.

304 MECHANICAL BOARD

304.1 Appointment.

There is hereby established a Mechanical Board which shall consist of five (5) members; one (1) Chief Mechanical Inspector, three (3) St. Tammany Parish registered mechanical contractors and one (1) licensed Mechanical Engineer. Four members are appointed by Parish Council and One member is appointed by the Parish President. All of whom shall be residents of St. Tammany Parish.

304.2 Terms.

The Chief Mechanical Inspector shall serve on the Board for the length of his employment. The terms are to coincide with those of the Parish Council/Parish President, with the exception of the Parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of St. Tammany Parish, his membership shall automatically be terminated. Vacancies shall be filled by the St. Tammany Parish Council.

305 PLUMBING/ GAS BOARD

305.1 Appointment.

There is hereby established Plumbing Board which shall consist of five (5) members; one (1) Chief Plumbing Inspector,) one (1) Journeyman Plumber, two (2) Master Plumbers 1 Allied Plumbing, Gas or Engineering Trade or Profession. Four members are appointed by Parish Council and one member is appointed by the Parish President. All of whom shall be residents of St. Tammany Parish.

305.2 Terms.

The Chief Plumbing Inspector shall serve on the Board for the length of his employment. The terms are to coincide with those of the Parish Council/Parish President, with the exception of the Parish employee who serves until termination of employment. Any member may, per cause, be removed from office at any time by the said governing authority. Whenever any member shall cease to be a resident of St. Tammany Parish, his membership shall automatically be terminated. Vacancies shall be filled by the St. Tammany Parish Council.

CHAPTER 4 FINES

401 Occupying Without Certificate of Occupancy:

The Contractor of record shall be subject to a daily fine of $100.00 for each day until compliance Stop work orders shall be issued on all active permits until compliance is achieved.

402 Pouring Foundations without Approved Inspections

- First offense-$500.00
- Second offense-$1000.00 and /or removal of foundation

Stop work orders shall be issued on all active permits until compliance is achieved. This offense shall also require a sworn affidavit from an architect or engineer, legally registered under the laws of this state regulating the practice of architecture or engineering, stating that the foundation poured without inspection conforms to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The architect or engineer

shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances.

403 Failure to Provide Sanitary Facilities on Job Site:

The Contractor of record shall be subject to a daily fine of $50.00 for each day until compliance Stop work orders shall be issued on all active permits until compliance is achieved.

CHAPTER 5 BUILDING

501 Title

The provisions of the following chapter shall supersede, amend and supplement the 2003 International Residential Code and the 2000 International Building Code and be known as The Building Code of St. Tammany Parish hereinafter referred to in this chapter as "This Code".

502 Residential Foundations

All structures shall be supported on continuous solid or fully grouted masonry or concrete footings or other approved structural systems which shall be of sufficient design to accommodate all loads and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Foundations shall be supported on undisturbed natural soils or engineered fill.

503 Carports.

Carports sharing a common attic space with a residence shall be protected with a minimum of ½" gypsum board. Carports with habitable areas above the carport shall be protected with 5/8" type X gypsum board.

CHAPTER 6 ELECTRICAL

601 Title

The provisions of the following chapter shall supersede, amend and supplement the 2002 National Electrical Code and be known as The Electrical Code of St. Tammany Parish hereinafter referred to in this chapter as "this Code"

602 Display of Electricianâ€™s Sign

Every place where work of an electrical nature is being done shall have displayed on a conspicuous place in front, a sign containing the Parish registration number, the State license number (if applicable), the name, address and telephone number of the person, firm or corporation doing the work in letters not less than (2") high. False misleading or deceptive advertising shall constitute an attempt to circumvent the general health, welfare and safety of the public and shall constitute a violation of this code.

603 Commercial Conduit Inspections.

Conduit inspections shall require trenches to be uncovered on both ends of the conduit and the middle for any underground inspection all other areas can be covered.

604 Final Inspections.

For all new construction a construction test meter shall be energized prior to scheduling any electrical, mechanical, plumbing/gas, or building final inspections.

605 Service Grounding Electrode Conductor.

Service grounding electrode conductor (GEC) connections shall be made within five feet (5') of the metal water service entry into the building or in any accessible location where the water pipe emerges from the slab providing the connection is within five feet (5') from the point where the slab (in order to prevent future addition of plastic plumbing piping interrupting the ground path). The connection location shall be accessible upon completion of the building.

606 Smoke Alarm Systems

All dwelling units shall have a smoke alarm system installed which complies with the NFPA 72, supplemented by at least one 120V hardwired smoke alarm or Smoke alarms installed throughout the dwelling (in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each story of the dwelling which are all 120V interconnected, with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions. Smoke alarm systems shall be completely installed prior to the final building inspection.

607 Electrical Wiring in Buildings Located in a Flood Hazard Zone V.

1. Electrical wiring shall not be allowed in a breakaway wall.
2. Any electrical wiring located below the base flood elevation (BFE) shall be fed from the first floor above base flood elevation (BFE) downward; horizontal feeders and branch circuits shall not be allowed.

3. Fuses and circuit breakers shall not be allowed below the base flood elevation (BFE).
4. Electrical wiring installed below the base flood elevation (BFE) shall be installed no less than five feet (5') above ground level. The maximum number of electrical outlets, receptacles and fixtures allowed below the base flood elevation shall be as follows:
   - 2 GFCI outlets (one front one rear)
   - one meter pan and feeder,
   - two light fixtures,
   - two switches
5. Meter pans shall be fastened to a post or column and the service entrance conductor conduit shall feed upward to the service disconnect which shall be located above base flood elevation (BFE) the service disconnect shall be located at the nearest point of entry of the service entrance conductor. Service entrance conduit shall remain outside of the building traveling vertically.
6. Underground portions of service laterals near the meter shall be installed a minimum depth of 24".

608 Temporary Power

608.1 Commercial Test Meter Warning Notice.

It shall be the responsibility of the Electrician of record to post a warning notice at the front entrance of the structure. The Notice shall state, "The Electrical system in this occupancy may now or soon be energized. Turn circuit breakers off before working on electrical system, appliances or equipment before cutting into walls, ceilings, etc, hazard of electrocution exists.". Warning notices shall be issued by the Department of Permits and Regulatory, to the Electrician of record when he signs a request for temporary power. Temporary power shall be released by the Department of Permits and Regulatory upon such request.

608.2 Temporary Power to Water Wells

Any time a temporary wire is run to a water well, it shall be raised a minimum of 71/2 ' from grade level, on 2x4 Tees at intervals maintaining a height of 71/2' from grade level.

608,3 Special Events Wiring.

A Special Event includes but is not limited to fairs, festivals, carnivals, circuses, road shows, tradeshows, concerts, displays, expositions, and such other functions with a temporary status generally taking place outdoors and indoors at a permanent location or building utilizing the electrical service at that location or building for electrical to support the Special Event. This includes the temporary installation of wiring or electrical equipment of any description to be powered by the use of any self generated power equipment rented or owned by any of the types of Special Event. A permit is required for the Special Event temporary installation wiring or electric equipment of any description. All Certificates of Approval issued for Special Events wiring or electrical equipment of any description may be revoked at the discretion of the Director if the continued use of such writing or electrical equipment for the Special Event is deemed unsafe and not in the interest of the safety , health and welfare of the general public for which the event was initially allowed . All permits shall automatically expire at the end of ninety (90) days.

609 Meter Pans

609.1 Meter Pan Lugs.

Any time a lug is changed within a meter pan, a licensed electrician shall be required to file an electrical permit.

610 Exemptions.

The provisions in this chapter do not apply to companies regulated by the Louisiana Public Service Commission, with the following exceptions. (a) Telephone and telegraph companies-a permit is required where electrical work is performed on the primary side of the source of power from the Utility Company at a voltage over fifty (50) volts and which consumes more than five hundred (500) watts of energy. (b) Utility Company_ a permit is required where electrical work is performed on the secondary side of the source of power from the Utility Company.

CHAPTER 7 MECHANICAL

701 Title

The provisions of the following Chapter shall supercede, amend and supplement the 2000 International Mechanical Code and be known as the Mechanical Code of St. Tammany Parish hereinafter referred to in this Chapter as "this Code"

702 Condensers

The following provisions shall apply to the installation of condensers:

a). Shall be required to have fusible disconnects.

b). Shall not be located within six (6') feet of any dryer vent outlet.

c). Shall have a minimum of twenty four (24") inches clearance on all sides from any structure.

d). Shall not be located within thirty (30") inches of an electrical meter, gas meter or any swimming pool equipment.

e). Condensers installed on raised platforms shall have a minimum of thirty (30") inches of working space on the service side of the unit and a minimum of 24 inches of work space on all other sides.

703 Return Air Grills

Return air grills shall be a minimum of one square foot for each 400cfm of air movement, or one square foot per ton of conditioned air.

704 Return Air Chases

Return air chases shall be lined with sheetrock, or one inch standard duct board.

705 Secondary Condensate drain lines

Shall be piped to the outside of a structure in a conspicuous location, allowing for overflow.

706 Primary Condensate Drain Line

The first six (6') feet of the primary condensate line shall be insulated.

707 Heater KW Identification

Units shall be marked with a permanent black marker to indicate kilowatts of heat.

708 Display of Mechanics Sign

Every place where work of an mechanical nature is being done shall have displayed on a conspicuous place in front, a sign containing the Parish registration number, the State license number (if applicable), the name, address and telephone number of the person, firm or corporation doing the work in letters not less than (2") high. False misleading or deceptive advertising shall constitute an attempt to circumvent the general health, welfare and safety of the public and shall constitute a violation of this code.

CHAPTER 8 PLUMBING AND GAS

801 Title

The provisions of the following Chapter shall supercede amend and supplement the 2000 State Plumbing Code and be known as the Plumbing Code of St. Tammany Parish hereinafter referred to in this Chapter as "this Code".

802 Drains

8021 Main Building Drain.

Main building drain shall stay full size from main clean out to end of building line.

802.2 Kitchen Sink Drains.

All building drains on kitchen sinks to be 3" with a clean out.

802.3 Relief Lines and Pan Drains

All discharge lines from relief valves and pan drains shall terminate separately outside of the building with 90 degree ells no less 6" above grade or greater than 24" above finished grade.

802.4 Clean Outs

All clean outs shall be cut to grade for final inspections.

803 Underground

803.1 Underground Plumbing.

All Underground plumbing shall have long sweeps in slab.

803.4 Underground Piping and Fittings.

All fittings shall be uncovered with piping spot filled every 10' for all underground inspections. Underground installations shall be completed and marked prior to scheduling underground inspections.

803.5 Pex Tubing

Any Pex tubing passing through concrete shall be sleeved in schedule 40 pipe.

804 Island Sink Installations

A combination waste and vent system shall be allowed where the fixtures are not adjacent to walls or partitions. It shall consist of the installation of waste piping in which the trap of the fixture is not individually vented.

805 Tubs

All tubs shall be poured prior to scheduling top out inspections.

806 GAS

806.1 Fireplace shutoff valves

All gas piped fireplaces shall be equipped with a separate shutoff valve. The shutoff valve shall be located in the same room as the fireplace, not further than 6 feet (1829mm) from the fireplace.

806.2 Gas Lighting

All gas lighting shall be complete with gas test prior to scheduling a final inspection.