

CITY OF LOOKOUT MOUNTAIN, GEORGIA

ORDINANCE NO. 228

AN ORDINANCE to establish requirements for building inspections and demolition permits, to set fees for building inspections and demolition permits, and for other purposes.

BE IT ORDAINED by the Council of the City of Lookout Mountain, Georgia, and IT IS HEREBY ORDAINED:

Section 1. No residential or nonresidential building in the City of Lookout Mountain, Georgia may be occupied until the construction, electrical, plumbing and mechanical work for the building has passed the inspections specified below and until the fees set forth below have been paid. All such inspections will be conducted by the Building Official or his designee.

<u>Type of Inspection</u>	<u>Fee</u>
a. Building:	
1. Footing/Foundation	\$60.00 per inspection
2. Framing	\$60.00 per inspection
3. Final	\$60.00 per inspection
b. Electrical:	
1. Temporary Power	\$35.00 per inspection
2. Electrical Rough-in	\$35.00 per inspection
3. Electrical Final	\$35.00 per inspection
c. Plumbing:	
1. Groudwork/Under slab	\$35.00 per inspection
2. Plumbing Rough-in	\$35.00 per inspection
3. Plumbing Final	\$35.00 per inspection
d. Mechanical/HVAC:	
1. Mechanical Rough-in	\$35.00 per inspection
2. Mechanical Final	\$35.00 per inspection

The fees set forth above shall be paid for each inspection conducted. If an inspection is failed, the fee for each subsequent inspection must be paid until the inspection is passed.

The footing/foundation inspection must occur before the footings are poured or construction of the foundation is commenced. As part of the footing/foundation inspection, the building corners and building setbacks will be verified against the site plan and plat provided with the required construction documents. The property owner shall have the building corners physically located and marked before requesting this inspection. If it is determined that the building corners or building walls would encroach upon the required setbacks, the work shall be stopped and not resumed until the building is modified to comply with the required setbacks.

Section 2. No person or firm may begin the total or partial demolition of any residential or nonresidential building in the City of Lookout Mountain, Georgia, without first applying for and obtaining a demolition permit from the City Clerk. The proposed demolition must be approved by the City Building Official or his designee before a permit may be issued. The following fees shall be charged for demolition permits:

<u>Type of Demolition</u>	<u>Fee</u>
Demolition of single-family residential building or multi-family residential building with no more than two units.	\$100.00
Demolition of nonresidential building or multi-family residential building with more than two units.	\$250.00
Partial demolition of residential or nonresidential building in order to incorporate an addition or alteration affecting the outward appearance of the building	\$75.00

Section 3. If work for which a building permit, inspection, or demolition permit is required occurs before the required permits or inspections are obtained, the fees shall be doubled.

Section 4. The requirements and fees set forth in this ordinance are in addition to, and not in lieu of, the permit requirements and fees set forth in other ordinances of the City of Lookout Mountain, Georgia.

Section 5. Severability. If any of the sections, subsections, sentences, clauses or phrases of this Ordinance are for any reason held to be unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not be affected, since it is the express intent of the Council of the City to pass each section, phrase, paragraph and word separately.

Section 6. Part of Code of Ordinances. It is the intention of the Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lookout Mountain, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 7. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective ten (10) days after its adoption by at least three (3) members of the Council of the City after two (2) readings at least one (1) week apart.

APPROVED on the first reading October 19, 2006.

Allyson W. Bottom
Member of City Council

Catherine M. Kelley
Member of City Council

Ray Seig
Member of City Council

David W. Bottom
Member of City Council

Member of City Council

[Signature]
Mayor of Lookout Mountain, Georgia

APPROVED AND ADOPTED on second reading on November 30, 2006.

Catherine M. Kelley
Member of City Council

[Signature]
Member of City Council

Allyson W. Bottom
Member of City Council

Member of City Council

Member of City Council

[Signature]
Mayor of Lookout Mountain, Georgia

ATTEST:

[Signature]
City Clerk of Lookout Mountain, Georgia