

ARTICLE I General.

Sec. 8-0.1 Applicability.

The provisions of this Chapter and the codes adopted in by reference in Article II shall, as addressed, be mandatory for all construction in unincorporated Jefferson Parish.

Sec. 8-0-2 Duty to Public.

The permitting and/or inspection of any construction plans, building, structure, or service system by the Parish of Jefferson, under the provisions of this Chapter, or the acceptance of third party inspection services shall not be construed in any court as a warranty or guarantee by the Parish of Jefferson nor any employee thereof that said building, structure, or other improvement to immovable property or any materials, equipment, or method or type of construction used therein is or will be free from defects, will perform in a particular manner, is fit for a particular purpose, or will last in any particular way. Any duty to the public that may arise as a result of the provisions of this Chapter shall be not deemed ministerial and shall be subject to the provisions of R.S. 9:2798.1.

Nothing contained in this Chapter shall be construed to relieve or lessen the responsibility or liability of any person in the design, construction, or operation of any building, structure, service system or component thereof for injury or damage to persons or property caused by or resulting from defects in work performed by said person or in any equipment owned, controlled, installed, operated or used by him. Nor shall the Parish of Jefferson, or any officer, agent or employee thereof incur, or be held to assume any liability by reason or in consequence of any acts performed pursuant to the provisions of this Chapter by reason of such defects or work performed by any person in the design, construction or operation of any such building, structure, service system or component thereof.

Neither the Parish of Jefferson, nor any employee thereof shall be liable for hazardous or illegal conditions, or damages, in such building, structure, service system, or for failure of any component, which may occur subsequent to occupancy.

Art. I. General, §§ 8-1-1 - 8-1-4

Art. II. Building Code, §§ 8-2-100-107

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D. Lot Grade §§ 8-3-111 to 111.8

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Art. IV Licensing 8.4.113 thru 8.4.114.3

Div. 1 Generally §§ 8-4-113 to 8-4-113.5

Div. 2 Jefferson Parish Contractor Lic. §§ 8-4-114.1 to 8-4- 114.1.14

State Homebuilders License, §§ 8-4-114.2

State Construction Contractor License, §§ 8-4-114.3

Art. V. Utilities and Mechanical §§ 8-5-115 thru 8-5-119

Div. 1 A. Electrical §§ 8-5-115 to 8-5-115.24

B. Street Lighting §§ 8-5-115.26 -115.26.19

C. Utility poles and other structures § 8-5-115.26.20

Div. 2 A. Gas §§ 8-5-116 to 8-5-116.13.4

B. Flexible Connectors, §§ 8-5-116.84 - 116.88

Div. 3 Mechanical §§ 8-5-117 thru 8-5-117.18

Div. 4 Plumbing §§ 8-5-118 thru 8-5-118.23.9

Div. 5 Foundations §§ 8-5-119 thru 8-5-119.41.4

Art. VI. Moving of Buildings, §§ 8- 6-120

Div. 1. Generally, §§ 8-6- 120.1 to 8-120.130.3

Div. 2. Permit, §§ 8-6- 131 to 8-6-150
Art. VII. Public Buildings, §§ 8-7-160 thru 8-7-161
Div.1 Generally §§ 8-7-160, 8-7-160.1
Div. 2 E-9-1-1 Building, §§ 8-7-161

ARTICLE I GENERAL

Sec. 8-1-1 Purpose and Scope

The purpose of this Chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare in connection with the construction of all buildings, structures, and certain equipment specifically regulated herein within the unincorporated areas of the Parish of Jefferson, by providing for the administration and enforcement of the State Uniform Construction Code, R.S. 40:1730.21 et seq., by providing for regulations for matters not governed by the State Uniform Construction Code, and by providing administrative procedures and regulations to more efficiently administer and enforce the provisions of the State Uniform Construction Code and the other provisions of this Chapter.

Sec. 8-1-2 Administration, Enforcement, and Interpretation

1) It shall be the duty of the Director of the Department of Inspection and Code Enforcement to administer, interpret, and enforce the provisions of this chapter. Unless otherwise specifically stated, the term "Director" as used in this Chapter shall mean the Director of the Department of Inspection and Code Enforcement and shall include designated employees of the Department duly authorized to act in his stead.

2) The provisions of this Chapter are hereby declared to be the minimum requirements for the purpose of securing the beneficial interests of public safety, health, and general welfare. In connection with the construction of any building, structure, or other improvement to immovable property,

3) No provision of this Chapter shall constitute nor be construed by any court as a warranty or guarantee by the Parish of Jefferson that said building, structure, or other improvement to immovable property or any materials, equipment, or method or type of construction used therein is or will be free from defects, will perform in a particular manner, is fit for a particular purpose, or will last in any particular way. Neither shall the permitting and/or inspection of any construction plans, building, structure, or service system by the Parish of Jefferson, or the acceptance of third party inspection services or the performance of any enforcement procedure under the provisions of this Chapter be construed as or in anyway constitute a warranty or guarantee by the Parish of Jefferson or any employee thereof as to the durability or fitness of a building, structure, or other improvement to immovable property or that said building, structure or other improvement to immovable property or any materials, equipment, or method or type of construction used therein is or will be free from defects, will perform in a particular manner, is fit for a particular purpose, or will last in any particular way. In the interpretation and enforcement of any provision of this Chapter, the performance or non-performance of any procedure by the Director, the Parish of Jefferson, or any of its employees or agents, shall not be deemed ministerial and shall be subject to the provisions of R.S. 9:2798.1.

4) Nothing contained in this Chapter shall be construed to relieve or lessen the responsibility or liability of any person in the design, construction, or operation of any building, structure, service system or component thereof for injury or damage to persons or property caused by or resulting from defects in work performed by said person or in any equipment owned, controlled, installed, operated or used by him. Nor shall the Parish of Jefferson, or any officer, agent or employee thereof incur, or be held to assume any liability by reason or in consequence of any acts performed pursuant to the provisions of this Chapter by reason of such defects or work performed by any person in the design, construction or operation of any such building, structure, service system or component thereof.

Sec. 8-1-3 Administrative Policies and Rules

1) The provision of any existing ordinance, or building code previously adopted by the parish, that is not in conflict with the provisions of this Chapter are hereby retained as Administrative Policy and Rules.

2) The Director is authorized to adopt any administrative policy or rule not in conflict with the provisions of this Chapter to aide in the enforcement or interpretation of this Chapter. The Director is further authorized to adopt by reference any code or portion thereof that is not in conflict with the provisions of this Chapter as an administrative rule or policy to aide in the enforcement or interpretation of this Chapter.

Sec. 8-1-4 Prohibited activity.

(a) It shall be unlawful for any person, firm, partnership, co-partnership, association, corporation or other organization, or any combination thereof, to undertake, attempt to construct, supervise, oversee, direct, or in any manner assume charge of the construction, alteration, repair, improvement, movement, demolition, putting up, tearing down, or furnishing labor, material or equipment, and installing same for any new construction, or reconstruction of any structure within the jurisdiction of the parish unless a valid building permit for such construction, alteration, repair, improvement, movement, demolition has been issued by the director of inspection and code enforcement in accordance with or as otherwise as required by the provisions of this chapter or the provisions of any building code adopted or enforced by the parish. The provisions of this Chapter and the codes adopted in by reference in Article II shall, as addressed, be mandatory for all construction in unincorporated Jefferson Parish.

b) In addition to the penalties provided for in section 1-10, any person who violates the provisions of this section shall be subject to the revocation or suspension of any license required by this chapter.

ARTICLE II Building Code.

DIVISION I Generally

Sec. 8-2-100. Technical Codes Adopted by Reference

In accordance with Sec. 1.01(16) of the Jefferson Parish Charter, the following codes, less and except Parts I-Administrative thereof, are hereby adopted as the Building Code of the Parish of Jefferson by reference as though they were copied here fully and are applicable in the unincorporated area of Jefferson Parish, until such time as Act 12 of the First Extraordinary Session of 2005, entitled the State Uniform Construction, R.S. 40:1730.21 et seq. becomes effective and is enforced by the Louisiana State Uniform Construction Code Council:

INTERNATIONAL BUILDING CODE – 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS – 2006 EDITION
INTERNATIONAL FUEL GAS CODE – 2006 EDITION
INTERNATIONAL MECHANICAL CODE – 2006 EDITION
LOUISIANA STATE PLUMBING CODE – 2000 EDITION
NATIONAL ELECTRICAL CODE – 2005 EDITION
INTERNATIONAL EXISTING BUILDING CODE – 2006

Sec. 8-2-100.1 Administrative Parts

In accordance with Sec. 1.01(16) of the Jefferson Parish Charter, and La. Const. Art VI §§ 4, 6 and 17, the Parts I-Administrative sections of the following codes, are hereby adopted as part of the Building and Related Construction Codes of Jefferson Parish by reference as though they were copied here fully and are applicable in the unincorporated area of Jefferson, except as otherwise amended or supplemented by the provisions of this Chapter:

INTERNATIONAL BUILDING CODE – 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS – 2006 EDITION
INTERNATIONAL FUEL GAS CODE – 2006 EDITION
INTERNATIONAL MECHANICAL CODE – 2006 EDITION
LOUISIANA STATE PLUMBING CODE – 2000 EDITION
NATIONAL ELECTRICAL CODE – 2005 EDITION
INTERNATIONAL EXISTING BUILDING CODE – 2006.

Division 2. Administration

Sec. 8-2-101.1 Title.

The provisions of the following sections shall constitute, be known, and cited as “The Building and Related Construction Codes of Jefferson Parish” hereinafter referred to as “this Article”. These provisions replace Ordinance No. 20434, known as “The

Building Code of Jefferson Parish, Louisiana”, adopted on August 19, 1998. To the extent any existing ordinances are contrary to these provisions, they are repealed in that respect only.

Sec. 8-2-101.1.1 Purpose.

The purpose of this Article is to provide for the administration and enforcement of the International Building Code, International Residential Code, International Existing Building Code, International Fuel Gas Code, International Mechanical Code, International Energy Conservation Code, the National Electrical Code and the Louisiana State Plumbing Code as adopted by reference by the Parish of Jefferson.

Sec. 8-2-101.2.1 Code Remedial.

This Article is hereby declared to be remedial, and shall be construed as the minimum requirements for the purpose of securing the beneficial interests of public safety, health, and general welfare, through insuring structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards attributed to the built environment. These requirements are applicable to all buildings and structures including additions, alterations, repairs, removal, demolition, use and occupancy of buildings, structures, or premises in unincorporated Jefferson Parish.

These requirements shall also regulate the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may hereinafter be referred to as “service systems”.

Sec. 8-2-101.2.2 Quality Control.

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

Sec. 8-2-101.2.3 Permitting and/or Inspection.

The permitting and/or inspection of any construction plans, building, structure, or service system by the Parish of Jefferson, under the requirements of this Article, or the acceptance of third party inspection services shall not be construed in any court as a warranty of Code compliance or physical condition of such construction plans, building, structure, service system or their adequacy and shall be governed by the provisions of Sec. 8-1-2.

Neither the Parish of Jefferson, nor any employee thereof shall be liable in tort for hazardous or illegal conditions, damages, or inadequacies in such construction plans, building, structure, service system, or for failure of any component, which may occur subsequent to said permitting and/or inspection (acceptance).

Nothing contained in this Article shall be construed to relieve or lessen the responsibility or liability of any person for injury or damage to persons or property caused by or resulting from defects in work performed by said person or in any equipment owned, controlled, installed, operated or used by him, nor shall the Parish of Jefferson, or any officer, agent or employee thereof incur, or be held to assume any liability by reason or in consequence of any acts performed pursuant to the provisions of this Article.

Secs. 8-2-101.3.1 – 8-2-101.3.8 - Scope.

Sec. 8-2-101.3.1 Intent.

The purpose of this Chapter is to provide minimum standards to safeguard the public health, safety and general welfare by regulating and controlling the design, construction, materials, use and occupancy, location and maintenance of all buildings, structures, and certain equipment (specifically regulated herein) on land or over water within the boundaries of the unincorporated area of Jefferson Parish.

Sec. 8-2-101.3.2 Referenced Codes.

Building. The technical provisions of the International Building Code shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, demolition and removal of every building or structure on land or over water or any appurtenances connected with or attached to such buildings or structures in the unincorporated area of Jefferson Parish.

Exception: One- and two-family dwellings, townhouses, and buildings accessory thereto shall be governed by the International Residential Code. However, such buildings shall be subject to the provisions of this Chapter regarding Foundations and Lot Grade (8-3-111)

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

Fuel Gas. The provisions of the International Fuel Gas Code shall apply to the installation of consumer's gas piping systems, gas appliances and related accessories as covered in this Chapter. 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.

Mechanical. The provisions of the International Mechanical Code 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.

Plumbing. The provisions of the Louisiana State Plumbing Code shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances, when connected in any way (directly or indirectly) to the Parish water or sewerage system.

Fire Prevention. When the International Building Code makes specific reference to the Fire Code, it shall be understood that the International Fire Code applies. Plans being submitted for permitting shall comply with the provision of the International Fire Code and the Fire Prevention Code for the Parish of Jefferson and shall be reviewed for the fire code compliance by the Eastbank Consolidated Fire Department. In the event of conflict between the International Fire Code and any other Jefferson Parish requirement, the more restrictive shall apply.

Sec. 8-2-101.3.3 Applicability.

Where, in any specific case, different sections of this Chapter 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.

Sec. 8-2-101.3.3.1 Partial Invalidity.

If any of the provisions or parts of this Chapter are found, by a court of proper authority, to be illegal or void, this shall not render any other parts or provisions of this Chapter illegal or void.

Sec. 8-2-101.3.4 Federal and State Authority.

The provisions of this Chapter shall not be held to deprive any Federal or State agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of the adoption of this Chapter or of any remedy then existing for the enforcement of its orders. The provisions of this Chapter shall qualify and supplement any and all laws of the State of Louisiana relative to buildings or structures.

The provisions of this Chapter shall not deprive any individual or corporation of its legal rights under law.

Sec. 8-2-101.3.5 Appendices.

To be enforceable, the appendices included in the technical codes must be specifically cited in the referenced code text or specifically included in an adopting ordinance.

Sec. 8-2-101.3.6 Referenced Standards.

Standards and other Codes cited in the referenced codes shall be considered an integral part of this chapter without separate adoption. If specific portions of a standard are denoted by code text, only those portions of the standard shall be enforced. In the event code provisions conflict with a standard, the code provisions shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

Sec. 8-2-101.3.7 Maintenance.

All buildings, structures, electrical, gas, mechanical and plumbing systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary, code-complying condition. All devices, systems or safeguards, which are required by the technical codes when constructed, altered or repaired, shall be maintained in good working order. The owner, or owner's designated agent, shall be responsible for the maintenance of buildings, structures, electrical, gas, mechanical and plumbing systems.

Sec. 8-2-101.3.8 Units of Measure.

The inch-pound unit system of measurement is applicable to the provisions of this Chapter. Metric units indicated in parenthesis following inch-pound units are approximate equivalents and are provided for informational purposes only.

Sec. 8-2-101.4 Department of Inspection and Code Enforcement.

The Department of Inspection and Code Enforcement (and the Director thereof), as constituted by the Jefferson Parish Code of Ordinances, Chapter 2, Division 6, Section 2-196, shall be responsible for administration and enforcement of the provisions of this Chapter. The person charged with the management of the Department of Inspection and Code Enforcement, hereinafter referred to as "the Department"; shall be the Director, hereinafter also referred to as the "Code Official".

Sec. 8-2-101.4.1 Authority.

The Director is hereby authorized and directed to enforce all provisions of the law as prescribed in this Chapter. For the purposes of enforcing these provisions, the Director and designated deputies are law enforcement officers and may hereafter be referred to as code enforcement officers. Such designated deputies shall be sworn-in as such and appropriately commissioned, be provided with badges of authority and picture identification indicating such.

Sec. 8-2-101.4.1.1 Identification.

The Code Official shall carry proper identification issued by the governing authority, in accordance with Section 8-2-101.4.1- Authority and Section 102- Powers and Duties. Upon entering any premises, when performing duties under this Chapter, the Code Official shall present such proper law enforcement credentials.

Sec. 8-2-101.4.1.1.2 Impersonation Prohibited.

A person shall not impersonate nor assume the authority of the Code Official through the use of a uniform, picture identification card, badge or any other means. Any person violating this section shall be subject to penalty provided by law.

Sec. 8-2-101.4.2 Employees.

The Code Official shall appoint employees subject to the existing civil service laws of the Parish of Jefferson, State of Louisiana. The person or persons appointed in the various technical sections as code enforcement officers (exclusive of secretarial and clerical personnel) shall be persons fully qualified by technical training and experience, in both theory and practice. Such employees shall also be certified in their technical field and registered as required, in the time allotted, by the Louisiana State Uniform Construction Code Council in the field where their enforcement services will be utilized.

Sec. 8-2-101.4.3 Restrictions on Employees.

An officer or employee connected with the Department, except one whose only connection is as a member of the board established by this Chapter, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, or service system. No employee shall be involved in the making of plans or specifications for a building or structure, unless the officer or employee is an owner of such. Further, an officer or employee shall not engage in any other work, which is inconsistent with their duties or conflicts with the goals or interests of the Department.

Sec. 8-2-101.4.4 Liability.

Any officer or employee, or member of the Board of Standards and Appeals, charged with the enforcement of this Chapter, acting for the applicable governing authority in the discharge of their duties, shall not thereby render themselves personally liable. Further, any officer, employee, or member of the Board is hereby relieved from all personal liability, for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of their duties.

Any suit brought against any officer, employee or member of the Department or the Board of Standards and Appeals because of any representation made or act performed by them, in accordance with any provision of this Chapter, shall be vigorously defended by the Parish Attorney until the final termination of the proceedings.

Sec. 8-2-101.4.5 Records.

The Code Official shall keep, or cause to be kept, a record of the business of the Department. In accordance with the State of Louisiana Public Records Law, the records of the department shall be open to public inspection during normal business hours.

Sec. 8-2-101.4.6 Reports.

The Code Official shall submit a report to the governing authority annually covering the work of the Department for the preceding year. The Code Official may incorporate in said report a summary of the decisions of the Board of Standards and

Appeals during said year. The Code Official may also incorporate in said report a summary of any recommendations for amendments to this Chapter, its fees or related law(s).

Sec. 8-2-101.5 Existing Buildings.

Sec. 8-2-101.5.1 General.

Alterations, repairs or rehabilitation work may be made to any existing building, structure, electrical, gas, mechanical or plumbing system without requiring the entire building, structure, electrical, gas, mechanical or plumbing system to comply with all the requirements of the technical codes provided that the alteration, repair or rehabilitation work conforms to the requirements of the technical codes for new construction.

When repair, renovation, addition, or other improvement of a building (including service systems) or structure costs equal or exceed fifty percent (50%) of the market value of the building or structure, before the start of repair, renovation, addition or other improvement, such building or structure shall be made to comply in its entirety with the requirements of the technical codes and this Chapter for new construction. When a building is substantially damaged due to any origin, other than flooding, the building or structure shall meet the technical codes and requirements of this Chapter for new construction.

This requirement does not include either **(1)** any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the Code Official and which are the minimum necessary to assure safe living conditions or, **(2)** any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Exception: Where a building or structure is substantially damaged (the cost of restoration exceeds 50% of the pre-damaged market value of the building or structure) due to flooding, only the base flood elevation requirements for new construction shall be fully met.

Sec. 8-2-101.5.1.1. Director Determination

However, in all cases described in Sec. 8-2-101.5.1 above, except for regulations pertaining to Flood Plain Management (NFIP), the Code Official shall determine the extent to which existing buildings, structure, or service systems must be made to comply with the provisions of the technical codes and this Chapter. The Director, based on the extent or origin of damages may direct specific remedial repairs to bring the damaged portions of a building, structure, or service systems in to compliance with the technical codes of this chapter for new construction and order additional areas of the damaged building, structure, or service systems to comply with this chapter.

Sec. 8-2-101.5.2 Change of Occupancy.

No change shall be made in the character of use and occupancy of any building or part thereof which would place the building (or part thereof) in a different Group of Occupancy, unless such building (or part thereof) is made to comply with the requirements of this Chapter for the new Occupancy Group, as certified in writing by the Code Official.

Sec. 8-2-101.5.3 Change of Occupancy Exception.

Subject to the approval of the Code Official, the character of the occupancy of existing buildings may be changed and a building may be occupied for purposes in other Groups without conforming to all the requirements of this Chapter for those Groups if the Code Official determines the new or proposed use is less hazardous than the existing allowed use from a life safety and fire risk perspective. Nothing herein shall be construed as preventing the Code Official from requiring the implementation of additional safety measures or the removal of definite hazards to life in existing buildings not being required to comply fully with present requirements of this Chapter for that Group. Any permissive change in the character of occupancy of a building shall be contingent upon compliance with all state and parish laws and regulations.

Sec. 8-2-101.6 Special Historic Buildings.

The provisions of the technical codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as a Historic Building. However, such buildings or structures must first be judged, by the Code Official, to be safe and in the public interest of health, safety

and welfare with regard to any proposed construction, alteration, repair, enlargement, restoration, or relocation.

Sec. 8-2-102 – Powers and Duties of the Code Official.

Sec. 8-2-102.1 General.

The Code Official is hereby authorized and directed to enforce the provisions of this Chapter. For the purposes of enforcing the provisions of this Chapter the Code Official and designated deputies are law enforcement officers. Such law enforcement officers shall be sworn-in and appropriately commissioned. These deputies shall also be provided with badges of authority and photographic identification indicating such authority.

The Code Official is further authorized to render interpretations of this Chapter, which are consistent with its spirit and purpose.

Sec. 8-2-102.2 – Right of Entry.

Sec. 8-2-102.2.1 – Requested. Whenever necessary to make an inspection to enforce any provisions of this Chapter, or whenever the Code Official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical or plumbing systems unsafe, dangerous or hazardous, the Code Official is hereby authorized and empowered to enter such building, structure or premises at all reasonable times to inspect same or to perform any duty imposed upon the Code Official by this Chapter, provided that such building or premises are occupied. The Code Official shall first present proper credentials and request entry. If such building, structure, or premises are unoccupied, the Code Official shall first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the Code Official shall have recourse to every remedy provided by law to secure entry.

Sec. 8-2-102.2.2 – Permitted.

When the Code Official has obtained a proper inspection warrant (or other remedy provided by law) to secure entry, after proper warrant presentation is made, no owner or occupant or any other person having charge, care or control of any building, structure, or premises shall fail or neglect, to promptly permit entry therein by the Code Official for the purpose of inspection and examination pursuant to this Chapter or other Codes enforced by the Code Official.

Sec. 8-2-102.2.3– Emergency.

When a clear and immediate danger to the health, life or safety of any person(s) exists and the public's health, safety or welfare is thereby threatened, the Code Official may, without prior notice to the owner, enter onto any property in order to abate an imminent dangerous condition(s). After the emergency has passed the Code Official shall notify the owner of the action(s) taken.

Sec. 8-2-102.2.4 – Assistance from Other Agencies.

The assistance and cooperation of Sheriff, fire, and health department officials and all other officials shall be available to the Code Official, as required, in the performance of duties.

Sec. 8-2-102.3 – Stop Work Orders.

Upon notice from the Code Official, work on any building, structure, electrical, gas, mechanical or plumbing system that is being done prior to securing the required permit or prior to filing the proper application for inspection or is being performed contrary to the provisions of this Chapter 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. A placard stating "Stop Work Order" shall be conspicuously posted on such premises where the violation occurred. Any person continuing such unauthorized work after the Code Official has conspicuously posted a Stop Work Order shall be subject to arrest and penalties as prescribed by law. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work.

Sec. 8-2-102.4 –Revocation of Permits.

Sec. 8-2-102.4.1 – Misrepresentation of Application.

The Code Official may disapprove or revoke a permit issued, under the provisions of this Chapter, where there has been any false statement or misrepresentation as to the material fact(s) in the application or plans on which the permit or approval was based. Any variance to this Chapter or other Codes enforced by

the Code Official, obtained through misrepresentation shall be invalid. Submitting false, misleading, or fraudulent documents with any application for variance or permit are violations of this Chapter and punishable as provided by law.

Sec. 8-2-102.4.2 – Violation of Code.

The Code Official may revoke a permit upon determination the construction, erection, alteration, repair, moving, demolition, installation or (re) placement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with the provisions of this Chapter or other Codes enforced by the Code Official.

Sec. 8-2-102.5 Unsafe Buildings or Systems.

All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, do not provide adequate egress, which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of Ordinance #18050, as amended.

Sec. 8-2-102.6 Requirements Not Covered by Code.

Any requirements necessary for the safety, strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this Chapter or the other technical codes, shall be determined by the Code Official.

Any ambiguity in this Chapter's regulations shall be interpreted, by the Code Official, in accordance with the intent of this Chapter to secure the beneficial purposes of public health, safety and general welfare.

Sec. 8-2-102.7 Alternate Materials and Methods.

The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed, provided any such alternate has been reviewed by the Code Official, approved in writing and officially recorded with the application for permit in the records of the Department. The Code Official may approve any such alternate, provided the Code Official finds that the alternate for the purpose intended is at least the equivalent of that prescribed in the technical codes, in quality, strength, effectiveness, fire resistance, durability and safety. The Code Official shall require that sufficient evidence or proof be submitted to substantiate any claim made regarding the adequacy of such alternate. If, in the opinion of the Director, the evidence and proof are not sufficient to justify approval or recommendation for an amendment, the applicant may refer the entire matter to the Board of Standards and Appeals as specified in Section 8-2-105 of this Chapter.

Sec. 8-2-103.1 Permits.

Sec. 8-2-103.1.1 When Required.

Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy (of) a building or structure, shall first make application for a building permit to the Code Official. All required permit(s) shall be obtained before the commencement of such work. Any owner, authorized agent, or contractor who wishes to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, shall be properly licensed and first make the necessary application for inspection (filing) with the appropriate section of the Department before commencement of any work. Any party who shall perform such work, or who causes any such work to be done prior to obtaining the required permit or prior to making the necessary filing shall be held in violation of this Chapter and subject to the penalties stated herein.

Sec. 8-2-103.1.2 Work Authorized.

A properly issued building permit shall carry with it the right to perform the work detailed on the drawings and/or specifications or documents submitted for the permit. But, such issued building permit shall not authorize any party to, under any circumstances, violate any provisions of this Chapter.

Any performed commercial construction work omitted or not clearly shown on the drawings, specifications or documents submitted for permit is unauthorized. In such instances additional, separate permits may be required and the non-permitted work shall cease until the properly authorizing permit is obtained.

An electrical, gas, mechanical or plumbing application for inspection (filing) once accepted, shall authorize the commencement of the work filed. Any electrical, gas, mechanical or plumbing filing related to construction which requires a building permit shall have the issued permit number shown on the application and shall not be accepted until the building permit is properly issued. All work authorized by permit or filing acceptance shall be performed in strict accordance with all provisions of this Chapter.

Sec. 8-2-103.1.3 Minor Repairs.

Ordinary minor repairs may be made with the approval of the Code Official, without a building permit, provided that such repairs shall not violate any of the provisions of the technical codes or any other laws or ordinances of this jurisdiction. However, minor, non-permitted repairs shall not include the removal of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, the removal or change of any required means of egress, rearrangement of contents or parts of a structure affecting the egress requirements. Ordinary minor repairs shall not include replacement or relocation of any standpipe, addition to or alteration of any water supply, sewer, drain, drain leader, gas, soil, waste, vent or similar piping. Nor shall any ordinary minor repairs include electrical, mechanical, plumbing, or other work which may affect or be injurious to health, public safety, or general welfare.

Sec. 8-2-103.1.3.1 Work Not Requiring a Building Permit.

A building permit shall not generally be required for the following, unless in the opinion of the Code Official, it involves a hazardous or complex condition which requires permitting and inspection:

1. interior painting, tiling, carpeting and similar finish work;
2. paving of sidewalks, driveways, or other non-structural paving on private property;
3. exterior painting when not requiring protective scaffolding over public property;
4. change of roof covering (only) and/or gutter work with respect to One and Two Family dwellings;
5. replace soffit and/or fascia (only) on all Type V unprotected construction;
6. prefabricated swimming pools accessory to a Group R, Division 3 Occupancy which are less than 24 inches (610 mm) deep;
7. shade cloth structures constructed for nursery or agricultural purposes and not including service systems;
8. playhouses, swings and other similar playground equipment;
9. construction shacks or trailers on construction sites, during the time of active construction;
10. construction of on-grade parking lots, re-stripping of such lots, or driveways connecting thereto. However, all such construction must be approved by the Department of Inspection and Code Enforcement Site Plan Review Section before commencement of work on such parking lots. The Department of Public Works approval is required to perform work on all driveways on public property.

Sec. 8-2-103.1.4 Information Required for Permit.

Each application for a permit, with the required fees, shall be filed with the Code Official on a form furnished for that purpose. Each application for a permit shall contain a general description of the proposed work and its specific location. The applicant shall present photographic identification issued by the Louisiana Department of Motor Vehicles. (If the owner or authorized agent is a non-resident, comparable identification from the state of domiciliary may be acceptable. A U. S. Passport, military identification or other substantial photographic identification may also be presented if contact information is provided and acceptable to the Code Official.)

The building permit application shall indicate the proposed occupancy of the building (and all parts thereof); show the use of all parts of the site not covered by the building or structure, and shall contain all other information required by the Code Official. If Section 8-2-103.2.3 require a design professional's certification on the submitted documents the applicant shall provide the name, address, phone and fax numbers, e-mail address (if any), and license registration number of the design

professional. Where a licensed or registered contractor is required, by state or local law, the permit applicant shall provide the name, address, phone and fax numbers, e-mail address (if any), and license or registration number of the contractor. No permit shall be issued until all required contractor information is provided.

Sec. 8-2-103.1.5 Time Limitations.

An application for a permit for any proposed work shall be deemed abandoned six (6) months after the date of submission. An application extension of not more than ninety (90) days may be allowed by the Code Official provided the extension is requested in writing and justifiable cause is demonstrated.

Sec. 8-2-103.2 Drawings and Specifications.

Sec. 8-2-103.2.1 Requirements.

When required by the Code Official, two or more copies of drawings drawn to scale with sufficient clarity and detail to indicate the location, nature, character, and extent of the work, shall accompany the application for a permit. When deemed necessary the Code Official may also require two or more sets of specifications. All such drawings and specifications shall contain information, in such form to fully acquaint the Code Official with the method of construction, construction details, materials used and of the quality of materials, where quality is essential to conformity with the technical codes. All submitted information shall be specific, and the technical codes shall not be cited as whole or in part, nor shall the terms "in compliance with local Codes", "per Code" or "legal" or equivalents be used, as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the "live" seal and signature of the design professional. The design professional shall include a statement on the drawings to the effect that "I have researched this chapter and the Louisiana State Uniform Construction Code and to the best of my knowledge and belief these drawings are in compliance therewith. I take full responsibility for the contents of these plans". For new construction, additions and substantial improvements the Design Professional shall state the Design Wind Speed and for residential construction, the high wind design standard criteria on which the design is based must also be stated.

Sec. 8-2-103.2.2 Additional Data.

All drawings accompanying a permit application for a new commercial building or additions to existing commercial buildings shall include the following minimum information on the first sheet of the construction drawings: the project or building name (if any), the specific Construction Type proposed (from IBC 2003), the intended Occupancy Group classification, in the case of Mixed Occupancy Group classifications whether separated or non-separated use principles have been applied, the number of stories (floors), building height in feet, and the floor area per story (floor level). If a general building area modification is claimed under Section 506 of the IBC, all relevant calculations shall be shown, the location, rating and extent of any required fire resistive walls, if the building is to be fully sprinklered and all other information necessary to fully acquaint the Code Official with the scope of work and the Code-provided design concepts being employed. For all commercial renovations and alterations the designed professional shall provide the intended occupancy group classification, the existing construction type (IBC 2003), in multi-tenant development show any tenant separation existing or proposed, and the floor area of the subject tenant space.

The Code Official may further require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of the calculations. All drawings, specifications and accompanying data required by the Code Official shall be prepared by a Louisiana licensed and registered Architect or Civil Engineer and shall be affixed with their official "live" seal.

Sec. 8-2-103.2.3 Design Professional/Certification Required.

The design professional shall be an architect, civil engineer or a professional engineer legally registered under and in full compliance with the laws of the State of Louisiana regulating the practice of architecture or civil engineering and shall affix his official seal to all required drawings, specifications and accompanying data except for the following:

1. Buildings detached from and accessory to single family residential buildings which are not over one (1) story and are less than 1000 sq. ft. in area need not be stamped by a design professional.

2. Those jobs which are minor in nature, as determined by the Code Official, and which do not affect the structural elements, exit arrangements or change the occupancy classification of a building (or portion thereof).

Where there are unusual conditions because of type of occupancy, type or method of construction or geological conditions the Code Official may depart from the exceptions set forth above and require design professional-certified drawings and specifications whenever deemed necessary.

Sec. 8-2-103.2.4 Structural and Fire Resistance Integrity.

Plans for all buildings requiring any fire resistive components shall indicate how required fire resistance ratings will be achieved for all structural members, walls, floor/ceilings, and roofs. Specific listed U. L. system designs shall be given. Details of how fire resistive integrity of the required systems will be maintained where membrane or through penetrations occur shall be provided. The plans shall also indicate, in sufficient detail, how the fire resistive integrity will be maintained where required fire resistant floors intersect exterior walls.

Sec. 8-2-103.2.5 Site Drawings.

Clearly signed and sealed, legible drawings shall show the location of all proposed building(s) or structure(s) and every existing building or structure on the site or lot, the setback distance from all proposed buildings or structures to existing buildings and/or structures on the site and from the proposed buildings and/or structures to all property lines, and the location of any air conditioning condensing units or other building appurtenances.

The Code Official shall require a confirming property boundary survey prepared by a Louisiana licensed Land Surveyor. All surveys and site drawings shall contain the information required in Section 8-3-108 of this Chapter. All site drawings submitted for residential construction permits shall be separate from construction drawings and on paper not larger than 8 ½" x 14" (legal size).

Sec. 8-2-103.2.6 Incomplete Submittals.

The Code Official shall refuse to accept any application submittal if incomplete information, incomplete plans or documents, or insufficient number of plans or documents are presented (See Section 8-2-103.2.5). No "partial" submittals shall be accepted by the Code Official. All submittals shall be accompanied by the correct total of all fees due.

Sec. 8-2-103.2.7 Hazardous Occupancies.

The Code Official may require the following in addition to the drawings and specifications as stated in 103.2.1:

1. General Site Plan. A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access.
2. Ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials handled, stored or produced.
3. Building Floor Plan. A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous material storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials handled, stored or produced.

Sec. 8-2-103.2.8 Unusual or Unique Occupancies.

In cases involving work for which a permit is required where the Code Official determines the proposed construction work and/or occupancy is hazardous, unique, highly specialized or outside the expertise of the Departmental resources, the Code Official may depart from the normal submittal and permit fee requirements. The Code Official may decide additional personnel, engineers, architects, consultants or other professional expertise is necessary to complete a proper and competent review or evaluation. If the Code Official makes such a determination, he may acquire the

expertise (in accordance with the provisions of Section 8-2-104.12 of this Chapter) necessary to perform proper evaluation. In these cases the Code Official will engage the professional assistance necessary to perform a competent and complete review, impose and collect the actual costs incurred by the Department, the building permit fees, in full, and any applicable Parish plan processing fee from the applicant before the permit is issued. A third party certification may be allowed provided the credentials of the third party are appropriate and acceptable to the Code Official.

Sec. 8-2-103.3 Examination of Documents.

Sec. 8-2-103.3.1 Plan Review.

The Code Official shall examine or cause to be examined each application for a permit and the accompanying documents, drawings, specifications, computations or other data, and shall consider in such examinations whether the construction indicated and described appears to be in accordance with the requirements of the technical codes and all other pertinent construction-related laws or ordinances.

The Code Official shall require the design professional to correct any apparent non code-complying deficiencies on the submitted drawings or construction documents before any permit is issued.

Sec. 8-2-103.3.2 Revision of Approved Plans.

It shall be unlawful to erase, materially alter or modify any lines, figures, letters, words or coloring contained upon any such drawing, specifications or computations filed with and stamped "Non-Structural Plan Review" by the Code Official. If during the progress of the execution of the permitted work, it is desired to deviate (in any manner affecting the construction or essentials of the building) from the terms of the application, plans or specifications or statement of costs, notice of such intention to alter or deviate shall be given in writing to the Code Official.

The Code Official's written assent shall be obtained before such alterations or deviations may be made. If such proposed change or deviation affects the structural design, exit arrangements, or occupancy classification, new plans thereof shall be submitted to the Code Official for review and approval. If deemed necessary, additional permit and plan processing fees shall be paid and a separate building permit secured.

Sec. 8-2-103.4 Issuing Permits.

Sec. 8-2-103.4.1 Action on Permits.

The Code Official shall act upon an application for a permit without unreasonable or unnecessary delay. If the Code Official is satisfied that the work described in an application for a permit and the contract documents filed therewith conform to the requirements of the technical codes, the Comprehensive Zoning Ordinance, and other pertinent laws and ordinances, the Code Official shall issue a permit to the applicant for the specified construction and/or installation. All state-mandated agency approvals shall be received before the Code Official shall issue any building permit.

Sec. 8-2-103.4.2 Refusal to Issue Permit.

If, in the opinion of the Code Official, the application for a permit and accompanying contract documents do not substantially conform to the requirements of the technical codes, Zoning Ordinance, or other pertinent laws the Code Official shall not issue a permit. The Code Official shall return the contract documents and inform the applicant of the permit refusal. The Code Official's refusal shall, when requested, be in writing and shall contain the reason for refusal. All plan processing fees are non-refundable and shall not be returned to the applicant.

Sec. 8-2-103.4.3 Special Foundation Permit.

When complete application for permit to erect or enlarge a building has been filed and pending issuance of such permit, the Code Official may, at his discretion, issue special permission for the foundation only. The holder of such permission is proceeding at his own risk and without assurance that a permit for the remainder of the work will be granted and without assurance corrections will not be required in order to meet provisions of the technical codes. All losses or delay incurred as a result of proceeding prior to completion of the permit process will be borne by owner/contractor.

The Parish of Jefferson does not assume liability in either tort or contract where subsequent to the issuance of this special foundation permission, the Code Official determines that a building permit to erect or enlarge a building should not be issued. Under no circumstance does such special foundation permission relieve the permitted party of the obligation to have the foundation and sub-grade utilities inspected by the Parish prior to pouring the foundation.

For all new construction, proper elevation must be certified to the Code Official before the required foundation inspections can be scheduled. This special foundation permission shall not be granted for one- and two-family dwellings or their attendant utility buildings. In extreme cases where future access to such utility buildings will be severely limited the Code Official may grant an exception.

Sec. 8-2-103.4.4 Public Right of Way.

A permit shall not be given by the Code Official for any construction or for the alteration of any building or structure where such work will affect the exterior walls, bays, balconies, or other appendages which project over or occupy any street, alley or other public property, unless the applicant has secured the specific approval of the Director of Public Works for such construction. . It shall be the duty of the Code Official to see that such work is executed in strict accordance with such specific Public Works approval and in accordance with Chapter 31 and Chapter 32 of the International Building Code 2003.

Sec. 8-2-103.5 Contractor Responsibilities.

It shall be the duty of every contractor who shall make contracts for the installation or repairs of building, structure, electrical, gas, mechanical or plumbing systems, for which a permit or application is required, to comply with state or local rules and regulations concerning licensing and registration which the State of Louisiana and the Parish of Jefferson have adopted. Upon demand of the Code Official, all contractors shall produce a certificate of good standing from the Jefferson Parish Sheriff's Bureau of Revenue and Taxation Division before any Jefferson Parish contractor's license/certificate shall be issued or renewed.

All contractors required to be licensed by the state shall produce a certificate of Resident / Non-Resident Status from the Louisiana Department of Revenue and Taxation.

Sec. 8-2-103.6 Condition of the Permit.

Sec. 8-2-103.6.1 Permit Intent.

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the Code Official from thereafter requiring a correction of errors in plans, construction, or violations of this Chapter. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six (6) months of its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. One or more extensions of time, for periods not more than ninety (90) days each, may be allowed for the permit.

The extension shall be requested in writing to the Code Official. Permits for work which has not commenced within one year from the date of issuance, shall not be extended and permit shall be invalid. In such cases, a new permit application, plan, fees, and permit shall be required.

Sec. 8-2-103.6.2 Reviewed Plans with Permit Issuance.

When the Code Official issues a permit, he shall endorse, in writing or by stamp, on at least two (2) sets of plans "Non Structural Plan Review". One set of reviewed plans shall be retained by the Code Official, used for Parish purposes, and destroyed upon completion of job. The other (second) set of plans shall be returned to the applicant, kept at the construction site, and made available at all times for inspection by the Code Official or authorized representative.

Sec. 8-2-104 – Fees, Permits, Filings & Inspections.

Sec. 8-2-104.1 Prescribed Fees.

A building permit shall not be issued nor application for inspection (filing) accepted until the fees prescribed in Section 104 have been paid. No amendment to a building permit or application (filing) shall be released until the additional fee, if any, is due because of an increase in the estimated cost of the building, structure, or service systems has been paid.

Sec. 8-2-104.1.1 Fee Requirements Not Covered by Code.

Any fee requirements necessary for proper administration and inspections of buildings, electrical, gas, mechanical or plumbing systems, or for the public safety,

health and general welfare, not specifically covered by this Chapter or the fee schedules listed therein, shall be determined by the Code Official.

Sec. 8-2-104.1.2 Fee Collection.

The Code Official shall collect all fees for certificates, permits, filings, licenses, and appeals, and shall give receipts for same. Such fees shall be deposited as directed by and with the Finance Department or other official designated by the governing authority of the Parish of Jefferson.

Sec. 8-2-104.1.3 Accounting.

The Code Official shall keep a permanent and accurate accounting of all permits, licensing, filing fees, and all other monies collected, the location of the building or premises to which said fees relate, along with the date and amount thereof, and, if applicable, names of all persons upon whose account such fees were paid.

Sec. 8-2-104.2 Schedule of Permit Fees.

Sec. 8-2-104.2.1 Values for New Construction.

Values for estimating the cost of construction to assess plan review/plan processing fees or to estimate the building permit fees due for the issuance of building permits for new construction shall be determined as shown in Table 104.2.1. In all cases the Code Official may require and accept actual contract and addenda costs to finally assess total building plan review/plan processing fees and building permit fees.

Note- The values shown on the table that follows are expressed as dollars of value per square foot.

Occupancy Classification and Types	Type of Construction								
	Type I		Type II		Type III		Type IV	Type V	
	A	B	A	B	A	B	HT	A	B
ASSEMBLY									
AUDITORIUM	114	110	55	52	86	83	88	56	53
CHURCH	111	107	78	65	88	84	88	76	79
GYMNASIUM	91	91	65	63	71	67	72	68	64
RESTAURANT	99	99	81	73	83	79	84	79	75
THEATER	108	105	67	65	73	69	74	70	66
BUSINESS									
OFFICE	100	97	68	66	77	73	78	74	70
RESEARCH/ENG.	63	60	48	46	53	49	54	50	47
SERVICE STATION	103	100	78	76	79	76	80	67	63
EDUCATIONAL									
SCHOOL	93	93	71	68	77	73	78	74	71
FACTORY-INDUSTRIAL									
FACTORY (LIGHT MFG)	37	36	33	31	38	34	39	36	32
HAZARDOUS									
HAZARDOUS	39	38	35	33	40	36	41	38	34
INSTITUTIONAL									
CONVALESCENT HOSPITAL	127	124	79	77	93	N/P	94	90	N/P
HOSPITAL	175	173	79	77	139	N/P	140	133	N/P
MERCANTILE									
DEPT STORE	82	80	52	49	71	67	72	55	51
MALL STORES	96	96	61	58	69	65	70	67	63
MALL CONCOURSE	59	59	52	50	54	50	55	54	50
RETAIL STORE	67	64	52	49	57	53	58	55	51

NOTE: The values shown are expressed as dollars of value per square foot.

Occupancy Classification and Types	Type of Construction								
	Type I		Type II		Type III		Type IV	Type V	
	A	B	A	B	A	B	HT	A	B
Residential									
APARTMENTS	75	73	56	54	62	58	63	58	55
DORMITORIES	89	87	68	66	74	70	75	70	66
HOMES FOR ELDERLY	90	88	72	70	78	74	78	75	71
HOTEL	94	92	60	58	82	78	83	78	74
MOTEL	94	92	60	58	65	61	66	63	59
SINGLE FAMILY RES.	82*	78*	62*	59*	68*	64*	68*	64*	60*
STORAGE									
AUTO PARKING	35	34	24	22	30	30	30	30	30
REPAIR GARAGE	42	39	34	31	41	37	42	37	33
WAREHOUSE	43	41	29	26	33	29	34	31	27
UTILITY & MISC.									
PRIVATE GARAGE	35	34	33	31	41	37	41	37	33
GREENHOUSE	10	10	9	10	10	10	10	10	5

N/P - Not permitted.

***New one & two family dwelling (See Sec. 104.2.3 for permit fees)**

NOTE: The values shown are expressed as dollars of value per square foot.

WHERE DEEMED APPROPRIATE, THE CODE OFFICIAL MAY ACCEPT THE USE OF A CONTRACT PRICE IN LIEU OF VALUATIONS CALCULATED.

OTHER STRUCTURES OR PROJECTS, ADDITIONS/REMODEL DWELLING

New Manufactured Housing *	\$ 35.00
Garage to living area with plumbing	\$ 12.00
Garage to living area without plumbing	\$ 8.00
Carport to living area with plumbing	\$ 15.00
Carport to living area without plumbing	\$ 12.00
Carport to garage or storage	\$ 8.00
Patio cover to screen room	\$ 8.00
Patio cover enclosed with screen	\$ 4.00
Storage shed	\$ 10.00
Fence	Contract Price

NOTE: The values shown are expressed as dollars of value per square foot.

***Consolidated Filing Fees of Table 104.2.3.2 shall be applicable**

FOR ALL CONSTRUCTION/STRUCTURES NOT MENTIONED, THE VALUE AND FEE SHALL BE PER CONTRACT PRICE. ALL FILING FEES FOR RELOCATED MANUFACTURED HOUSING SHALL BE AS PER THIS SECTION.

Sec. 8-2-104.2.2 Construction Valuation.

Building permit total valuations shall include the cost of the building or structure and all related service systems. The total value shall include associated materials and labor costs. If, in the opinion of the Code Official, the valuation of the building, structure, alteration, or service systems appears to be underestimated or misrepresented, the building permit shall be denied unless the applicant can show detailed estimates which meet the approval of the Code Official.

Sec. 8-2-104.2.3 Building Permit Fees.

For all buildings, structures, or alterations thereto requiring a building permit a fee shall be paid, as required, at the time of submittal. The minimum, base building permit fee for all construction work requiring permits shall be thirty dollars (\$30.00) for the first

thousand dollars (\$1,000.00) of value plus five dollars (\$5.00) per additional one thousand dollars (\$1,000.00) or fraction thereof of total construction value. All building permit fees are non-refundable.

Sec. 8-2-104.2.3.1 Building Permit Fees – New One- and Two- Family Dwellings.

New one- and two-family dwelling building permit fees are assessed on the total area of all new construction under beam(s) and shall be paid at the time of submittal. The fees are as shown in Table 104.2.3.1.

TABLE 104.2.3.1 BUILDING PERMIT FEES NEW ONE- AND TWO- FAMILY DWELLINGS	
Size of Residence Total Area of New Construction	Building Permit Fee
1500 sq. ft. or less	\$250.00
1501-2500 sq. ft.	\$300.00
2501-3500 sq. ft.	\$400.00
3501 sq. ft. to 4500*	\$500.00

*For buildings exceeding 4500 sq. ft., the building permit fee shall be increased \$100.00 for every additional 500 sq. ft. or fraction thereof.

Sec. 8-2-104.2.3.2 Consolidated Application Filing Fees – New One- and Two-Family Dwellings.

All service system application (filing) fees for new one- and two- family dwellings shall be paid with the building permit submittal in accordance with the schedule shown in Table 104.2.3.2. These application fees pertain to Electrical, Gas, Mechanical and Plumbing Section inspection requests. All inspection to be performed under this section shall be requested by properly licensed trade contractor.

TABLE 104.2.3.2 CONSOLIDATED APPLICATION (TRADES FILING) FEES NEW ONE- AND TWO- FAMILY DWELLINGS**		
Size of Residence Total Area of New Construction	All Fees (Electrical, Gas, Mechanical, Plumbing)	Total Electric All other Fees
1500 sq. ft. or less	\$400.00	\$300.00
1501-2500 sq. ft.	\$620.00	\$400.00
2501-3500 sq. ft.	\$770.00	\$540.00
3501 sq. ft. to 4500*	\$1,150.00	\$800.00

These fees include the filing cost for the construction loop (temporary pole).

*For buildings exceeding 4500 sq. ft., the consolidated application fee shall be increased \$100.00 for every additional 500 sq. ft. or fraction thereof.

**The consolidated application fees for two-family dwellings shall be doubled those shown in Table 104.2.3.2.

All work must be performed by Jefferson Parish licensed (sub) contractors. Inspections are mandated at intervals specified in Section 8-2-104.5. Inspections will be accepted and scheduled only when requested by (sub) contractors who are properly licensed or authorized by Jefferson Parish.

Sec. 8-2-104.2.4 Plan Review/Plan Processing Fees.

When plans stamped by a design professional are required and filed with an application for a permit, the Department of Inspection and Code Enforcement shall collect a plan reviewing/plan processing fee. This fee shall be one-tenth of one percent (.1%) of the total valuation for all construction. The minimum plan review/plan processing fee is fifty dollars (\$50.00). Plan reviewing/plan processing fees are non-refundable

Exception: Said plan review fees shall not be assessed on any one- and two-family dwellings applications.

Sec. 8-2-104.3 Work Commencing Before Building Permit Issued or Filing Application Accepted.

Any person who commences work on a building or structure, before obtaining the building permit required by Section 8-2-103.1.1 shall be subject to a violation fee of three hundred dollars (\$300) (see Section 8-2-104.5).

This violation fee shall be paid with the application for the building permit. No permit shall be issued until the violation and appropriate building permit fee has been paid. This violation fee shall be in addition to the original required building permit fees. But, the payment of such penalty fee (s) shall not relieve any person from fully complying with the requirements of this Chapter.

Any person who shall perform work on any electrical, gas, mechanical or plumbing system before filing the necessary application for inspection of such work with the appropriate Section of the Department shall be subject to a \$300 violation fee (See Sections 104.6.3, 104.7.3, 104.9.3). Such violation fee shall be paid with the proper filing application and fees. This violation fee is in addition to the original filing application fees. However, payment of such penalty fee(s) shall not relieve any person from fully complying with the requirements of the technical provisions of this Chapter.

Sec. 8-2-104.4 Inspection Fees.

Sec. 8-2-104.4.1 Re-Inspection Fees.

In all cases where re-inspections are requested by the permit, license, or certificate holder (or agent) or is mandated by the Code Official, the following pro-rated schedule of re-inspection fees shall apply for all trades:

(Building, Electrical, Gas, Mechanical, and Plumbing)

Re-Inspection Fees Schedule

1 st re-inspection	\$ 60.00
2 nd re-inspection	\$120.00
3 rd re-inspection	\$180.00

Failure to pass successfully the 3rd re-inspection shall prompt the Code Official to review the Contractor's license or certificate and/or the issued building permit. Said review may result in the suspension of the Contractor's license or certificate or revocation of the building permit.

Irreversibly proceeding beyond any specific stage inspection without proper authorization shall be deemed a violation of this Chapter and subject to a \$ 300.00 violation fee or appearance before the Board of Standards and Appeals as deemed appropriate by the Code Official.

Sec. 8-2-104.4.2 Outside Normal Business Hours Inspections.

When an inspection by the Building, Electrical, Gas, Mechanical, or Plumbing Sections is requested by a licensed contractor for inspections before or after designated working hours (8:00 a.m. to 4:00 p.m. Monday – Friday), the contractor shall be charged as follows for the first three (3) hours:

After-hours inspection (Monday through Friday)	\$150.00
Weekend inspection (Saturday or Sunday)	\$175.00
Holidays	\$200.00

A fee of \$50.00 per hour is due for each additional hour or fraction thereof.

No such outside business hours inspection shall be scheduled until the above fees have been paid.

Sec. 8-2-104.4.3 Special-Same Day Inspection Fees.

At the option of the Code Official, special, same-day inspections may be considered and performed. Whenever an inspection of any electrical, gas, mechanical, or plumbing service system is desired the same day as the inspection application is filed and/or inspection requested. If approved, a special same-day inspection fee shall be paid. Said special inspection fee shall be fifty dollars (\$50.00). Same-day inspection requests must be made at least three (3) hours before the desired inspection time and the requested inspection shall be scheduled and completed during normal business hours. (See Table 104.9.3 for plumbing exemptions from special, same-day inspections.) For outside normal business hours inspection fees, see Section 104.4.2.

Sec 8-2-104.4.4 Third Party Providers.

Third party inspection services, as allowed by Act 12 of the First Extraordinary Louisiana (La.) Legislative Session 2005, may perform construction inspections which may be accepted by the Parish of Jefferson.

Sec 8-2-104.4.4.1 Registration Required.

All third party providers shall be registered with the Louisiana Uniform Construction Code Council and with the Parish of Jefferson. All third party providers must be registered in the field in which they are qualified and their services will be used. Qualified third party providers shall be International Code Council (ICC) certified in the field in which they register. Additionally, La. Registered Architect or Civil Engineers may perform and certify plan reviews and building inspections. A La licensed Mechanical Engineer may perform inspection and certification of mechanical systems and a La. Licensed Electrical Engineer may perform inspections and certifications of electrical systems.

No third party providers shall certify plans or inspections of buildings or structures in which they have professional or financial interest.

All principals in any third party provider agency shall have a Jefferson Parish occupational license.

Louisiana-licensed building and residential contractors and Louisiana Registered Home Improvement Contractors shall not be allowed to act as third party providers.

However, the Director of the Department shall have the authority to accept or deny the credentials of any third party provider.

Sec 8-2-104.4.4.2 Third Party Provider Registration procedures

Registration. All applicants to perform third party inspection or plan review services shall be registered. The initial registration fee shall be Two-Hundred Dollars (\$200) and the initial registration is valid until December 31st of the initially issued year.

Renewal. The yearly renewal fee for all third party provider classes is Seventy-five Dollars (\$75), if paid before December 31st of the year valid.

Delinquent Fee. A delinquent fee in the amount of Thirty Dollars (\$30) in addition to the renewal fee of \$75 (a total of \$105) shall be assessed on all registrations renewed after December 31st but before March 31.

Revival Fee. A revival fee of Seventy-five dollars (\$75), plus the required renewal fee of \$75, (a total of one-hundred fifty dollars , \$150) shall be assessed on all third party registration renewals paid after March 31st of the year following expiration date of the registration.

Termination of Registration. All third party provider registrations not renewed within one year from the date last valid shall terminate. A new ICC certificate and state registration shall be presented and the initial \$200 registration fee will be due.

Sec 8-2-104.4.4.3 Acceptance/Procedures.

All third party providers shall make known to the appropriate Regulatory Section of the Department their intent to perform inspections; coordinate their inspection timing with the appropriate Regulatory Section of the Department; the third party shall document his inspection results on a form provided for such purposes by the Director; and all third party providers are hereby bound to follow the inspection prerequisites stated in Sec.8-2-104.10.5 of this Chapter before performing any inspections.

All third party providers shall present their valid registration when submitting inspection or plan reviews to the Parish.

The Director of the Department may at anytime invalidate a third party provider registration if said third party violates the procedures herein regulating their interaction with the Parish.

Sec. 8-2-104.5 Building Investigation/Violation Fees.

Whenever alleged any work, for which a building permit is required, under the provisions of this Chapter, has commenced without a proper building permit authorizing same, an investigation shall be made. The Code Official may impose a violation fee for such non-permitted work infractions. The violation fee shall be three hundred dollars (\$300.00). The violation fee is in addition to the required building permit and/or plan processing fees or other penalties imposed by this Chapter.

Sec. 8-2-104.6 Electrical/Street Lighting Application Filing Fees.

Sec. 8-2-104.6.1 Schedule of Filing Fees.

Persons performing new construction, additions, and/or alterations of any electrical service system shall be properly licensed and shall first make a written application for an inspection (filing) with the Code Official and pay the fees listed below. In addition, a non-refundable application fee of fifteen dollars (\$15.00) for each application filed shall be required.

NON-REFUNDABLE APPLICATION FEE	\$ 15.00
New Service or Increase of Service	\$.30 per ampere
Each new or added circuit	\$ 3.00 per circuit
Each illuminated sign	\$ 30.00
Construction Loop/Trailer Loop/ Shore Power*	\$.30 per ampere
Vacancy Inspection	\$ 30.00
Alterations/Repairs	\$ 30.00
After-Hours Meter Release	\$ 30.00
Elevator/Escalators	\$ 50.00
STREET LIGHTING:	
Each feed point and standard	\$ 30.00
Each additional standard per feed point	\$ 10.00
SWIMMING POOLS AND FOUNTAINS:	
Permanently installed swimming pool	\$100.00
Wading/Storage Pool/Spa/Hot Tub	\$ 30.00
Decorative Fountain, Reflection Pool	\$100.00

*100 Ampere Minimum

Sec. 8-2-104.6.2 Change in Trades Contractor – Takeover Fee.

If, on a job, there is a change in the Licensed Electrician no application for inspection (filing) shall be accepted for said job nor shall any inspection be scheduled until the new, properly Licensed Electrician has paid a “take over fee” of Fifty Dollars (\$50) and a minimum application fee of Fifteen Dollars (\$15) (totaling \$65) through the appropriate section of the Department. When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department’s records and the trades work may be reconvened.

Sec. 8-2-104.6.3 Electrical Investigation/Violation Fees.

Whenever alleged any electrical work, for which a filing is required under the provisions of this Chapter, has commenced without a proper application for inspection (filing), an investigation shall be made. The Code Official may impose a violation fee for any non-permitted or non-filed work infractions. The violation fee shall be three hundred dollars (\$300.00). This violation fee is in addition to the original required permit or filing fees or other penalties imposed by this Chapter.

Sec. 8-2-104.7 Gas Application/Filing Fees.

Sec. 8-2-104.7.1 Schedule of Filing Fees.

Persons performing new construction, additions, and/or alterations of any gas service system shall be properly licensed and shall first make a written application for an inspection (filing) with the Code Official and pay the fees listed below. In addition, a non-refundable application fee of fifteen dollars (\$15.00) for each application filed shall be required.

Sec. 8-2-104.7.2 Change in Trades Contractor – Takeover Fee.

If, on a job, there is a change in the Licensed Gas Fitter no application for inspection (filing) shall be accepted for said job nor shall any inspection be scheduled until the new, properly Licensed Gas Fitter has paid a “take over fee” of Fifty Dollars (\$50) and a minimum application fee of Fifteen Dollars (\$15) (totaling \$65) through the appropriate section of the Department. When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department’s records and the trades work may be reconvened.

NON-REFUNDABLE APPLICATION FEE	\$ 15.00
Gas piping per 100”	\$ 30.00
Each water heater, fired or unfired pressure vessel, boiler, heating system (annual inspection required)	\$ 6.00
Water heater, domestic, gas or electric	\$ 20.00
Water heater, commercial, gas or electric	\$ 30.00
Floor Furnace	\$ 20.00
Panel heater	\$ 20.00
Unit Heater	\$ 40.00

Gas dryer, commercial	\$ 30.00
Gas dryer, domestic	\$ 20.00
Warm air gas outlet	\$ 20.00
ODS Heaters	\$ 20.00
Commercial space heater	\$ 30.00
Commercial range	\$ 30.00
Commercial oven	\$ 30.00
Domestic range	\$ 20.00
Domestic oven	\$ 20.00
Incinerator	\$ 40.00
Special equipment, not over 50,000 BTU's	\$ 20.00
Special equipment, over 50,000 BTU's	\$ 30.00
Special (same-day) inspection	\$ 50.00
Relocating meter	\$ 30.00

NOTE: 1 H.P. = 33,465 BTU's

Sec. 8-2-104.7.3 Gas and Mechanical Investigation/Violation Fees.

Whenever alleged any gas or mechanical work, for which a filing is required under the provisions of this Chapter, has commenced without a proper application for inspection (filing), an investigation shall be made. The Code Official may impose a violation fee for any non-permitted or non-filed work infractions. The violation fee shall be three hundred dollars (\$300.00). This violation fee is in addition to the original required permit or filing fees or other penalties imposed by this Chapter.

Sec. 8-2-104.8 Mechanical Application Filing Fees.

Sec. 8-2-104.8.1 Schedule of Hoist Filing Fees.

Every person, firm, or corporation proposing to install or repair elevators, manlifts, or moving stairs shall be properly licensed and shall first make a written request for installation inspection (filing) with the Code Official and pay the fees listed below. In addition, a non-refundable application fee of fifteen dollars (\$15.00) for each application filed shall also be required.

NON-REFUNDABLE APPLICATION FEE	\$ 15.00
Elevators, passenger and freight, serving 2 to 4 floors	\$ 50.00
Each floor served over 4 floors, per floor	\$ 20.00
Elevator Maintenance Certificate - Every elevator car, moving stair (required to be certified every 12 months)	\$ 25.00
Moving stairs	\$150.00
Belt elevator (Manlift) serving 2 to 4 floors	\$ 50.00
Belt elevator (Manlift) serving over 4 floors, per floor	\$ 20.00
For each workman's hoist (passenger)	\$150.00
For each builder's hoist	\$150.00
Special (same day) inspection fee	\$ 50.00

Sec. 8-2-104.8.2 Mechanical Application Filing Fees.

Persons performing new construction, additions, and/or alterations of any central air conditioning or mechanical refrigeration systems shall be properly licensed and shall first file a written application for inspection (filing) with the Code Official and pay the fees listed below, which are based on the horsepower of the prime mover. In addition, a non-refundable application fee of fifteen dollars (\$15.00) for each application filed shall be required.

Sec. 8-2-104.8.3 Change in Trades Contractor – Takeover Fee.

In the event of a change in licensed Mechanical Contractor no application for inspection (filing) shall be accepted nor shall any inspection be scheduled until the new, properly licensed Mechanical Contractor has paid a "take over fee" of Fifty Dollars (\$50) and a minimum application fee of Fifteen Dollars (\$15) (totaling \$65) through the appropriate section of the Department of Inspection and Code Enforcement. When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department's records and the trades work may be reconvened.

NON-REFUNDABLE APPLICATION FEE	\$ 15.00
From 1 to 5 H.P.	\$ 30.00
From 6 to 10 H.P.	\$ 50.00

From 11 to 100 H.P.	\$ 70.00
From 101 to 500 H.P.	\$130.00
Over 500 H.P.	\$190.00
Duct Alteration \$30.00 for the first \$1,000.00 of contract cost \$10.00 for each additional \$1,000.00 of contract cost	
Warm air furnace, not over 200,000 BTU's output, gas or electric	\$ 25.00
Warm air furnace, over 200,000 BTU's output, gas or electric	\$ 40.00
VAV Air Handlers	\$ 20.00
Special (same day) inspection fee	\$ 50.00
AIR COMPRESSOR TANKS FIRED/UNFIRED PRESSURE VESSELS:	
5 to 20 Cu. Ft.	\$ 20.00
Over 20 Cu. Ft.	\$ 30.00

NOTE: For purposes of definition under the Code, one (1) H.P. shall be considered to be equal to or less than 12,000 BTU's per hour.

Exception – No filing shall be required for installing self-contained, factory-built air conditioning window units, refrigerators, or package refrigeration systems approved by Underwriters Laboratories with plug-in type electrical connections.

Sec. 8-2-104.8.4 Filing for Equipment Not Requiring a Mechanical License.

Commercial Hoods	\$ 50.00
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Sec. 8-2-104.9 Plumbing Application Filing Fees.

Sec. 8-2-104.9.1 Schedule of Filing Fees.

Persons performing new construction, additions, and/or alterations of any plumbing service system shall be properly licensed and shall first make a written application for an inspection (filing) with the Code Official and pay the fees listed below. In addition, a non-refundable application fee of fifteen dollars (\$15.00) for each application filed shall be required.

NON-REFUNDABLE APPLICATION FEE	\$ 15.00
Sewer 0' to 100' *	\$ 50.00
Over 100'	\$ 65.00
Manhole	\$ 15.00
Waterline 0' to 100'	\$ 50.00
Over 100'	\$ 65.00
Backflow prevention test (new test and rebuilt backflows)	\$ 50.00
Subsurface drainage 0' to 100'	\$ 50.00
Over 100'	\$ 65.00
Roof drain (underground) 0' to 100'	\$ 50.00
Over 100'	\$ 65.00
Roof drain (downspout) per job	\$ 50.00
Repair/reset fixtures - for installation of first 5 fixtures \$10.00 for each additional fixture(s) repair/reset	\$ 50.00
Future soil and waste outlet capped	\$ 50.00
Lawn Sprinkler	\$ 50.00
Extra water meter or separation of water	\$ 50.00
Fixtures – for up to 5 fixtures installed \$10.00 for each additional fixture(s) installed	\$ 50.00
Trailer	\$ 50.00
Swimming Pool	\$ 50.00
Water Softener	\$ 50.00
Tunnel under slab with hangers * 0' to 100'	\$ 50.00
Over 100'	\$ 65.00
Over 200'	\$ 75.00
Sewer Cap Off *	\$ 50.00
Special (same-day) inspection	\$ 50.00

* NO SPECIAL INSPECTIONS (SAME-DAY)

NOTE: MISCELLANEOUS CHARGES MAY BE ASSESSED AS DETERMINED BY THE PLUMBING SECTION.

Whenever more than one (1) sewer connection is required for the same property or additional plumbing is installed, or a building remodeled, or plumbing moved to another location, an additional charge shall be made in accordance with the foregoing fee schedule.

Sec. 8-2-104.9.2 Change in Trades Contractor – Takeover Fee.

In the event of a change in licensed Plumbing Contractor no application for inspection (filing) shall be accepted nor shall any inspection be scheduled until the new, properly licensed Plumbing Contractor has paid a “take over fee” of Fifty Dollars (\$50) and a minimum application fee of Fifteen Dollars (\$15) (totaling \$65) through the appropriate section of the Department of Inspection and Code Enforcement. When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department’s records and the trades work may be reconvened.

Sec. 8-2-104.9.3 Plumbing Investigation/Violation Fees.

Whenever alleged any plumbing work, for which a filing is required under the provisions of this Chapter, has commenced without a proper application for inspection (filing), an investigation shall be made. The Code Official shall impose a violation fee for any non-permitted or non-filed work infractions. The violation fee shall be three hundred dollars (\$300.00). This violation fee is in addition to the original required permit or filing fees or other penalties imposed by this Chapter.

Sec. 8-2-104.10 Inspections.

Sec. 8-2-104.10.1 Existing Building Inspections.

Before issuing a building permit, the Code Official may examine or cause to be examined any building, or service system(s) for which an application or filing has been submitted to install, enlarge, alter, repair, move, demolish, or change the occupancy. The Code Official may periodically inspect all buildings, structures, and service systems, which are required to be maintained in compliance with this Chapter.

Sec. 8-2-104.10.2 Inspection of Manufacturers and Fabricators.

When deemed necessary, the Code Official shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication if such is out of this jurisdiction. The cost of the Code Official’s required inspection(s) shall be borne by the party requesting to use such materials or assemblies in this jurisdiction. A record shall be made of every such examination and inspection and of any apparent violations of the technical codes. The Code Official may accept certification from third party testing/inspection agencies, the credentials of which are approved by the Code Official.

Sec. 8-2-104.10.3 Inspections Prior to Certificate of Occupancy or Completion.

The Code Official shall inspect or cause to be inspected periodically all construction or work for which a building permit is issued or filing has been accepted. The Code Official shall make a record of every such inspection and cite any apparent violations of the technical codes.

A final inspection shall be made of every building, structure, or service system(s) upon completion, and prior to the issuance of the Certificate of Completion.

Sec. 8-2-104.10.4 Posting of Building Permit Placard.

No person shall commence any work which requires a building permit, until said building permit has been properly issued and the building permit placard is conspicuously displayed on the premises where the permitted work is to occur. (See also Section 8-22 of the Jefferson Parish Code of Ordinances). Further, no property owner shall allow anyone (ie: contractor) to begin construction, which requires a building permit, until the building permit issued and placard is conspicuously displayed on their premises. The Building permit placard shall be protected from the weather and the workplace environment and kept in good condition. The placard shall be located in such a position on the premises to allow the Code Official, or representative, to be easily and continually observed. The posted placard shall authorize the admittance of the Code Official onto the premises to perform any required duties upon the posted premises. The permit holder shall maintain the permit placard in the approved position and condition until the Code Official issues the Certificate of Completion.

Sec. 8-2-104.10.4.1 Posting of Vehicle and Job Site.

All residential home improvement contractors may have their name(s), address, phone number, and license number, on file with the Building Section of the Department, permanently displayed on the permitted posted work site. Such sign, if posted, shall not be less than two feet by two feet (2’ x 2’) nor greater than two feet by three feet (2’ x 3’).

Such contractors may also display a sign on their company vehicle where work is being performed.

Sec. 8-2-104.10.5 Required Construction Inspections.

The Code Official, upon notification from the building permit holder or qualified agent, shall make or allow the following inspections and such other inspections as deemed necessary. The Code Official shall either release that portion of the construction or shall notify the permit holder (or agent) of any apparent defects or violations which must be corrected. No construction may further proceed until cited deficiencies are corrected and/or approved by the Code Official.

For all new buildings, the following prerequisites shall be met. A certified form elevation certificate and a certified site plan of the forms showing all building setbacks must be presented to the Building Section of the Department prior to the slab inspection being scheduled or performed. No third party foundation inspection shall be performed until a certificate is issued by the Code Official stating the elevation and setbacks for the construction are in accordance with the Code and are approved. Within twenty-one (21) days of the placement of the concrete a certified slab elevation certificate must be presented to the Building Department.

If the certified elevation certificate is submitted to the Department and the slab (or floor) elevation is lower than the requirements of Section 8-3-111 of this Chapter, the job will be posted and construction stopped. The owner/contractor may make application to the Board of Standards and Appeals for variance from the requirements of Section 8-3-111.1.4 or Section 8-3-111.1.5, in accordance with the provisions of Section 8-3-105 of this Chapter, and Section 14-27 et seq, of the Code of Ordinances. No construction shall be allowed to continue until such time as a variance is granted or the owner/contractor complies with the provisions of Section 8-3-111.1.4 or 8-3-111.1.5.

Building:

1. **Foundation Inspection:**

Slab – Performed after all beams are excavated, forms erected, proper elevation and location certified, reinforcement placed, and all necessary plumbing and/or electrical installations are in place.

Pier – Floor frame inspection performed on all pier construction after elevation and location certified, sills and floor joists are installed and before floor sheathing is installed.

2. **Frame Inspection:** Performed after receipt of a High Wind Construction Certification from the Design Professional and all framing, fireblocking, and bracing are in place. Framing inspection shall not be performed until all service systems, (electrical, mechanical/gas, and/or plumbing work intended to be concealed), are completed, inspected, and approved by the appropriate section of the Department.

3. **Final Inspection:** Performed after the building is completed, proper grade and drainage is established.

Electrical:

1. **Underground Inspection:** Performed after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.

2. **Rough-In Inspection:** Performed after the roof, framing, fireblocking, and bracing are installed and prior to the installation of wall or ceiling finishing materials.

3. **Final Inspection:** Performed after the building is complete, all required electrical systems and fixtures are installed and properly connected or protected, and the structure is ready for occupancy.

Gas:

1. **Rough Piping Inspection:** Performed after all new piping authorized has been installed, and before any such piping has been covered or concealed and before any fixtures or gas appliances have been connected.

2. **Final Piping Inspection:** Performed after all piping authorized has been installed and after all portions have been concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.

3. **Final Inspection:** Performed on all new gas work authorized and on such portions of existing systems which may be affected by new work or any changes. Such final inspection is performed to ensure compliance with all

the requirements of this Chapter and to assure that the installation and construction of the gas system is in accordance with reviewed plans (where applicable).

Mechanical:

1. **Underground Inspection:** Performed after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. **Rough-in Inspection:** Performed after the roof, framing, fireblocking and bracing are in place, after all ducting and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. **Final Inspection:** Performed after the building is complete, all mechanical systems have been properly connected, and the structure is ready for occupancy.

Plumbing:

1. **Underground Inspection:** Performed after trenches or ditches are excavated, piping and hangers installed, and before any backfill is put in place. Further, a second "hanger count" approval is also required prior to pouring of foundation.
2. **Rough-In Inspection:** Performed after the roof, framing, fireblocking, and bracing is installed and all soil, waste, and vent piping is complete, and prior to this installation of wall or ceiling covering materials.
3. **Final Inspection:** Performed after the building is complete, all plumbing fixtures are installed and properly connected, and the structure is ready for occupancy.

At the discretion of the Code Official third party inspections may be accepted. The third party must be certified by the International Code Council in the field their services are used and must be properly registered with the Louisiana State Uniform Construction Code Council. For the time specified by and in accordance with state law, state licensed contractors may be accepted as third party providers. All applicable third party credentials shall be valid, current and presented to the department at the time of submission of any inspection / plans review approvals.

The inspection approval shall be submitted on a form acceptable to the Code Official. All prerequisite conditions shall be met before such third party certifications are acceptable. Third party framing inspections shall not be performed or accepted until all service systems, such as electrical, mechanical/gas, and/or plumbing work (intended to be concealed), are completed and approved or accepted by the appropriate section of the Department.

In all cases the Code Official shall have authority to inspect at all reasonable hours any phase of any work regulated by the provisions of this Article.

Sec. 8-2-104.10.6 Written Release.

Work shall not be done on any part of a building, structure, electrical, gas, mechanical, or plumbing system beyond the point indicated in each successive inspection without first obtaining a written release from the Code Official. Such written release shall be given only after an inspection has been made or accepted (from third party provider) of each successive step in the construction or installation as indicated by each of the aforementioned areas of inspection(s).

Sec. 8-2-104.10.7 Reinforcing Steel and Structural Frames.

Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining a release from the Code Official.

Sec. 8-2-104.10.8 Fire Protection.

Where fireproofing materials are required or used for fire protection purposes, the permit holder or agent shall notify the Code Official after all such materials are installed. Fireproofing materials and/or methods shall not be accepted until the Code Official has been provided written certification by the proper engineer or authorized installer.

Sec. 8-2-104.11- Certificates.

Sec. 8-2-104.11.1 Certificate of Completion.

Upon satisfactory completion of permitted construction of a building (or structure) and installation of the required service systems, in accordance with the adopted codes, reviewed plans and specifications, and after all final inspections are satisfactory; the Code Official shall issue a Certificate of Completion.

The Certificate of Completion shall state the nature of the use(s) permitted and shall authorize the connection to utility service systems. **No building shall be lawfully occupied until the appropriate Certificate of Completion has been issued by the Code Official.**

The Code Official retains right of entry to the premises until the appropriate Certificate of Completion has been issued. However, the Certificate of Completion does not grant authority to occupy or connect the service systems of a commercial building permitted as a “shell only” building. For the purposes of this section the term “shell only” shall mean a commercial building with a structural foundation, enclosing walls and a roof but containing no electrical, mechanical, or above grade plumbing service systems.

Sec. 8-2-104.11.2 Zoning Clearance Form.

This form issued under the authority of the Jefferson Parish Comprehensive Zoning Ordinance is a preliminary clearance form. All new businesses in Jefferson Parish shall have an approved zoning clearance before commencing business operations. It will state the zoning district classification of a property, its intended use, and the permissibility of such intended use in the stated zoning district. Under no condition shall this preliminary clearance, after issued, limit, restrain, or otherwise restrict the Parish from compelling full compliance with all applicable provisions of the Jefferson Parish Comprehensive Zoning Ordinance or this Chapter. No zoning clearance form shall be issued until the processing fee of fifty dollars (\$50.00) has been paid.

Sec. 8-2-104.11.3 - Use and Occupancy.

A building or portion thereof shall not be used or occupied nor shall a change in the nature of use or occupancy of a building or portion thereof, be made until the Code Official has issued such written authorization (See also Section 101.5.2).

Where permitted construction work has been completed, the issued Certificate of Completion shall authorize Use and Occupancy. In cases where there is no permitted or Code-required construction work associated with the intended use, the Zoning Clearance Form shall serve to authorize Use and Occupancy in compliance with the zoning district regulations.

Sec. 8-2-104.11.3.1 – Temporary/Partial Occupancy.

At the discretion of the Code Official, a temporary/partial Use and Occupancy may be granted for a portion or portions of a building which may be safely occupied prior to final completion of the entire building (or permitted work area). Said partial use and occupancy granted during ongoing construction work shall be maintained in full compliance with NFPA 101: 4.6.11 and other applicable Standard(s) for occupying portions of a building with ongoing construction work. Under no circumstances should any entity, using or occupying areas under such limited terms, be granted a Certificate of Completion.

Sec. 8-2-104.12 - Unusual or Unique Occupancy /Construction.

In addition to the foregoing, in any case whatsoever involving work for which a permit is required, where it has been determined by the Director additional personnel, engineers, architects, consultants, or other professional or expert personnel which are necessary and required for a proper, competent, and complete inspection, review and/or evaluation cannot be accomplished without these additional professional or expert personnel, as there shall be imposed and collected as fees all actual costs incurred by the Department for such additional professional or expert personnel. The Director shall make a determination only after review, full consideration and full utilization of all the resources and personnel currently available within the department.

That upon such determination by the Director, the Department shall furnish and provide the applicant, by certified or registered mail, a written non-binding estimate of the aforementioned cost to be incurred, imposed, and collected as additional fees. Applicants shall have the right to request a hearing on the issues of necessity and adequacy before the Council. Further, the Director shall require the applicant to furnish and provide the full amount of the estimated cost prior to the further processing of the application by the department.

Consultants shall be selected in accordance with the Jefferson Parish Council's Consultant Selection Procedure and hourly rates shall be specified in any contracts with consultants.

For new construction and additions the cost or value shall be determined by using the actual construction cost and the building permit fees and plan processing fee shall be adjusted accordingly. (See also Section 104.2.4)

This ordinance shall only apply to zoning classifications of M-1, M-2, M-3, M-4 and U-1.

Sec. 8-2-105 – Board of Standards and Appeals

Sec. 8-2-105.1 – Appointment

There is hereby established a Board to be called the Board of Standards and Appeals, (hereinafter also referred to as the Board) which shall consist of seven (7) members. The Board shall be appointed by the Jefferson Parish Council and professionally composed as in Sec. 8-2-105.2

Sec. 8-2-105.2 – Membership.

The seven (7) members of the Board shall be residents of Jefferson Parish and be appointed as follows. Each member of the governing authority of Jefferson Parish shall appoint one member. One member of the Board shall be a Louisiana Registered Architect; one member shall be a Louisiana Registered Civil Engineer; one member shall be a Louisiana Registered Electrical Engineer; one member shall be a Louisiana Registered Mechanical Engineer; one member shall be a licensed General Contractor; and two other members shall be selected at-large from the Parish by the Governing Authority.

Sec. 8-2-105.2.1 – Terms.

Board members serving at the time of implementation of this Chapter shall serve the remainder of their terms as appointed. Thereafter, the term of office shall be five (5) years each, but each member shall serve until his successor is appointed and qualifies. Said terms shall terminate on December 31st of the respective years. Immediately upon the convening of the Board, each member shall take an oath of office in a form prescribed by the Parish Attorney, and the Board shall elect one of its members to serve as Chairman. The Board shall meet when called by the Code Official or Chairman of the Board to consider appeals which shall be considered a regular meeting; or by the Governing Authority of the Parish for the transaction of such business as they may designate, which shall be considered a special meeting. Regular meetings shall not be held more than twice in each month of the year. No appeals shall be considered at a meeting of the Board unless said appeal has been filed by the Code Official with the Board not less than five (5) working days prior to the meeting.

The Parish Attorney shall be legal advisor to the Board. The Department of Inspection and Code Enforcement shall provide the Board a secretary.

Any member of the Board may be removed by the governing Authority of the Parish for malfeasance, incapacity or neglect of duty.

Sec. 8-2-105.2.2 – Compensation.

Each member of the Board shall be paid by the Parish a compensation of One Hundred Dollars (\$100.00) per Board meeting at which they serve, whether the meeting is a regular or special meeting. Reasonable expenses for the operation of the Board, including secretary, clerical assistance, stationary, office equipment and supplies shall be assumed by the Parish.

Sec. 8-2-105.3 Quorum and Voting.

A simple majority of the Board shall constitute a quorum. In the absence of a quorum the Board shall take no vote. In varying any provision of this Chapter the affirmative votes of the majority present, but not less than three affirmative votes, shall be required. In modifying a decision of the Code Official, not less than four affirmative votes shall be required.

Board members shall not act in any case in which they have a personal or financial interest.

Sec. 8-2-105.4 – Secretary of the Board.

A secretary for the Board shall be appointed by the Code Official to make detailed record of all of the proceedings of the Board of Standards and Appeals. The detailed record may consist of an audio tape recording of the proceedings. In addition to the detailed recording of all proceedings of the Board, the Secretary of the Board shall also maintain a written record of all persons in attendance at the meeting, the absence of any Board member, the decision of the Board in each case, the vote of each member, and any member's abstention from voting. The Secretary of the Board shall provide a detailed letter setting forth the variance granted by the Board and any relevant stipulations. This letter shall be provided to the Appellant(s), the Code Official, and all interested or affected parties.

Sec. 8-2-105.5 - Schedule of Appeal Fees.

A fee for filing an appeal with the Board of Standards and Appeals shall be paid as required at the time of filing for the appeal in accordance with the schedule as established by Table 105.5 as follows:

TABLE 105.5	
1 & 2 Family Residential Only	Two Hundred Dollars (\$200.00) and One Hundred Dollars (\$100.00) for each additional article appealed.
<u>Commercial, Industrial & Residential</u> 3 Units and up	Five Hundred Dollars (\$500.00) for the First article appealed and One Hundred Fifty Dollars (\$150.00) for each additional article appealed at the same hearing.
<u>Special Meetings</u>	The above stated fees per article shall be assessed additionally; Fifteen Hundred Dollars (\$1500.00) shall be paid per special meeting hearing.

All such fees shall be non-refundable.

Sec. 8-2-105.6 – Powers

The Board of Standards and Appeals shall have the authority, as further defined in 105.4, to hear appeals of decisions and interpretations of the Code Official and consider variances of the technical codes.

Sec. 8-2-105.7 – Appeals

Sec. 8-2-105.7.1 – Decisions of the Code Official.

- (a) **Appeals.** Appeals to the Board may taken by any party aggrieved, or by any officer, department, board, commission, bureau or any other agency, affected by a decision of the Director of Inspection and Code Enforcement where it is contended that the true intent and meaning of this Chapter or any of the regulations thereunder have been misconstrued or incorrectly interpreted. Applications for consideration of variances may be filed as provided in Sec. 8-2-105.7.2.
- (b) **Time.** Such appeals or applications shall be made within thirty (30) days following the decision of the Director by filing with the Board the necessary appeal or application.
- (c) **Form.** All such appeals or applications made to the Board shall be in writing, on forms prescribed by the Board, Every appeal or application shall refer to the specific provision of the ordinance involved, and shall exactly set forth the interpretation that is claimed and details of the permitted exception sought, and/or the details of the permitted variance applied for. Every appeal or application shall also specify the grounds on which it is claimed that relief should be granted.

Sec. 8-2-105.7.2 – Variances.

The owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the Code Official to the Board and apply for consideration of a variance whenever any one or the following conditions are claimed to exist:

1. The Code Official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.
2. The provisions of this Chapter do not apply to this specific case.
3. That an equally good or more desirable form of installation can be employed in any specific case.

The Board of Standards and Appeals, when so appealed to and after a hearing, may vary the application of any provision of the Chapter to any particular case when, in

its opinion, the enforcement therefore would do manifest injustice and would be contrary to the spirit and purpose of this Chapter or public interest, and also finds all of the following:

1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.
2. That the special conditions and circumstances do not result from the action or inaction of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other buildings, structures or service system.
4. That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure or service system.
5. That the grant of the variance will be in harmony with the general intent and purpose of this Chapter and will not be detrimental to the public health, safety and general welfare.

Sec. 8-2-105.7.3 Conditions of the Variance.

In granting the variance, the Board may prescribe a reasonable time limit to begin or complete the action (or both) required by the variance. In granting a variance the Board may prescribe appropriate additional conditions and safeguards in conformity with this Chapter. Violation of the any of the conditions of a variance shall be deemed a violation of this Chapter and punishable as provided by law.

Sec. 8-2-105.7.4 – Notice of Appeal.

Notice of appeal to the Board shall be in writing and filed within 30 calendar days after the written decision is rendered by the Code Official. Appeals shall be in a form acceptable to and/or provided by the Code Official.

Sec. 8-2-105.8 – Procedures of the Board.

Sec. 8-2-105.8.1 – Rules and Regulations.

The Board shall establish rules and regulations for its own procedure consistent with the provisions of this Chapter.

Sec. 8-2-105.8.2 – Decisions.

The Board of Standards and Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. The Board shall render a decision in each case referred by the Code Official and shall not refuse to hear or otherwise opine a variance is not required. Each decision of the Board, which reverses or modifies a refusal order of the Code Official or varies the application of any revision of this Chapter, shall be in writing. All decision letters shall also include the reasons for the decision. The Code Official shall immediately take action in accordance with the decision of the Board, as applicable. Every decision [letter] shall be promptly filed in writing in the office of the Code Official and shall be open to public inspection. A true copy of the decision letter shall be sent to the appellant. Permit applicants requiring a variance of the Code to secure a permit, must bring the Department of Inspection and Code Enforcement a copy of the Board's decision letter. [Persons in need of a positive Board decision on their variance request to enable them to receive a permit or advance to the next inspection phase shall bring a copy of the Board's decision letter to the Department.] Every decision of the Board shall be final; subject however to such remedy as any aggrieved party might have at law or in equity, subject to the jurisdiction of the 24th Judicial District Court.

Sec. 8-2-105.8.3 - Conditions.

When required by the Board a Hold Harmless Agreement must be signed by the owner(s) and recorded in the Conveyance Office of Jefferson Parish within the amount of time the Board designates. A request for an extension of time to record the conditions of the variance may be granted by the Board providing the request is made in writing to the Board and good cause is shown for such extension. The request for an extension of time must be made before the initial time to record set by the Board has expired. If the extension is not granted and/or the Hold Harmless is not filed within the allotted time frame granted, the variance becomes null and void and a new appeal/application must be filed.

Sec. 8-2-106. 8 – Severability.

If any section, subsection, clause or phrase of this Chapter is determined to be unconstitutional by a court of proper jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter.

Sec. 8-2-107.8 – Violations and Penalties.

Any person, firm, corporation, organization or agent thereof who violates any provision of this Chapter; or fails to comply with any requirement of this Chapter; or who shall erect, construct, alter, install, demolish or move any building, structure, electrical, gas, mechanical or plumbing system; or who has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, without having first obtained a proper building permit, or made proper application for inspection (filing); or who has done such work in contradiction to any requirement of this Chapter, or any statement, drawing or document submitted and permitted hereunder, has committed a misdemeanor violation and may be subject to penalties as prescribed by law.

Upon detection of any violation of this Chapter, in lieu of Court Summons, the Code Official shall issue the appropriate party(s) a Violation Notice. The Violation Notice shall specifically cite the infraction(s) of this Chapter. Failure to remedy the violation(s) within 10 days from the Violation Notice may result in the filing of a lawsuit against the offending party(s).

Upon a finding of guilt, by a court of proper jurisdiction, the violation shall be a misdemeanor conviction and the guilty person, firm, corporation, organization or agent thereof shall be punished within the limits prescribed herein and as provided by law.

The fines for violations of this Chapter shall range from \$100 to \$500 and/or such additional penalties as prescribed by law at the discretion of the presiding court officer.

Each person firm, corporation, organization or agent thereof shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of this Chapter is committed, continued or maintained and, as such, are subject to additional fines and penalties.

Article III Preliminary and Other Building Requirements

Division I

Sec. 8-3-108 – Survey and Street Address. All applicants seeking a building permit for any new construction or any construction which adds to any building's area shall furnish the Code Official a current, fully dimensioned survey, certified by a Louisiana licensed professional land surveyor, of the property on which the structure, building or addition is to be constructed. The required survey shall be drawn to scale and show the lot number, square number, north arrow, distance from nearest intersection, all applicable servitudes, width and depth of lot, and names of streets bounding the square on which the lot is located. In cases of doubt, the Code Official may require the applicant to produce the title papers and/or other documents which clearly identifies the location of the lot. For all residential permits, such survey shall be submitted on paper not larger than eight and one half inches (8 ½") by fourteen inches (14").

When the building permit is issued, the Code Official will designate (thereon) the street number that shall be posted on the completed building. On final approval of the building permit application, the Code Official shall furnish a placard showing the full municipal address and permit number. Said placard shall be conspicuously and continuously posted on the building site clearly visible from the street, at all times during construction.

Only one municipal address shall be issued for a single principal building. Accessory buildings shall not be assigned a separate address. Buildings which are constructed as separate buildings in accordance with the applicable provisions of the International Codes may have a separate address. Two-family residential dwellings, constructed in accordance with the International Residential Code, shall have two municipal addresses. Multiple family residential complexes, on a single property, may assign and post individual building designations which shall not conflict or be confused with the complex's primary address.

Every property owner shall provide, post and maintain in a permanent, durable and substantial manner, in a conspicuous place clearly visible from the street, the official municipal address prior to final inspection/release or occupancy. Such address shall be displayed on the building elevation facing the street on which the municipal address is assigned and shall be posted a minimum of five (5) feet above grade.

Schedule for Size of Municipal Numbers on Buildings

Minimum Height of Numbers

Distance from Street to Building

4"	40' or less
6"	41' - 50'
8"	51' - 75'
10"	76' - 100'
12"	101' or greater

Sizes greater than the above schedule are allowed.

NOTE: Color of numbers must contrast background where placed.

Division II

Sec. 8-3-109 - Zoning Restrictions. The restrictions of the Jefferson Parish Comprehensive Zoning Ordinance shall not be deemed to be modified by any provision of this Code. When in conflict, the Comprehensive Zoning Ordinance restrictions shall control, except where this Code imposes greater restrictions by construction type and/or occupancy use then the provisions of this Code shall govern.

Division 3 – Other Restrictions

SUBDIVISION A: MINIMUM HOUSING STANDARDS

Sec. 8-3-110.1 Administration

Sec. 8-3-110.1.1 Title and Policy. The provisions embraced within this Subdivision shall constitute and shall be known as and may be cited as the "Minimum Housing Standards."

It is found and declared that there exist in the unincorporated areas of the Parish of Jefferson certain substandard and unsanitary residential building and dwelling units characterized by physical conditions which render them unfit and unsafe for human habitation. These conditions are of such nature as to be detrimental to the health, safety, and welfare of the occupants thereof as well as the public at large.

It is further found and declared that there exist in the unincorporated areas of the Parish of Jefferson residential buildings and dwelling units which were originally constructed according to standards now recognized to be obsolete and deficient in terms of current modern housing standards governing construction, use, occupancy, light, ventilation, safety and sanitary facilities. The continued existence of these obsolete and deficient residential building and dwelling units is detrimental to the health, safety, and welfare of the occupants thereof and the public at large.

It is further found that the existence of such substandard, unsanitary, obsolete, and deficient buildings used for dwelling purposes threatens the physical and economic stability of the surrounding residential buildings and neighborhood facilities, occasions disproportionate expenditure of public funds for remedial action, and jeopardizes the well-being of the entire community.

Therefore, it is in the public interest of the citizens of the unincorporated areas of Jefferson Parish to protect and promote decent, safe, and sanitary residential building and dwelling units by the adoption and enforcement of the minimum housing standards of this Subdivision.

The adoption and enforcement of this Minimum Housing Standards is hereby declared to be a necessary municipal governmental function in the interest of the health, safety, and welfare of the people of the unincorporated areas of Jefferson Parish.

Sec. 8-3-110.1.2 Purpose and Standards. The purpose of this Minimum Housing Standards is to protect the health, safety, and welfare of the general public and the owners and occupants of dwellings and dwelling units used or intended to be used for purposes of human habitation.

The standards established herein are hereby designated as minimum housing standards for dwellings and dwelling units. Such standards shall determine the fitness of a dwelling or dwelling unit for purposes of human habitation.

Sec. 8-3-110.1.3 Application. The provisions of this Subdivision shall apply to all structures, buildings or portions thereof used, or designed or intended to be used for human habitation, and to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition thereof. These provisions shall also apply to accessory structures.

Sec. 8-3-110.1.4 Substandard Buildings. All dwellings and dwelling units which, after inspection, are found not to meet the minimum housing standards of this Subdivision by virtue of being unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress; or which constitute a fire hazard, or are otherwise dangerous to human life; or which in relation to existing use constitute a hazard to safety or health by reasons of inadequate maintenance, dilapidation, obsolescence, or abandonment; are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition and/or removal.

Sec. 8-3-110.1.5 Maintenance and Responsibilities of Owners and Occupants. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this Subdivision in a building when erected, altered, or repaired, shall be maintained in good working order.

Every owner of a dwelling or dwelling unit shall be responsible for all the requirements of this Subdivision, except those requirements specifically enumerated below as the responsibilities of occupants.

Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

Every occupant of a dwelling or dwelling unit shall be responsible for:

- (a) Keeping in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises which he occupies and controls;
- (b) Disposing of his rubbish, garbage, and any other organic waste in a clean and sanitary manner. Occupants shall be responsible for the availability of such containers as may be required for the handling and storage of rubbish, garbage or other disposable matter; and
- (c) Keeping all plumbing fixtures in a clean and sanitary condition, and for exercising reasonable care in the proper use and operation thereof.

No occupant shall willfully destroy, deface, or impair any of the facilities, equipment, or any part of the structure of a dwelling or dwelling unit.

Sec. 8-3-110.1.6 Organization. There is hereby created within the Department of Inspection and Code Enforcement, a section to be known as the Dangerous Building Abatement (DBA) Section, headed by a designated deputy of the Director. The designated deputy of the DBA Section, under the supervision of the Director of the Department shall exercise the powers, shall administer and perform the functions and duties, and shall enforce the provisions prescribed by this Subdivision. The above delegation of powers and enforcing authority shall not preclude other inspectors of the Department or other departments of the

Parish government from enforcing those provisions of this Subdivision pertinent to the functions administered by them.

Sec. 8-3-110.1.7 Right of Entry. The Director of the Department of Inspection and Code Enforcement or his duly designated deputies upon presentation of proper identification to the owner, agent or tenant, may enter any building or structure used or intended to be used for purposes of human habitation during all reasonable hours to make inspections or examinations of the premises. Such inspections or examinations shall be made in such manner as to cause the least inconvenience to the occupants of the premises. The owner, agent, or tenant of any such building or structure shall give the Director or his designated deputies free access thereto and to all parts thereof and to the premises on which it is located for the purpose of such inspection or examination.

In cases of emergency where extreme hazards are known to exist which may involve the potential sudden loss of life or severe property damage, the Director or his designated deputies may enter any such building or structure at any time, and the limitations in Sec. 8-3-110.1.7 above shall not apply.

Sec. 8-3-110.1.8 Penalty for Failure to Permit Inspections. Any person, either the owner or occupant of a dwelling or dwelling unit, who refuses admittance thereto to the Director of the Department of Inspection and Code Enforcement or his duly designated deputies for the purpose of inspecting such premises shall have committed a misdemeanor and, upon conviction, be fined not less than fifty dollars nor more than five hundred dollars or imprisoned not more than thirty days, or both, at the discretion of a court of proper jurisdiction.

Sec. 8-3-110.1.9 Warrant to Search Premises. If the owner or occupant of any dwelling or dwelling unit refuses admittance thereto of the Director of the Department or his duly designated deputies for the purpose of making an examination or inspection of the premises, the Director or his designated deputy may make an affidavit before any Judge of the 24th Judicial District Court of Jefferson Parish that he believes, or has reason to believe, that by a search of certain premises, designated in the affidavit, he will obtain evidence tending to reveal the existence of violations of this Subdivision. Upon receiving this affidavit, the Judge shall issue a warrant authorizing the Director of the Department of Inspection and Code Enforcement or duly designated deputy to search the premises named in the affidavit and designated in the warrant to obtain evidence tending to reveal the existence of violations of this Subdivision.

Sec. 8-3-110.1.10 Inspections. The Director of the Department of Inspection and Code Enforcement shall, of his own volition or upon receipt of a written and signed complaint, make or cause to be made such inspections as are necessary to determine the fitness of a dwelling unit for human occupancy. The designated deputy of the Director shall make a record of every such inspection and of all violations of this Subdivision.

Sec. 8-3-110.1.11 Complaint and Notice of Hearing. The Director of the Department of Inspection and Code Enforcement shall serve or cause to be served upon the owner of, or his agent or the parties in interest in, the dwelling or dwelling unit (1) a complaint listing the defects that must be corrected and (2) a notice that a hearing will be held before him or his authorized representative at a place therein fixed not less than ten days nor more than thirty days after the serving of the complaint. The owner, his agent or other parties in interest, may file an answer to the complaint and appear in proper person, or otherwise, and give testimony at the place and time fixed in the complaint.

Sec. 8-3-110.1.12 Order to Improve Dwellings and Penalties. If, after the above required notice and hearing, the Director of the Department of Inspection and Code Enforcement determines that the dwelling or dwelling unit under consideration is in one of the two conditions listed below, he shall state in writing his findings of fact in support of that determination and shall issue and cause to be served upon the owner thereof an order requiring him, to the extent and within

the time specified in the order, to take the steps outlined below or to suffer the penalties indicated:

- (1) If the determination is that the dwelling or dwelling unit is unfit for human habitation, the order shall require the dwelling or dwelling unit vacated and closed as a place for human habitation. Such order shall be served on the owner of his agent and on each tenant, and if the order is not complied with within the time specified therein, the Director shall notify the Sheriff's Department of the violation of the order, and the Sheriff's Department shall enforce the order by evicting the occupants of such dwellings or dwelling unit. The Director shall cause to be placed on the main entrance of every such dwelling or dwelling unit ordered vacated and closed a placard with the following words: 'This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.' Any person who rents, leases or permits the occupancy of such a dwelling or dwelling unit declared unfit for human occupancy shall upon conviction be fined not less than five hundred dollars or imprisoned not more than ninety days, or both, in the discretion of the court, and each day such violation exists shall constitute a separate offense.

A) The designation of dwellings or dwelling units as unfit for human habitation and the procedure for the condemnation and placarding of such unfit dwellings or dwelling units shall be carried out in compliance with the following requirements:

Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and declared to be a nuisance and shall be so designated and placarded by the Director.

- (a) One which is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public.
- (b) One which lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or of the public.

B) Whenever the Director has declared a dwelling or multi-family dwelling as unfit for human habitation and constituting a nuisance, he shall give notice to the owner of such declaration and placarding of the dwelling or multi-family dwelling as unfit for human habitation. Such notice shall:

- (a) Be in writing;
- (b) Include a legal description of the real estate sufficient for identification;
- (c) State the time by which occupants must vacate the dwelling units;
- (d) Said notice shall further state that if such repairs, reconstruction, alterations, removal, or demolition are not voluntarily completed within the stated time as set forth in the notice, the Director shall institute such legal proceedings charging the person or persons, firm, corporation or agent with a violation of this Code.

Service of notice to vacate shall be as follows:

- (a) By delivery to the owner personally, or by leaving the notice at the usual place of abode of the owner with a person of suitable age and discretion; or
- (b) By depositing the notice in the United States Post Office addressed to the owner at his last known address with postage prepaid thereon; or
- (c) By posting and keeping posted for twenty-four (24) hours a copy of the notice in the placard form in a conspicuous place on the premises to be vacated.

C) Any dwelling or dwelling unit condemned as unfit for human habitation, and so designated and placarded by the Director, shall be vacated within thirty (3) days after notice of such condemnation has been given by the Director to the owner and/or occupant of the building.

No dwelling or dwelling unit which has been condemned and placarded as unit for human habitation shall again be used for human habitation until approval is secured from the Director and such placard is removed. The Director shall remove such placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated.

No person shall deface or remove the placard from any dwelling or dwelling unit which has been condemned as unfit for human habitation and placarded as such, except as provided herein. Anyone who removed or defaces such placard shall upon conviction be fined not less than ten dollars nor more than fifty dollars or imprisoned not more than thirty days, or both, at the discretion of the court.

The Director may, within the limits of his own discretion refer the violations to the court of proper jurisdiction for application of the procedure as outlined in Section 8-2-102.5 – Unsafe Buildings of the Building Code adopted by Jefferson Parish.

- (2) If the determination is that the dwelling or dwelling unit, though not unfit for human habitation, does violate certain of the minimum housing standards of this Subdivision, the order shall require the owner to repair, alter, or improve the dwelling or dwelling unit. If the owner fails to comply with such an order, he shall, upon conviction, be fined for each violation not less than ten dollars nor more than fifty dollars or imprisoned not more than thirty days, or both, in the discretion of the court, and each day such violation exists shall constitute a separate offense. Service of notice shall be as outlined in Sec. 8-3-110.1.12 (1) hereof.

Sec. 8-3-110.1.13 Hardship. Where the literal application of the requirements of this Code would appear to cause undue hardship on an owner or tenant, or when it is claimed that the true intent and meaning of this Code or any of the regulations therein have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent may appeal from the decision of the Director to the Board of Standards and Appeals as set forth in Sec. 8-3-110.1.14 – Appeals.

Sec. 8-3-110.1.14 Appeals/Time Limit.

- A) Whenever it is claimed that the true intent and meaning of this code or any of the regulations thereunder have been misconstrued or wrongly

interpreted, the owner, or his duly authorized agent, may appeal from the decision of the Director to the Board of Standards and Appeals. Notice of Appeal shall be in writing and filed within thirty (30) days after the decision is rendered by the Director.

- B) In case of a building or structure which, in the opinion of the Director, is unsafe or dangerous, the Director may, in his order, limit the time for such appeal to a shorter period. Appeals hereunder shall be on forms provided by the Director.

Sec. 8-3-110.1.15 Decision of the Board of Standards and Appeals/Violations and Modifications.

- A) The Board of Standards and Appeals, when so appealed to and after a hearing, may vary the application of any provision of this Code to any particular case when, in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of this Code or public interest, or when, in its opinion the interpretation of the Director should be modified or reversed.
- B) A decision of the Board of Standards and Appeals to vary the application of any provision of this Code or to modify an order of the Director, shall specify in what manner such variation or modification is made, the conditions upon which it is made, and the reasons therefore.

Sec. 8-3-110.1.16 Decisions.

- A) Every decision of the Board of Standards and Appeals shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. It shall be in writing, and shall indicate the vote upon the decision. Every decision shall be promptly filed in the office of the Director, and shall be open to public inspection; a certified copy shall be sent by mail or otherwise to the appellant and a copy shall be kept posted in the office of the Director for two weeks after filing.
- B) The Board of Standards and Appeals shall in every case reach a decision without unreasonable or unnecessary delay.
- C) If a decision of the Board of Standards and Appeals reverses or modifies a refusal, order, or disallowance of the Director, or varies the applicant of any provision of this Code, the Director shall immediately take action in accordance with such decision.

Sec. 8-3-110.1.17 Reserved

Sec. 8-3-110.1.18 Restrictions on Employees. No officer or employee connected with the Department of Inspection and Code Enforcement or the DBA Section except one whose only connection is as a member of the Board of Standards and Appeals, shall be financially interested in the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, unless he is an owner of such building. No employee shall engage in any work which is inconsistent with his duties or with the interests of the Department or the DBA Section.

Sec. 8-3-110.1.19 Requirements Not Covered By Code. Any requirement, not specifically covered by this Code, found necessary for the safety, health, and general welfare of the occupants of any dwelling, shall be determined by the Director subject to appeal to the Board of Standards and Appeals.

Sec. 8-3-110.1.20 Liability. Any officer or employee, or member of the Board of Standards and Appeals or Citizen's Advisory Committee on Housing Improvement, charged with the enforcement of this Code, in discharge of his

duties, shall not thereby render themselves personally liable, and they are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee because of this Code shall be vigorously defended by the Parish Attorneys Office until the final termination of the proceedings.

Sec. 8-3-110.1.21 Reports. The Director shall annually submit a report to the Governing Authority covering the work of the Department during the preceding year. He shall incorporate in said report, a summary of the decisions of the Board of Standards and Appeals for the reporting year.

Sec. 8-3-110.1.22 Power Over Nuisances Not Affected. Nothing in this Subdivision shall impair or limit in any way the power of the Parish to define and declare nuisances and to cause their removal or abatement by summary proceedings.

Sec. 8-3-110.1.23 Applicability of Other Laws. All of the minimum requirements established by this Subdivision shall be constructed and installed in accordance with the applicable ordinances of the Parish and laws of the State.

Sec. 8-3-110.1.24 Other Laws Not Affected. Nothing in the Subdivision abrogates or impairs the power of the courts or any department of the Parish to enforce any provisions of the Parish Charter or other ordinances or regulations or to prevent or punish violations thereof.

If any section, sub-section, sentence, clause or phrase of the Subdivision is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Subdivision.

Sec. 8-3-110.2 Definitions

The following terms shall, for the purposes of this Subdivision, have the meanings indicated in this Article.

Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; and the singular number includes the plural, and the plural number the singular.

Terms not defined in this Article but defined in the Parish of Jefferson Building Code shall have the meanings ascribed to them in the Building code.

Terms not defined in this Article or in the Parish of Jefferson Building code shall have ascribed to them their ordinary accepted meanings unless a different meaning is clearly implied from the content of this Subdivision.

Accessory Structure – A secondary structure or building other than a dwelling, a multi-family dwelling, a lodging or rooming house, or a boarding house. Examples include, but are not limited to, garages, carports, shed, tool rooms, laundry room, green houses, etc.

Apartment – Same as a dwelling unit.

Apartment House – Same as a dwelling.

Boarding House – A rooming or lodging house where meals are served for compensation to the roomers or lodgers.

Dwelling – A building comprising one or more dwelling units.

Dwelling Unit – A group of habitable and non-habitable rooms which provide complete living facilities for one family, including provisions for living, sleeping, eating, cooking, and sanitation.

Habitable Room – A space used for living, sleeping, eating, or cooking, or a combination thereof.

Lodging or Rooming House – A building in which a room or a series of rooms are used for the purpose of sleeping, living and sanitation, but not for cooking or eating.

Multi-Family Dwelling – A building comprising more than one dwelling unit.

Non-Habitable Room – A space used as a laundry or utility room, hall, bath, or for similar purposes.

Plumbing or Plumbing Fixtures – Water heating facilities, hot and cold water pipes, gas pipes, garbage disposal units, lavatories, bathtubs, showers, water closets, installed clothes washing or drying machines, or other similar equipment, catch basins, drains, vents, or other similarly supplied fixtures, together with all connections to water, gas, sewer or vent lines.

Rooming Unit – A room or series of rooms in a lodging or rooming house.

Sec. 8-3-110.3 Minimum Standards For Human Habitation In Dwellings And Dwelling Units

Sec. 8-3-110.3.1 Establishment of Standards. The standards enumerated in the succeeding sections of this Article are hereby declared to be the minimum standards for all dwellings and dwelling units used, or intended to be used, for human occupancy or habitation. Every such dwelling and dwelling unit shall comply with the standards hereinafter prescribed. These standards shall constitute a basis for the enforcement of this Subdivision.

Sec. 8-3-110.3.2 Drainage. All courts, yards, and other areas shall be properly drained so as to prevent the accumulation of water. Grading shall not permit water to drain onto adjacent properties.

Sec. 8-3-110.3.3 Fences and Accessory Structures. All fences and all accessory structures, including detached garages and sheds, shall be maintained in a structurally sound condition and in good repair.

Sec. 8-3-110.3.4 Garbage, Rubbish and Ash Containers. Every dwelling unit shall be provided with such containers as may be necessary to hold all garbage, rubbish and ashes, and such containers shall be maintained in good repair and clean condition.

Sec. 8-3-110.3.5 Exterior: Foundations, Walls, and Roofs. Every foundation wall, exterior wall, and roof shall be substantially weathertight, watertight, and rodent proof. All foundation walls, exterior walls, and roof shall be maintained in a safe manner and capable of supporting the loads which normal use may cause to be placed thereon; they shall be kept in sound condition and good repair. All wood and metal surfaces shall be protected from the adverse effects of weather by periodic application of paint or other protective coating.

Sec. 8-3-110.3.6 Exterior Doors, Windows, and Screens. Every window, exterior door, and basement door shall be substantially weathertight, watertight, and rodent proof, and shall be kept in sound working condition and good repair. Every window or other exterior opening used for ventilation shall be provided with a screen covering the operable area. All screen covering shall be not less than sixteen (16) mesh per inch and shall provide protection against the entry of insects.

Sec. 8-3-110.3.7 Exterior Stairs, Porches, and Railings. Every exterior stair, porch, railing, and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be

kept in sound condition and good repair. Stairs and porches shall be kept free of anything which might impede safe and easy passage.

Every porch above the first story shall be provided with a railing at least two feet six inches (2' 6") above the porch floor; stairs leading to porches above the first story shall be provided with railing at least two feet six inches (2' 6") above the treads measured at the nosing and parallel to the run of the stairs.

Sec. 8-3-110.3.8 Cleanliness and Freedom from Vermin and Rodent Infestation. All dwellings, dwelling units, and all yards, lawns, courts, alleyways, and other areas, including accessory structures, shall be kept clean and free from any accumulation of dirt, filth, garbage, rubbish, or similar matter, and shall be kept free from vermin and rodent infestation. All structures shall be rat-proofed in accordance with existing ordinances.

Sec. 8-3-110.3.9 Interior Hallways and Exits. Every dwelling unit shall have direct access to a street, to an open area with access to a street or to a hallway, landing, or stairway with access to a street or to an open area with access to a street. All multi-family dwellings in excess of two stories in height shall have a least two separate exits remote from each other which can be reached by travel in different directions, except that a dead-end corridor up to twenty (2) feet in length may be permitted. Such exits shall lead directly to a street, to an open area with access to a street, or to a hallway, landing, or stairway with access to a street, or to an open area with access to a street. Stairs and porches shall be kept free of anything which might impede safe and easy passage.

Sec. 8-3-110.3.10 Interior Floors, Walls, and Ceilings. Interior floors, walls, and ceilings shall be kept in good repair and free from holes and dampness. Floor surfaces in bathrooms, water closet compartments, kitchens, and areas used for the preparation of food shall be substantially impervious to water and shall be kept in a clean and sanitary condition. Interior ceilings and walls shall be kept clean and free from loose paint, loose wallpaper, dirt, and grime.

Sec. 8-3-110.3.11 Minimum Ceiling Height. Habitable and non-habitable rooms shall have a ceiling height of not less than seven feet (7'). In rooms with sloping ceilings, the required ceiling height shall be provided in at least fifty percent (50%) of the room and no portion of any room having a ceiling height of less than five feet (5') shall be considered as contributing to the minimum areas required by Section 3-40 of this Article.

Sec. 8-3-110.3.12 Rooms Occupied for Sleeping Purposes. Every room occupied for sleeping purposes by one occupant shall contain at least seventy square feet (70 sq. ft.) of floor area. Every room occupied for sleeping purposes by more than one occupant shall contain at least an additional fifty square feet (50 sq. ft.) of floor area for each additional occupant. Every room occupied for sleeping purposes by occupants less than twelve years of age shall contain at least fifty square feet (50 sq. ft.) of floor area per occupant (12 years of age and under). No habitable room shall be less than seven feet (7') in any dimension.

Sec. 8-3-110.3.13 Room for the Preparation of Food. Every dwelling unit shall be provided with a kitchen. In every area used for the preparation of food there shall be a kitchen sink, space for a cooking appliance, and space for a refrigerating appliance. Appropriate electrical, plumbing, and gas outlets shall be provided for the above appliances. The area to be used for culinary purposes shall be in excess of the minimum habitable room area requirements but in no case shall the combination of culinary and habitable room areas be less than one hundred fifty square feet (150 sq. ft.).

Sec. 8-3-110.3.14 Heating, Plumbing and Electric Appliances and Installations. All new heating, plumbing and electric installations shall be under permit in accordance with the rules and regulations of the appropriate regulatory agency of the Parish government. All existing installations and all heating, plumbing and electric appliances and fixtures shall be maintained in a safe

operating condition. Plumbing appliances shall discharge into the Parish sewer system, where available. In areas where no public sewerage system exists, all plumbing appliances shall properly discharge into approved septic tank installations. This type of installation will only be accepted until such time as the Parish sewerage system is available and then, all plumbing appliances shall be connected to the sewerage system.

Sec. 8-3-110.3.15 Bathroom Facilities. Every dwelling unit shall be provided with a bathroom which shall be accessible from within the unit. Each bathroom shall be provided with a flush-type water closet, a lavatory, and a bathtub or shower in good working condition with warm running water. Each bathroom shall be used exclusively by the occupants of the dwelling unit and shall be so arranged as to afford privacy to the users thereof. No bathroom or water closet compartment shall be less than thirty inches (30") in width.

Sec. 8-3-110.3.16 Laundry Facilities. Every dwelling unit shall be provided with a laundry tub or, in lieu thereof, with the necessary plumbing and electric services for the installation of a washing machine.

In apartment houses, the number of laundry tubs or the "roughed in" of the necessary electric and plumbing services shall be determined by the number of dwelling units in each apartment house, as follows: 1 through 4, 1 for each unit; 5 through 10, 1 for every 2 units; 11 through 20, 1 for every 3 units; 21 through 40, 1 for every 4 units; 41 through 80, 1 for every 5 units.

In all apartment houses consisting of five (5) or more apartments, the above required laundry facilities shall be located in a central laundry room or, in lieu thereof, each apartment shall be provided with its own laundry tray or the "roughed in" for electric and plumbing services.

Sec. 8-3-110.3.17 Water Heater. Every dwelling unit shall be provided with a water heater which shall deliver an adequate supply of water at one hundred twenty degrees Fahrenheit (120° F) to every bathtub or shower, kitchen sink, bathroom lavatory, and laundry facility.

Sec. 8-3-110.3.18 Electric Service and Outlets. Every dwelling and dwelling unit shall be wired for electric service. Every habitable room shall contain at least two (2) well-separated electric convenience outlets. In kitchens, two (2) well-separated wall-type electric convenience outlets and one (1) ceiling or wall-type electric light fixture shall be provided. Every public hall, water closet compartment, bathroom, laundry room, or furnace room shall contain at least one (1) electric light fixture. In addition to the electric light fixture in every bathroom and laundry room, there shall be provided at least one (1) electric convenience outlet.

At least one source of general illumination in every bathroom shall be operated by a wall switch.

Sec. 8-3-110.3.19 Light in Public Hallways, Stairways, Etc. Every exterior and interior hallway, stairway, and passageway used as a means of ingress or egress to any dwelling unit shall have sufficient sources of light to illuminate its entirety. The above requirement shall be considered to have been met if the total light source on each exterior or interior hallway, stairway, or passageway is equivalent to not less than one-half watt per one square foot of floor space illuminated (1/2 W/1 sq. ft.). The distance between light sources shall not exceed twice the distance from the floor to the light source, and the distance from any light source and any wall shall not exceed the distance from the floor to the light source.

Sec. 8-3-110.3.20 Lighting and Ventilation. Every habitable room shall contain a window or windows, other than a fixed window, which can be easily opened directly to the outside air, and the total area of such window or windows shall be

not less than ten percent (10%) of the floor area of such room. In renovation, whenever walls or other portions of outside adjacent structures face a window of any such room and such light-obstruction structures are located less than three feet (3') from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area.

All window sash shall be glazed and provided with suitable hardware and shall be made to open to an extent of not less than five percent (5%) of the floor area of such room.

In lieu of windows, a habitable room may be ventilated by mechanically operated ventilating equipment with a minimum capacity of providing one cubic foot (1 cu. ft.) of fresh air per minute per one square foot (1 sq. ft.) of floor space of the room ventilated.

Sec. 8-3-110.3.21 Lighting and Ventilation – Non-Habitable Rooms. Every non-habitable room shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms and water closet compartment equipped with an approved ventilation system which is kept in continuous operation or which has an opening to the outside of not less than one hundred forty-four square inches (144 sq. in.).

Sec. 8-3-110.3.22 Heating Facilities. In every dwelling unit in which the system for heating is installed by the owner, the heating system shall be capable of heating each dwelling unit in which it is installed to a minimum temperature of plus seventy degrees Fahrenheit (70° F) measured at a point three feet (3') above the floor when the exterior temperature is plus thirty degrees Fahrenheit (30° F).

When such a system is not provided by the owner, each dwelling unit shall be provided with sufficient fireplaces, chimneys, flues, gas vents, or electric outlets whereby heating appliances may be connected so as to furnish a minimum temperature of plus seventy degrees Fahrenheit (70° F) measured at a point three feet (3') above the floor when the exterior temperature is thirty degrees Fahrenheit (30° F).

Sec. 8-3-110.3.23 Kerosene and Flammable Liquids. The use of kerosene lamps in any dwelling or dwelling unit, other than in emergencies, and the use of kerosene stoves and heaters and other types of unapproved stoves and heaters are prohibited.

Flammable liquids in excess of five (5) gallons shall not be permitted in any room, unit, building, or area referred to in this Code. Such flammable liquids shall be kept in standard safety containers designed for such purposes.

Sec. 8-3-110.4 Minimum Standards For Human Habitation In Rooming And Boarding Houses

Sec. 8-3-110.4.1 Establishment of Standards. The standards enumerated in the succeeding sections are hereby declared to be the minimum standards for lodging or rooming houses and for boarding houses and the rooms and units therein used, or intended to be used, for human occupancy or habitation. Every such house, room, and unit shall comply with the standards hereinafter prescribed and referred to. These standards shall constitute a basis for the enforcement of this Subdivision.

Sec. 8-3-110.4.2 Minimum Standards. Every rooming house, boarding house, and lodging house, and the units and rooms therein, shall comply with the minimum standards set forth in Sections 8-3-110.3.1 through 8-3-110.3.23, of this Subdivision.

Sec. 8-3-110.4.3 Sanitary Facilities. In rooming and boarding houses, one bathroom shall be provided for each three (3) sleeping rooms.

In dwellings which are composed of not more than two (2) rooming or boarding rooms and a dwelling unit, only one (1) bathroom need be provided.

Each bathroom shall be provided with a flush-type water closet, a lavatory, and a bathtub or shower in good working condition. Each bathroom shall be arranged so as to afford privacy to the users thereof.

Bathrooms shall be located within the residence building served and shall be located not more than one (1) story away from any of the persons using such rooms.

Sec. 8-3-110.4.4 Screen Doors. Each entrance door to a room or unit in a rooming or boarding house shall be equipped with a self-closing device or a screen door equipped with a self-closing device.

Division III

Sub Division B

Permit for Substandard Lots

Sec. 8-3-110.5 – Procedure. The council hereby establishes the following procedure in this division to be carried out when issuing a building permit o a substandard lot in the unincorporated area of the parish. (Code 1961, § 5-2(a))

Sec. 8-3-110.6 – Substandard lot defined. A “substandard lot” shall be defined as a lot, tract or parcel of land that has an area or frontage less than the minimum required for the zoning district in which it is located, but also a lot of record in original ownership separate from adjoining property at the time of passage of Ordinance No. 3813 on August 28, 1958, as amended. Any lot approved by the parish council after August 28, 1958 is not to be considered as a substandard lot. (Code 1961, § 5-2(b), (e))

Sec. 8-3-110.7 – Application.

(a) The application shall file an application with the department of inspection and code enforcement for a building permit showing lot location, lot and structure dimensions, setbacks from all property lines, and height of structure; however, fees for such permit need not be paid until all approvals have been obtained.

(b) The applicant shall be required to furnish to the department of inspection and code enforcement the names of the property owners on both sides of the street or road within two hundred (200) feet of the lot, such measurement to be made along the street or road front of the lot. Should the lot be situated on a corner or at the intersection on two (2) or more streets, then, in this event the names should be obtained from the property owners on both sides of the street or road within two hundred (200) feet thereof.

Sec. 8-3-110.8 – Information to be supplied to council. The following procedure is required by all substandard lot owners applying to the council for a resolution of no objection to the construction of a building on the substandard lot:

(1) Residential lots:

- (a) The owner of a substandard lot shall be required to advise the council if other substandard lots exist within one thousand (1,000) feet of the proposed site.
- (b) The owner must prove to the satisfaction of the council that two (2) fair appraisals were obtained on the property and that an offer was made to the abutting property owner to sell the lot to them at not

more than the average value of the two (2) appraisers, and that the offer was red.

- (c) The council will use their discretion to either permit structures to be built on lot or acquire the lot for open space purposes.

(2) Nonresidential lots:

The resolution should be approved if the structure to be located on the lot meets all the requirements of the zoning ordinance, building code and conforms to other structures in the neighborhood in the opinion of the parish council. (Code 1961, § 5-2(b), (g))

Sec. 8-3-110.9 – Notification of abutting property owners.

- (a) The department of inspection and code enforcement shall send certified letters to the property owners of the property adjoining the property of the applicant calling their attention to a public hearing to be held by the parish council.
- (b) Abutting property owners to substandard lots should be made aware that unless a genuine effort to take the abutting substandard lot out of commerce is made, the council may permit the building of a structure on the lot.

Sec. 8-3-110.10 – Information to be supplied to council. The following procedure is required by all substandard lot owners applying to the council for a resolution of no objection to the construction of a building on the substandard lot:

(1) Residential lots:

- (a) The owner of a substandard lot shall be required to advise the council if other substandard lots exist within one thousand (1,000) feet of the proposed site.
- (b) The owner must prove to the satisfaction of the council that two (2) fair appraisals were obtained on the property and that an offer was made to the abutting property owner to sell the lot to them at not more than the average value of the two (2) appraisers, and that the offer was red.
- (c) The council will use their discretion to either permit structures to be built on lot or acquire the lot for open space purposes.

(2) Nonresidential lots:

The resolution should be approved if the structure to be located on the lot meets all the requirements of the zoning ordinance, building code and conforms to other structures in the neighborhood in the opinion of the parish council.

Sec. 8-3-110.11 – Conduct of hearing; criteria.

- (a) The council will conduct a public hearing and adopt a resolution of no objection to the utilization of the substandard lot when it is satisfied that granting a permit will not adversely affect the property in the area.
- (b) The following criteria shall be used by the parish council when considering a resolution of no objection to the utilization of a substandard lot in the unincorporated area of the parish; square footage of the structure to be construed, the design of the structure, the conformity of the structure to other structures in the neighborhood, and the existing development in the neighborhood. In all cases when the council permits a substandard lot to be utilized, the building must contain an area of not less than the average of the area of the structures within two hundred (200) feet of the property, such measurement to be made along the street or road fronts on both sides of the property.
(Code 1961, § 5-2(a)(3), (d), (f))

Sec. 8-3-110.12 – Grant without hearing. Notwithstanding anything contained in this division, substandard lots may be used without a public hearing before the parish council when the lot meets the neighborhood norm in terms of area or frontage, whichever is substandard, but is below the subdivision regulations and requirements by only negligible square or lineal footage.

Sub Division C

Sec. 8-3-*Permit for Construction, etc... on Mississippi River**

Sec. 8-3-110.13 – Required. It shall be unlawful for any person to maintain, proceed with, install, construct, excavate or erect or place any structure of any kind, including piling, deadmen, or any other type of moorings, on that area along the Mississippi River, within the limits of the parish, lying between the Orleans-Jefferson Parish line, without first obtaining a permit from the parish council. This permit shall be required for all new and existing facilities or locations.
(Code 1961, § 5-101, 5-105)

Sec. 8-3-110.14 – Application.

- (a) All applicants for permits shall file applications with the department of inspection and code enforcement which shall be accompanied by a fee in the amount to be determined by the department, on the basis of fees now being charged for similar construction and/or renovation work. Such fee shall be for the period of a full year or any part thereof.
- (b) The department of inspection and code enforcement shall provide forms for such permits giving the applicant's name, address, telephone number and other pertinent information. The application shall be accompanied by detailed drawings indicating the exact location of the work, the nature of the work to be accomplished and purpose for which the work will be used.

Sec. 8-3-110.15 – Public Hearing. After applications are submitted, a public hearing will lie held by the departments of inspection and code enforcement, planning, law and public utilities, within twenty (20) days after receipt of the applications and all applicants will be notified as to the time and place of the hearing. (Code 1961, § 5-103)

Sec. 8-3-110.16 – Disapproval by a department; appeals to council. All applications must be approved by each of the departments listed in section 8-48. Should any one department disapprove the application, the applicant shall appeal to the parish council within fifteen (15) days, and the parish council thereafter shall hold a public hearing by placing the matter on its next agenda, giving proper notice to all parties as to time and place of the hearing.
(Code 1961, § 5-104)

Sec. 8-3-110.17 – Term; expiration; renewal. Each permit under this division shall be valid for a period of time of one calendar year. Each permit shall expire on December thirty-first of the year of issue and renewal applications must be filed with the department of inspection and code enforcement prior to January thirty-first of the following year. Failure to comply with the above prescribed time period will result in a ten dollar (\$10.00) delinquent fee in addition to the set permit fee. Failure to submit a renewal application in the consecutive year following the original application or former renewal application will require applicant to again comply with requirements set forth herein in sections 8-46-8-49. (Code 1961, § 5-105)

Sec. 8-3-110.18 – Applicability to existing operations. This article shall apply to any person presently operating in the herein defined area, as well as any new applicant. Those persons presently operating a business within the defined area shall apply for a permit within thirty (30) days from the effective date of this article. (Code 1961, § 5-106)

Sec. 8-3-110.19 – Violations.

- (a) Violations of this division shall be subject to the penalties set forth in the Code. Each day that the violation continues shall be considered a new violation.
- (b) In addition to penalties provided herein, the parish shall have available any and all civil remedies provided for in the Code for the parish and the laws of the state and the United States.

Sub Division D

Section 8-3-111 - Lot Grade Rules and Regulations

Sec. 8-3-111.1 General. No superstructure shall be erected until an acceptable floor elevation has been determined. No new superstructure shall have fully met the requirements of this Code unless the site has been raised to grade with approved sanitary fill. The grading is to be extended from the established curb height and shall slope upwards toward the property line, one-half inch (1/2") for each foot of width of sidewalk area (sidewalk area means that portion of ground between the roadway and the property line of the adjacent landowner) and then beginning at the property line shall slope upwards one inch (1") in twenty feet (20') toward the rear property line or an alternate method approved by the Code Official. Once an acceptable lot grade has been established, it is the owner's responsibility to maintain proper grade. The approved arrangements for handling direct run off (whether by retainer wall, approved sub-surface drainage, swale, or other approved alternative) shall be properly maintained by the property owner. In developed subdivisions, where the existing sidewalks are not below the centerline of the street's elevation, said sidewalks shall be maintained at their present elevation. Paved parking areas shall have a minimum gradient of one-half percent (1/2 %) and a maximum gradient of five percent (5%).

It is recognized that much of the Parish is still in a natural swampy state, and therefore, the Code Official may enforce or modify lot grade requirements to prevent the breeding of mosquitoes, save significant trees, or to preserve the ecology.

Sec. 8-3-111.1.1 - Retaining Walls. In case a lot or part thereof is higher than the adjoining lot, approved arrangements shall be made to prevent water from the higher lot flowing directly onto the lower adjoining lot. If the Code Official determines the difference in lot elevation to be too great for a swale, a retaining wall on the rear and both side property lines shall be required. Such retaining wall shall be constructed of reinforced concrete or masonry, be a minimum of six (6) inches in thickness, and shall be constructed in such a manner as to effectively withstand the soil and water pressures exerted against it. In the case of reinforced concrete walls, the wall shall be provided with at least one continuous one-half inch (1/2") diameter steel reinforcing rod for each

six (6") inches of depth. The retaining wall shall extend a minimum of two inches (2") above the highest adjacent grade (including sod), and a maximum of six inches (6") above the highest adjacent grade (including sod). The retainer wall shall extend below the lowest adjacent grade to a depth equal to the height of retaining wall.

Retaining walls that meet either of the following conditions shall be designed and stamped by a Design Professional:

1. Retaining walls which are more than twelve inches (12") in height above the lowest adjacent grade.
2. Retaining walls which extend below the lower adjacent grade a depth less than its height above the lower adjacent grade.

Sec. 8-3-111.1.2 - Alternative to Retaining Walls. As an alternative to the above required retainer walls, builders of new structures may elect to lower the brick ledge on slab construction or construct pier supported structures, to eliminate or minimize lot elevation differences.

Sec. 8-3-111.1.2.1 - Drainage Plans Required. Where a residential lot depth is two-hundred feet (200') or more in depth a design professional-certified lot drainage plan shall be submitted along with the application for building permit. Such plans when approved shall be fully implemented before request for a final building inspection can be scheduled.

Sec. 8-3-111.1.3 - Drainage Servitude and Facilities. In the case where the rear of the lot on which the new construction is proposed adjoins a lot on which a residence or building already exists, and which lot drains to the rear and the required elevation on the lot where the new construction is proposed is higher than the existing elevation of the lot on which the residence or building exists, then:

1. A drainage servitude on the lot containing the new construction is dedicated and properly recorded to drain the lot on which the residence or building already exists; and
2. Drainage facilities are properly installed on the lot containing the new construction.

No newly constructed residence or building shall be released for occupancy and no notification of release shall be sent to the utility companies until the above described drainage servitude and drainage facility requirements have been accomplished.

This section applies only in those cases where the rear lot on which a building already exists cannot raise its grade because it would cause run-off damage to the building thereon.

The above servitude requirements shall not apply to isolated singularly-developed properties.

Certificate of use and occupancy and compliance shall not be issued until a final elevation certificate has been secured.

Sec. 8-3-111.1.4 - Slab Foundation. For residential use, the top of slab shall be at or above the base flood elevation established by the Federal Emergency Management Agency (FEMA) on its Flood Insurance Rate Map (FIRM). However, in all instances of residential use, the top of slab (floor) shall not be less than eighteen inches (18") above the crown of the street.

For non-residential use, the top of slab shall be at or above the base flood elevation established by FEMA on its FIRM or the structure, together with all attendant utility and sanitary facilities, shall be designed so below the base flood level, the structure is water tight with walls substantially impermeable to the passage of water. All structural

components must have the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

Where flood proofing is utilized to obtain compliance, a state registered civil engineer or state registered architect shall certify that the flood-proofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood. For non-residential uses, the top of slab (floor) shall not be less than six inches (6") above the crown of the street.

All construction in V zones shall also conform to the Federal Emergency Management Agency (FEMA) regulation and, further, a Louisiana State Registered Architect or Civil Engineer must certify that the structure is securely attached to adequately anchored pilings or columns. No manufactured homes shall be permitted in the V zones.

Sec. 8-3-111.1.5 - Piers or Chain Wall Foundations. The lowest portion of the structural members of the lowest floor (excluding the pilings, columns, or piers) shall be at or above the base flood elevation established by the Federal Emergency Management Agency (FEMA) on its Flood Insurance Rate Map (FIRM). A State Registered Civil Engineer or a State Registered Architect must certify that the structure is securely attached to adequately anchored pilings, columns or piers. Underside of joists shall not be less than the requirements of Section R-323 Protection Against Decay (see figure R301.2 (7)).

It is within the discretion of the Code Official to accept the provision of Section R405 Drainage, International Residential Code 2003 or Section 113 Lot Grade.

Sec. 8-3-111.1.6 - Land Use Control Ordinance. When securing a permit for a structure within the unincorporated area of Jefferson Parish, the structure shall conform to the requirements of Jefferson Parish Ordinance No. 11881, as adopted on December 12, 1974. It should not be interpreted that the Land Use Control Ordinance is a part of the Building Code nor shall the Building Code be considered part of the Land Use Control Ordinance. However, it shall be the responsibility of the Code Official to enforce certain sections of the Land Use Control Ordinance.

Sub Division E

Sec. 8-3-112 - Fences

Sec. 8-3-112.1 Definition. A fence is a structure constructed of wood, metal, masonry, or other materials which divides two (2) contiguous properties, or is placed on the property to divide an area or portion of land from another.

Sec. 8-3-112.2 – Fences When Required. Fences shall be required to provide protection for excavations, construction and demolition as provided in Chapter 33 – Site Work, Demolition and Construction of the currently adopted International Building Code; for swimming pools as provided in the currently adopted International Building Code, Section 3109; between commercial and residential properties as provided in Chapter 8, Section 8-18 of the Jefferson Parish Code of Ordinances; surrounding Junkyards – Chapter 8, Section 8-19 of the Jefferson Parish Code of Ordinances; along open water courses, canals, and ditches in Chapter 33, Section 33-16 of the Jefferson Parish Code of Ordinances; and as required by the current Jefferson Parish Comprehensive Zoning Ordinances.

Sec. 8-3-112.3 – Fences - Requirements. Fences shall be structurally sound and durable and in compliance with Chapter 16 – Structural Loads of the currently adopted International Building Code. No fragile, readily flammable materials such as paper, cloth, reeds, canes or canvas shall constitute a part of any fence, nor shall such material be used as an adjunct, attachment or supplement to any fence. The height of fences shall comply with the current Zoning Ordinance for the Parish of Jefferson. Fences over eight feet (8') in height shall be on non-combustible material. Barbed wire or other materials deemed hazardous by the Director shall not be placed upon any fence less than seven feet (7') above the ground or grade.

Sec. 8-3 11.4 – Fences - Permit Required. Any person, authorized agent, or contractor who desires to construct, alter, repair, move or remove any fence shall make

application to the Code Official and shall obtain the required permit for the work. Fence permit applications shall be accompanied by a current property boundary survey showing all existing improvements. Applications for fences over eight feet (8') in height shall provide two (2) complete sets of plans bearing the "live" stamp or seal of the design professional.

Exception: Stamped or sealed plans for fences of an open design may be waived by the Code Official.

Sec. 8-3-112.5 – Fence required for certain construction.

- (a) All persons obtaining building permits for construction on commercial or individual zoned property which abuts residential-zoned property are required to erect a solid, wood or masonry fence, not less than seven (7) feet in height, along the common lot line or lines separating the commercial-or industrial-zoned property from the residential-zoned property, in a manner that adequately screens the area from public view.
- (b) All persons obtaining building permits for construction on residential-zoned property other than single-family residential-zoned property, which property abuts single-family residential-developed property, are required to erect a solid, wood or masonry fence, but less than seven (7) feet in height, along the common lot line separating the non-single family residential-zoned property from the single-family residential-zoned property, in a manner that adequately screens the area from public view. (Code 1961, § 5-4; Ord. No. 17787, § 1, 8-9-89)

Sec. 8-3-112.6 – Junkyard fence requirements. All junkyards for the storage of wrecked automobiles, abandoned machinery and all other discarded items shall be in an enclosure with a feather edge board fence, a solid masonry fence, or a corrugated, galvanized metal fence, all at least eight (8) feet tall. Should any junkyard adjoin a residential district, it shall be required to have a feather edge board fence at least eight (8) feet tall, or a screen of dense evergreen shrubbery having a minimum width of four (4) feet and a minimum height of eight (8) feet maintained in a healthy growing condition.

Sub Division F

Sec. 8-4-112 – Bulkheads

Sec. 8-4-112.1 – Bulkhead construction certification. Where bulkhead location requires U.S. Corps of Engineers approval, said bulkhead design and construction shall meet current industry standards, be designed and certified by a licensed civil engineer who shall also specify the anticipated length of life of such bulkhead.

Where the foundation of a principal use structure is designed within 2 feet of a certified bulkhead, the design professional shall consider the effects of the bulkhead's construction and maintenance on the integrity of the proposed foundation. The design engineer shall then verify that he has considered the effects of the certified bulkhead construction and maintenance on the proposed foundation and specifically state on the foundation plan that such due consideration has been given.

Article IV - Licensing

DIVISION 1

Sec. 8-4-113 - Contractor License and Certificate Requirements.

Sec. 8-4-113.1 - Occupational License Required. Before any building permit shall be issued or application for inspection (filing) shall be accepted all contractors shall submit to the Code Official proof of a valid and current Occupational License with the Parish of Jefferson, or the Parish of the contractor's domicile. A certificate of good standing

issued by the Jefferson Parish Sheriff's Bureau of Revenue and Taxation shall be required before any contractor's license or registration shall be issued or renewed.

Sec. 8-4-113.2 - State Contractor's License Required. All contractors shall maintain and present, upon request of the Code Official, a valid state contractor's license, in the proper construction specialty classification, whenever applying, permitting or filing for construction where the cost of such work exceeds Fifty Thousand dollars (\$50,000). The Rules and Regulations of the Louisiana State Licensing Board for Contractors shall govern all such licenses.

Sec. 8-4-113.3 Contractor - Resident/Non-Resident Status. All state licensed contractors shall present to the Code Official a Resident/Non-Resident Contractor Status Certification issued by the Louisiana Department of Revenue and Taxation. In the case of certified Non-Resident Contractors, before any building permit shall be issued or trades filing accepted, such status certification shall be provided for every separate, address-specific construction project.

Sec. 8-4-113.4 - Change of General Contractor. If, at any time during the progress of any permitted construction an owner or developer shall discharge from the job the state licensed general (building) contractor, they shall immediately provide a notarized letter indicating such action to the Building Plan Review Section of the Department of Inspection and Code Enforcement. Such notification shall state the effective date of discharge, the new general contractor's name, address, and state contractors license number, and the commencement date of the new general contractor's job responsibility. In the event the notification does not name a new general contractor; or if a new general contractor has not yet been selected, or if a named new state contractor's license is not valid, no further work shall be performed on the permitted construction. All work shall cease until such time as this is rectified by the provision of a properly licensed state general contractor.

The owner or developer shall send or cause to be sent a notification letter to the replaced general contractor by certified U.S. mail. A verified copy of such notification letter and evidence of its certified mail transmittal shall also be submitted to the Building Plan Review Section. When all is proper the Building Plan Review Section of the Department shall make the necessary appropriate adjustments to the issued Building Permit records and the construction may be reconvened. No refund of any Building Permit or Plan Processing Fees shall be made to any party as a result of such action.

Sec. 8-4-113.5 Change of Licensed Trades Contractor. In the event a Licensed Trades Contractor, (Contractor of Record such as electrical, mechanical, gas, or plumbing) is discharged, replaced by the general contractor (if any) or property owner, or abandons any job for any reason, written notarized notification shall immediately be given to the appropriate section of the Department of Inspection and Code Enforcement. Where appropriate, a copy of such notarized notification letter shall be sent by certified U.S. mail to the replaced trades contractor. Evidence of such certified transmittal to the replaced trades contractor shall also be submitted to the appropriate section of the Department. The notification shall inform the parish of the last date said trades contractor was affiliated with or responsible for the job.

Such notification shall also include the name, address, and parish license number of the new Licensed Trades Contractor (Contractor of Record). In the event the notification does not name a new Licensed Trades Contractor or if a new trades contractor has not yet been selected or if, a named new trades contractor's license is not valid, no further trades work shall be performed on the permitted construction. All work shall cease until such time as this is rectified by the provision of a properly licensed Jefferson Parish trades contractor. In cases where there has been a change in the licensed trades contractor, the Code Official may require a progress/status verification inspection.

Article IV
Division 2

Sec. 8-4-114 - Jefferson Parish Contractor License Requirements.

Sec. 8-4-114.1 - Residential Home Improvement Contractor License Required. No person, firm, partnership, co-partnership, association, corporation, other organization, or any combination thereof shall undertake, attempt, submit a bid, offer to construct, supervise, superintend, oversee, direct, or in any manner assume charge of the construction work, alteration, repair, renovation, addition, improvement, movement, demolition, or furnishing labor, material or equipment and installing same for any one or two family residential structure (or building accessory thereto) within the jurisdiction of the Parish of Jefferson where the cost of such work is Two Thousand Five Hundred Dollars (\$2,500.00) or more, unless such person, shall first have acquired a valid Residential Home Improvement Contractor License from the Parish of Jefferson. No firm, partnership, co-partnership, association, corporation, other organization, or combination thereof, shall undertake said work unless they have in their active employment such Residential Home Improvement Contractor Licensed person.

EXCEPTIONS:

Record owners of property performing construction, renovation, alteration, installation or repairing of their personal residences are exempt from these license requirements, provided they do not apply for more than one building permit, for construction of a new residence during a twelve (12) month period.

Contractors possessing a valid Residential Contractor License issued in accordance with LA. R.S. 37:2165-2173 or a Building Contractor License from the State of Louisiana, upon presentation of such valid state license, shall be exempt.

Any subcontractor that is directly employed by a licensed Residential Home Improvement Contractor will be exempt from the license provisions of this section.

Any specialty contractor (electrical, plumbing, mechanical, gas) that is required by the Building Code and Related Construction Codes of Jefferson Parish to be certified shall be exempt from the provisions of this section for that trade in which they are licensed (only).

Sec. 8-4-114.1.1 – Licensed Residential Home Improvement Contractor. Shall be defined as a person holding a valid Residential Home Improvement Contractor License from the Board of Residential Home Improvement Contractor Examiner's or any firm, corporation or other entity employing a holder of a Residential Home Improvement Contractor License by virtue of designating a holder of such license for said firm, corporation or entity. In the event the license is issued in the name of a firm, corporation or other entity, said firm, corporation or other entity shall submit upon application or renewal the name of the licensed individual designated as the licensee for said firm, corporation or entity. Where the cost of the residential reconstruction, alteration, renovation, or repair exceeds \$7,500, such Residential Home Improvement Contractor shall also be subject to Registration requirements of the Louisiana Act 1146 of the 2003 Legislature.

Sec. 8-4-114.1.2 – License Compliance. Any person, firm or corporation who engages in the reconstruction, alteration, renovation, or repair of residential construction who is not a Licensed Residential Home Improvement Contractor shall be held in violation of this Code (see Section 107 Violations & Penalties).

Sec. 8-4-114.1.2.1 – Penalty for Working without a Valid Residential Home Improvement Contractor License. Any person, firm or entity performing any work requiring a Residential Home Improvement Contractor License without being a holder of said license shall be subject to a penalty of up to Five Hundred Dollars (\$500.00) for each location where work has been performed in violation of this section, and shall further be subject to the provisions of Section 107-Violation and Penalties.

Sec. 8-4-114.1.3 – Board of Residential Home Improvement Contractor Examiners. A Board of Residential Home Improvement Contractor Examiners is hereby established for the purpose of examining all applicants for a Residential Home Improvement Contractor License.

The Board shall consist of three (3) members, to wit: the Chief Building Inspector, a representative of the Home Builder's Association of Greater New Orleans, and one (1) licensed Residential Home Improvement Contractor, all of whom shall be residents of Jefferson Parish or maintain a place of business in Jefferson Parish.

Sec. 8-4-114.1.4 – Term of Office. The Chief Building Inspector shall serve while holding that position. The appointment of the Home Builder's Association representative and the one (1) licensed Residential Home Improvement Contractor shall be made by the Governing Authority to run concurrent with the term of office of the members of the Governing Authority of the Parish of Jefferson, but any member may, for cause, be removed from office at any time by the said Governing Authority.

Whenever any member shall cease to be a resident of the Parish of Jefferson or cease to maintain a place of business in Jefferson Parish, his membership shall automatically be vacated. In case of a vacancy, it shall be filled by appointment by the Director of Inspection and Code Enforcement.

Sec. 8-4-114.1.5 – Remuneration of Board. The Board Members shall receive One Hundred Dollars (\$100.00) for each meeting or examination they attend, said Members to be paid from the Parish General Fund. The Chief Building Inspector shall receive no fee for services on said Board.

The number of meetings and examinations shall be not less than four (4) or more than twelve (12) annually.

Sec. 8-4-114.1.6 – Applicants. Any person may apply for a Residential Home Improvement Contractor License provided the applicant meets the following requirements:

1. Applicant must be at least 18 years of age.
2. An applicant for the Residential Home Improvement Contractor License must pass the Residential Home Improvement Contractor examination described in Section 112.1.7 and 112.1.8.
3. Applicant must have and maintain an established place of business to receive complaints from the Department of Inspection and Code Enforcement (or other persons concerned) during regular business hours.
4. An applicant must carry statutory amounts of Workman's Compensation Insurance and One Hundred Thousand Dollars (\$100,000.00) of public liability insurance and shall furnish Certificates of Insurance evidencing said coverage prior to initial issuance and all renewals of their Residential Home Improvement Contractor License.

Sec. 8-4-114.1.7 – Applications and Licenses. All applicants for examinations along with the required examination fees shall be made to the Chief Building Inspector at least fifteen (15) days prior to the date of the examination. All licenses issued under this Section shall be provided and signed by the Chief Building Inspector.

Sec. 8-4-114.1.8 – Exam Fees. The fees for each examination and re-examination for a Residential Home Improvement Contractor License shall be Seventy-Five Dollars (\$75.00) and shall be payable upon application. Such fee shall be non-refundable.

Sec. 8-114.1.9 – Examinations.

1. Practical questions of homebuilding 50%
2. Jefferson Parish Building Code questions 50%

The applicant shall be required to obtain a minimum of 70% to pass the examination.

Sec. 8-4-114.1.10 – Failure to Pass Exam: In the event the applicant fails to pass the examination, the applicant shall be permitted to take further examinations. There shall be no limit to the number of examinations a person be allowed to undergo provided all prerequisites are met and the examination fee is paid for each test taken.

Sec. 8-4-114.1.11 – Successful Exam – Time Limitations for License Issuance. A candidate who passes the examination must pay the registration fee and obtain the license within six (6) months of the examination date. If the license is not obtained within the six month time allotted, the application and examination will be voided.

Sec. 8-4-114.1.12 – Registration Fees. The initial registration fee for a Residential Home Improvement Contractor License shall be Two Hundred Dollars (\$200.00). All issued licenses expire on December 31, of the year of issuance.

All renewal, revival and/or delinquent fees due must be paid prior to a building permit being issued.

Sec. 8-4-114.1.12.1 – Renewal Fees. The yearly renewal registration fee for a Residential Home Improvement Contractor License shall be Seventy-Five (\$75.00). Each license shall be renewed yearly without further examination.

Sec. 8-4-114.1.12.2 – Delinquent Fee. A delinquent fee in the amount of Thirty Dollars (\$30.00) in addition to the renewal fee will be assessed on all licenses not renewed by December 31, of the current valid year.

Sec. 8-4-114.1.12.3 – Revival Fee. A revival fee in the amount of Seventy – Five Dollars (\$75.00) shall be assessed and collected from all license holders failing to apply for license renewal within the year following the expiration of a license.

Sec. 8-4-114.1.12.4 – Termination of License. If a properly licensed Residential Home Improvement Contractor does not renew the license for a period of more than 1 year, the license shall terminate. To obtain a new license one must meet all prerequisites, pay an examination fee, pass a new exam, and pay the registration fees in order to again secure a valid license.

Sec. 8-4-114.1.12.5 – Revocation of License. Any license granted under this Chapter may be suspended or revoked for a period not to exceed twelve (12) months by the Board of Residential Home Improvement Contractor Examiners, if the holder of the license fails to correct any violations of any ordinance or law relating to the Building Code and related construction code of Jefferson Parish, or if licensee is guilty of homebuilding construction which is dangerous to life or property, or if said licensee transfers or allows directly or indirectly, firms, persons or corporations other than the lawful holder to operate or to obtain permits to do work under said license. In the case of a firm, corporation or other entity, the license of the designated licensee of said firm, corporation or other entity shall also be revoked. The termination of the license for any such violations will be by the Board of Residential Home Improvement Contractor Examiner's.

When a license is revoked, a new license will not be granted to the same person, firm or corporation for a period of thirty (30) days, or until such person, firm or corporation has corrected all violations responsible for revocation. The license will be reissued after applicant has passed an examination and paid the fees as required for the original license including the initial registration fee.

Appeal from the decision of the Board of Residential Home Improvement Contractor Examiners may be taken within ten (10) days to the Board of Standards and Appeals upon recommendation of the Director of Inspection and Code Enforcement.

Sec. 8-4-114.1.13 – Reciprocity of Residential Home Improvement Contractor License. Any holder of a valid Residential Home Improvement Contractor License in any other local Louisiana jurisdiction whose licensing requirements have been

approved by the Board of Residential Home Improvement Contractor Examiner's will be issued a license for a Two hundred Dollars (\$200) annual fee. In cases of declared emergencies the Board of Residential Home Improvement Contractor Examiner's may examine and accept the credentials of bona fide contractors residing outside the State of Louisiana. Any license issued to such contractors, under these limited conditions, shall be valid for a period not to exceed six (6) months from issuance. The cost of this non-residential, emergency contractor's license shall be Five Hundred Dollars (\$500). Such non-resident contractors shall also provide a certificate of non-resident contractor's certification form the Louisiana Department of Revenue and Taxation and shall otherwise be in full compliance with all applicable state law.

Sec. 8-4-114.1.14 – Provision of Residential Home Improvement Contractor License Number. Any person, firm or entity conducting or engaging in any activity requiring a building permit shall conspicuously display its Residential Home Improvement Contractor license number on every application for a building permit.

All residential home improvement contractors may have their name(s), address, phone number, and license number, on file with the Building Section of the Department, permanently displayed on the permitted posted work site. Such sign, if posted, shall not be less than two feet by two feet (2' x 2') nor greater than two feet by three feet (2' x 3'). Such contractors may also display a sign on their company vehicle where work is being performed.

Sec. 8-4-114.1.15 – Reserved

Sec. 8-4-114.1.16 – State Homebuilder License and Home Improvement Registration. The requirements of Residential Contractor Licensing laws of LA. R.S. 37:2167 and Residential Home Improvement Registration Act 1146 of the 2003 Legislature shall be in addition to the above stated Residential Home Improvement Contractor licensing regulations for Jefferson Parish.

Sec. 8-4-114.2 – Louisiana Residential Contractor License Required

No person shall construct a new one or two family dwelling in unincorporated Jefferson Parish unless such person has and presents a valid Residential Contractor license issued by the State of Louisiana. No , firm, partnership, co-partnership, association, corporation or other organization or any combination thereof shall construct a new one or two family dwelling in unincorporated Jefferson Parish unless such firm, partnership, co-partnership, association, corporation or other organization or any combination thereof has and presents, through a qualifying party, a valid Residential Contractors license issued by the State of Louisiana.

Exception:

The owner of a residential property, who will reside in the finished residence, as required by state law, shall be exempt from the Residential Contractor License provided they are in strict compliance with the applicable state law regulating new one and two family dwelling construction. The property owner constructing the new residence shall assume full responsibility and warranty obligations as a builder. Not more than one building permit shall be issued in a twelve (12) month period following the issuance of a Use and Occupancy Certificate to such a homeowner-builder.

State law shall govern contractor requirements for Two-family dwellings (doubles). Written authority from the State Licensing Board for Contractors shall be required if a homeowner-builder is allowed (by state law) to construct a two-family residence without a Residential Contractor's License

Sec. 8-4-114.3 – Louisiana State Contractor License Required.

No person, firm, partnership, co-partnership, association, corporation or other organization or any combination thereof shall undertake, attempt or submit a bid or offer to construct, supervise, superintend, oversee, direct, or in any manner assume charge of the construction, alteration, repair, improvement, movement, demolition, putting up, tearing down, or furnishing labor, material or equipment and installing

same for any building highway, road, railroad, sewer, grading, excavation, pipeline or public utility structure, project, development, improvement, or any other undertaking within the jurisdiction of this Parish where the cost of same is Fifty Thousand Dollars (\$50,000.00) or more unless such person, firm, partnership, co-partnership, association, corporation, or other organization, or combination thereof shall first have acquired a valid contractor's license from the State of Louisiana (when required by Title 37, Section 2151 - 2163 of the Louisiana Revised Statutes).

Article V –Utilities and Mechanical
Division 1
Subdivision A - Electrical

Sec. 8-5-115 - General. The provisions of the following section shall supersede, amend, and supplement the National Electrical Code and be known as “The Building and Related Construction Codes of Jefferson Parish” hereinafter referred to as “this Code”.

Sec. 8-5-115.1.1 Chief Electrical Inspector. For the purpose of this section, the Code Official shall also be referred to as the Chief Electrical Inspector (Inspector III).

Sec. 8-5-115.2 Board of Electrical Examiners. A Board of Electrical Examiners is hereby established for the purpose of examining all applicants for an Electrician's License and when solicited to provide Code-related advice to the Chief Electrical Inspector. All final decisions will be made by the Code Official.

The Board shall consist of three (3) members, who shall be the Chief Electrical Inspector, a representative of the local electrical utility company and one (1) local electrical contractor, all of whom shall be residents of Jefferson Parish.

Sec. 8-5-115.2.1 Term of Office. The Chief Electrical Inspector and the representative of the local utility company shall serve while holding their respective position or appointment. The appointment of the electrical contractor shall run concurrently with the term of office of the members of the governing authority of the Parish of Jefferson. But any member may, for cause, be removed from office at any time by said governing authority.

Sec. 8-5-115.2.2 Remuneration of Board. The Board Members shall receive one hundred dollars (\$100) from Parish funds for each meeting or examination they attend. The Chief Electrical Inspector shall receive no compensation for services on the Board of Electrical Examiners.

The number of meetings and examinations combined shall not be fewer than four (4) or more than twelve (12), annually.

Sec. 8-5-115.3 License

Sec. 8-5-115.3.1 License Required. A license is required for any person or company who engages in constructing, installing, altering or repairing electrical wiring and/or equipment, and any other Code-regulated electrical apparatus operating over 32 volts.

Anyone who does not employ a properly licensed Jefferson Parish Electrical Contractor to perform such work shall be in violation of this Code.

Sec. 8-5-115.3.1.1 Class A Licensed Electrician. A Class A license is required for any person engaging in constructing, installing, altering or repairing electrical wiring, equipment, and any other electrical apparatus operating over 32 volts.

Sec. 8-5-115.3.1.2 Class C Licensed Electrician. A Class C license is required for a person employed as a Maintenance Electrician by any person, firm or corporation. This license is valid only while said Maintenance Electrician remains employed by said person, firm, or corporation and is performing maintenance electrical work on the

premises owned by the employing person, firm, or corporation. However, all electrical work performed by a Maintenance Electrician must be filed and inspected. Only a Class A Licensed Electrician can file an application for inspection.

Sec. 8-5-115.3.2 Limitation of License. Class A licenses shall be limited to operations described in Section 115.3.1. Holders of this license shall not be employed by more than one (1) electrical contracting firm or corporation simultaneously.

The holder of a Class C license shall not engage in the business of installing or repairing electrical wiring and apparatus outside the plant or premises of the person, firm, or corporation by whom the Class C licensee is employed.

Sec. 8-5-115.3.3 Renewal of License. Each license shall expire on December 31st in the year of its issuance. Each license shall be renewed yearly upon payment of a renewal fee as required in Section 115.5.2 and upon presentation of a valid occupational license or letter of "good standing" from the Jefferson Parish Sheriff's Bureau of Revenue and Taxation. All jobs filed before September 1st of the current year must be completed before renewing license. An extension may be requested in writing detailing the reason for the extension and stating the date of completion.

Sec. 8-5-115.3.4 Expiration of Licenses. Each license shall expire on December 31st in the year of its issuance.

Sec. 8-5-115.3.5 Termination of License. A former licensee, having not renewed the electrical license for a period of one (1) year, shall have all deposits and credits returned. License will be re-issued after applicant has paid for, taken and passed examination. If licensee holds a valid Louisiana State Electrical License, the holder must pay the registration fee. Tests are given quarterly.

Sec. 8-5-115.3.6 Suspension of License. The Code Official may suspend any license issued for a period of up to ninety (90) days for the following offenses.

1. Violating any provisions of this Code;
2. Performing work which is dangerous to life or property;
3. Transferring or allowing, directly or indirectly, person, firms, or corporations other than the lawful holder to operate or to obtain filings to do work under said license.

The Code Official may require a re-examination before reactivation of any suspended license. All affected parties shall have right to appeal to the Board of Standards and Appeals (see Section 105).

When a license is suspended, a new license will not be granted to the same person for a period of ninety (90) days. Before a suspended license is re-issued, said person shall have corrected the faulty construction or other violation(s). License will be re-issued after applicant has taken and passed an examination and paid the fees as required for the original license including the initial registration fee. Tests are given quarterly.

Sec. 8-5-115.4 Examinations

Sec. 8-5-115.4.1 Applicants. Any person may apply for an electrical license if the following qualifications are met:

1. Applicant must be at least 18 years of age.
2. An applicant for a Class A license must have at least five (5) years experience in the occupation or business governed by the license for which the applicant is applying, or shall be a graduate of an accredited trade school

or technical college and in addition shall have had one (1) year of practical experience in that class of occupation or business governed by the license for which the applicant is applying. Three (3) letters of reference from a Class A licensed electrician shall be submitted attesting to the applicant's experience and character. Applicant must have and maintain an established place of business and have someone in attendance to receive complaints from the Department of Inspection and Code Enforcement or other authorized parties during regular business hours.

3. An applicant for a Class C license must have at least five (5) years experience under the supervision of a Class A Licensed Electrician.

Sec. 8-5-115.4.2 Application for Examination. Applications for Electrical licenses shall be on a form provided by the Code Official and shall be properly completed, notarized, and submitted to the Electrical Section of the Jefferson Parish Department of Inspection and Code Enforcement. All applications for examination shall be submitted at least fifteen (15) days prior to date of examination. The Chief Electrical Inspector shall review and properly qualify (or disqualify) all applicants/applications at least ten (10) days prior to date of examination. Tests are given quarterly. Examination fee shall be paid at the time of application. Examination fees are non-refundable.

Sec. 8-5-115.4.3 Examination Fees. The fee for each examination and re-examination for all Class A and Class C licenses shall be one hundred dollars (\$100) and is non-refundable.

Sec. 8-5-115.4.4 Examination. The examination for a Class A license shall consist of the following:

1. National Electrical Code questions,
Practical wiring questions.....80%
2. Electrical takeoff20%

The examination for Class C license shall consist of the following:

1. National Electrical Code questions,
Practical wiring questions100%

Applicants shall be required to obtain a minimum of 70% correct to pass the examination.

Sec. 8-5-115.4.5 Failure to Pass Examination. In the event the applicant fails to pass the examination, the applicant shall be permitted to take further examinations quarterly. There shall be no limit as to the number of examinations a person shall be allowed to take.

Sec. 8-5-115.4.6 Successful Examination – Time Limitation. When a candidate passes the examination, they must obtain the license within six (6) months of the examination date. If the license is not obtained within the time allotted, the application and examination will be voided.

Sec. 8-5-115.5 License Fees

Sec. 8-5-115.5.1 Registration Fee – License to File. The initial registration fee for all Class A and Class C licenses or license to file shall be two hundred dollars (\$200).

Sec. 8-5-115.5.2 Renewal Fee. The yearly renewal fee for all Class A and Class C license shall be seventy-five dollars (\$75), if paid before December 31st of the year valid.

Sec. 8-5-115.5.3 Delinquent Fee. A delinquent fee in the amount of thirty dollars (\$30), in addition to the above specified renewal fee of seventy-five dollars (\$75), a total of one hundred and five dollars (\$105) shall be assessed on all licensee renewed after December 31st but before March 31st.

Sec. 8-5-115.5.4 Revival Fee. A revival fee of seventy-five dollars (\$75), plus the required renewal fee of seventy-five dollars (\$75) (a total of one hundred and fifty dollars, \$150) shall be assessed on all licensees applying for license renewal after March 31st of the year following expiration date of license.

Sec. 8-5-115.5.5 Termination of License. All licenses not renewed within one year from the date last valid shall be terminated and a new license shall be required in accordance with Section 115.5. All applicants shall pay for, take and pass the Jefferson Parish Electrical Examination or, the licensee shall present a valid Louisiana State Electrical License and shall pay the registration fee in Section 115.5.1.

Sec. 8-5-115.5.6 Payment of Fees. The examination and re-examination fees shall be paid to Jefferson Parish Pooled Cash when the application for examination is presented. All fees must be paid prior to acceptance of the application for inspection (filing) for any job.

Sec. 8-5-115.6 Contractors and Owner's Responsibilities

Sec. 8-5-115.6.1 Defects. Any defects noted at time of scheduled inspection shall be corrected within forty-eight (48) hours and scheduled for re-inspection within seventy-two (72) hours of the initial inspection. Failure on the part of the licensed electrical contractor to promptly correct the noted deficiencies shall forfeit his right to apply for inspection (file) on any other work until the cited corrections have been made.

Every licensed electrician in accordance with these regulations shall be responsible for any defects of construction installed until a Certificate of Approval has been issued by the Chief Electrical Inspector. Also, any and all electrician-installed concealed defects discovered after a Certificate of Approval has been issued shall be the responsibility of the licensed electrician of record and must be promptly corrected.

After the license electrician has successfully completed his contracted scope of work and the Certificate of Approval has been issued, the person, firm, or corporation for whom the meter is contracted and installed, shall be responsible for the prompt remediation of all defects caused by such persons, firm, or corporation.

Whenever an additional load or loads are added to an existing installation, the installer shall be responsible for the adequacy of the service conductors, feeders, sub-feeders, and branch circuits. The total load shall be balanced as evenly as possible among all the feeders and branch circuits within the building.

No wiring or equipment may be concealed or completed before a filing has been accepted and inspection made. To ensure compliance with the National Electrical Code all wiring and equipment concealed prior to inspection shall be made accessible upon demand of the Department. The person, firm, or corporation doing the work shall be responsible for, and shall bear the expense of, making this wiring and equipment accessible. To provide such accessibility the Code Official may require the removal of any partition, or parts thereof, the removal of any wall coverings or any and all enclosing materials of a building or structure. The Code Official may also require excavation(s) to expose any or all underground equipment or service systems.

Sec. 8-5-115.6.2 Change of Licensed Trades Contractor. In the event a Licensed Trades Contractor, (Contractor of Record such as electrical,

mechanical, gas, or plumbing) is discharged, replaced by the general contractor (if any) or property owner, or abandons any job for any reason, written notarized notification shall immediately be given to the appropriate section of the Department of Inspection and Code Enforcement.

The notification shall inform the parish of the last date said trades contractor was affiliated with or responsible for the job. Such notifications shall also include the name, address, and parish license number of the new trades contractor (contractor of record). In the event the notification does not name a new Licensed Trades Contractor or if a new trades contractor has not yet been selected or if, a named new trades contractor's license is not valid, no further work shall be performed on the permitted construction. All work shall cease until such time as this is rectified by the provision of a properly Jefferson Parish Licensed Trades Contractor.

No application for inspection (filing) shall be accepted nor shall any inspection be scheduled until the new, properly Licensed Trades Contractor has paid a "take over fee" of fifty dollars (\$50) and a non-refundable application fee of fifteen dollars (\$15), a total of sixty-five dollars (\$65) through the appropriate section of the Department of Inspection and Code Enforcement (See Section 104 – Fees). When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department's records and the trades work may be reconvened.

Sec. 8-5-115.6.3 Existing Installations. When all or part of any existing electrical installation is found unsafe and therefore condemned by the Code Official, the owner shall be given written notice of the apparent deficiencies and condemnation. It shall be the owner's responsibility to promptly hire a properly licensed electrical contractor. The licensed electrical contractor shall make a thorough inspection of the entire system and all its components, make an application for inspection (filing) with the Electrical Section, correct all deficiencies to bring system into full compliance with this Code, and call for an inspection. Until such time a condemned system has been repaired, replaced, brought into full compliance with this Code, filed with and inspected by the Department and approved, the system shall not be put into service.

Sec. 8-5-115.7 Electrical Drawings and Specifications. Applications for building permits to install electrical wiring and equipment in commercial buildings that fall within the scope of this chapter shall be accompanied by two (2) sets of drawings and specifications. The following limits determine when electrical plans must be designed and stamped by a Louisiana Registered Electrical Engineer with a live signature, signed in blue ink:

1. Installation of over 200 ampere, single phase electric service, or
2. Installation of over 150 ampere, three phase electric service, or
3. Installation of any electrical service over 240 volts.

Drawings and specifications may be required for all work whenever the Chief Electrical Inspector or his designee deems it necessary. Such drawings and specifications shall be certified by a Louisiana Registered Electrical Engineer and shall be submitted to the Department for approval.

Sec. 8-5-115.8 Request for Inspection (Filing) Requirements

Sec. 8-5-115.8.1 Filing Requirements. Every person, firm or corporation proposing to install, repair or alter any electrical equipment or wires, designated to carry electricity at a different potential of open circuit voltage, over 32 volts, for any purpose or service in, or on, any building or premises, shall first file an application (for inspection) for such job with the Electrical Section of the Department of Inspection and Code Enforcement. It shall be the responsibility of the licensed person to perform the filed work in a timely manner and call for an inspection immediately upon completion of the work.

Filings shall be accepted only from persons holding a valid Class A Electrical License.

The fees described in Section 104.7 are due and payable upon presentation of the application. No filing shall be accepted until the application fees associated therewith have been fully paid.

Any violations to these regulations may result in an investigation fee of three hundred dollars (\$300) in addition to the filing fees.

Sec. 8-5-115.8.2 Scheduling of an Inspection. It shall be the responsibility of the licensed person to perform the filed work in a timely manner. Immediately upon completion of the installation of any electrical system, the alteration or extension of such a system, or the connection of any appliance to such a system, it shall be the duty of the licensed person to notify the Code Official and schedule an inspection.

Sec. 8-5-115.8.2.1 Timeliness. It shall be the duty of the Code Official to inspect the work within forty-eight (48) hours from the time the licensed person calls for an inspection, excluding weekends and holidays.

Sec. 8-5-115.8.2.2 Same Day Inspection. Whenever the licensed contractor requests an additional electrical inspection, he shall file a written request for each same day inspection or re-inspection and pay a fee of fifty dollars (\$50). (For after hours and holiday inspection fees see Section 104.4.1 – Outside Normal Business Hours Inspection.)

Sec. 8-5-115.8.2.3 Vacancy Inspection. A filing and inspection is required for electric power to be restored to each residence and/or commercial building after the account has been inactive for a six (6) month period of time. The visual inspection is for apparent deficiencies, to assure that the electrical service is properly grounded, all fixtures are properly installed and the building appears to be habitable.

Sec. 8-5-115.8.3 Failure to Pass Inspection. If, upon inspection, any improper or dangerous installation, alteration, extension, or connection is discovered, a written notice shall be served on the licensed electrical contractor and/or owner to have the defects or violations corrected in accordance with the provisions of this Code. On failure of the electrical contractor and/or owner to comply with such notice, the Code Official shall have the authority to give written notice to the service company to disconnect utility service, or otherwise cause the operation to be discontinued until the defects are corrected.

Sec. 8-5-115.8.4 Certificate of Approval. The Chief Electrical Inspector shall sign and issue all Certificates of approval for the installation, repair or alteration of all electrical work at the time of inspection. Said certificate shall not be issued until all work has been inspected by the Code Official and found to comply with all the requirements of this Code. Said certificate shall contain electrical data, name of the owner or owners, and exact location of the building or premises where the work was accomplished.

A register shall be kept in which shall be recorded the number of each building, by proper description, in which an inspection has been made with the name and owner or owners of the buildings, the date same was inspected, the person or persons for whom such inspection was made and the fee collected for such inspection.

Sec. 8-5-115.9 Vehicle and Job Sign Display Requirement. All electrical contractors shall have name, address, phone number and license number, that is on file with the Electrical Inspection Section of the Department of Inspection and Code Enforcement permanently displayed on the vehicles used for service and installation of electrical fixtures and/or equipment. Such contractors shall also display a sign on site where the work is being performed. Such sign shall not be less than two foot by two foot (2'x2')

nor greater than two foot by three foot (2'x3'). The license or certificate of any person, firm or corporation can be revoked or suspended for non-compliance of these regulations until such time as the requirements are met. A violation fee of up to two hundred dollars (\$200) may be assessed for non-compliance of this section.

Sec. 8-5-115.10 Electrical Investigation/Violation Fees. Whenever alleged work, for which an electrical filing is required under the provisions of the Code, has commenced without proper authorization of same, an investigation fee shall be paid. The Code Official may impose an investigation/violation fee for such non-permitted work infractions. The investigation/violation fee shall be three hundred dollars (\$300) in addition to the regular filing fees imposed by this Code.

Sec. 8-5-115.11 Temporary Wiring. All Certificates of Approval issued for temporary wiring of any description may be revoked at the discretion of the Code Official.

Sec. 8-5-115.12 Connection of Power. The holder of a valid Louisiana Residential or Building Contractor's License may request the Code Official to authorize the electrical utility company to energize the service on a non-occupancy basis only. No other person, firm, or corporation shall be authorized to make such request. Such requests shall be on a form provided for such purposes by the Code Official. All such forms shall be properly notarized. The Code Official shall not authorize such non-occupancy temporary electrical power connection until a satisfactory electrical inspection has been completed. In the case of non-occupancy temporary electrical power connection of power for commercial installations the licensed electrical contractor of record shall also be required to sign the request form.

The non-occupancy temporary electrical power connection shall be for the sole purpose(s) of testing equipment or systems and to adjust the climate (dehumidify, heat, cool, etc.) of the building. Under no circumstance shall any non-occupancy temporary electrical power connection be used to enable habitation of the building. It is unlawful to occupy any building or structure before a Certificate of Completion has been properly issued by the Code Official.

The Code Official shall have the right to revoke such non-occupancy temporary electrical power connection for cause. In the case of public safety such disconnection shall be immediate and without prior notice.

The connection of electricity from private owner sources of electric supply to electrical wiring system or equipment within or on any building or premises shall not be made until special permission is secured from the Code Official authorizing such connection.

Sec. 8-5-115.13 Authority of the Chief Electrical Inspector.

Sec. 8-5-115.13.1 Entry. The Chief Electrical Inspector or his designee shall have the right during reasonable hours to enter any building or premises in the discharge of official duties, or for the purpose of making any inspections, re-inspections, or tests of the electrical equipment contained therein or its installation. This authority may also be delegated to any of the Electrical Inspectors. It shall be unlawful for any person, firm, or corporation to hinder or interfere with any Code Official in this discharge of their official duties under this ordinance.

Sec. 8-5-115.13.2 Identification. The Chief Electrical Inspector or his designee shall carry proper identification issued by the governing authority. When inspecting structures, premises, or facilities in the performance of duties under this Code, the inspector shall first present proper credentials as issued by this governing authority.

Sec. 8-5-115.13.3 Impersonation Prohibited. A person shall not impersonate the Code Official through the use of a uniform, picture identification card, badge,

or any other means. Any person violating this section shall be subject to penalty provided by law.

Sec. 8-5-115.13.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Chief Electrical Inspector or his designee has reasonable cause to believe that a structure or premises is unsafe or dangerous due to a violation of this Code, the Chief Electrical Inspector or his designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this Code. If the structure or premises are occupied, the Inspector shall present the proper credentials and request entry. If entry is refused, the Chief Electrical Inspector or his designee shall have recourse to the remedies provided by law to secure entry.

Sec. 8-5-115.14 Discontinuance of Power.

1. If the condition is dangerous to life, limb, or property, an immediate cut-out will be issued to the electric utility company or governing utility company by the Chief Electrical Inspector or his designee.
2. Whenever, in the opinion of the Chief Electrical Inspector or his designee, any electrical installation, wiring, or appliance in any building is unsafe or in a dangerous condition, or any electrical construction, installation, or repair work has been installed or is being used in violation of this Code, the Chief Electrical Inspector or his designee shall serve written notice to the person, firm, or corporation using the unsafe wiring or violating the provisions of this Code to correct such conditions within ten (10) days.
3. This period may not be extended except by special written permission from the Chief Electrical Inspector or his designee.
4. Upon failure to comply with this notice, the electric utility company shall discontinue the electrical service upon the request of the Chief Electrical Inspector or his designee. When corrections are made and the electric utility company is notified by the Chief Electrical Inspector or his designee, the power may be reconnected.
5. For an appeal of the decision of the Chief Electrical Inspector or his designee, see Section 105 – Board of Standards and Appeals.

Sec. 8-5-115.15 Work By Other Than Electrical Contractor. No person, firm, or corporation engaged in any kind of work (including erecting, repairing, or altering buildings, erecting sign, altering, changing, or installing, electrical apparatus) shall close in or conceal any wiring or raceway without permission from the Code Official. Nor shall the arrangements of any electrical conductors or appliances whatsoever, inside or outside of any building or premises, be cut, broken, destroyed, disconnected, or in any other way interfered without such permission. Before such permission shall be granted, said licensed electrician shall serve the Code Official with a written notice at least forty-eight (48) hours before such contemplated work is to commence and the work of altering, changing, or disconnecting such electrical conductors or appliances must be done under the supervision of a certified electrician. In addition, all such work must be filed with and inspected and approved by the Code Official before such work may continue to the next phase or be granted a Certificate of Approval (whichever is appropriate).

Sec. 8-5-115.16 Basic Standards. No electrical work for light, heat, or power shall be installed or placed in or on any buildings, structures, or premises, unless this work is in conformity with the approved methods of construction. Compliance with the regulations as cited in the National Electrical Code and the Amendments of the Building and Related Construction Code of Jefferson Parish shall be prima facie evidence of conformity with such approved methods.

All electrical devices, fittings, material, equipment, and appliances shall be those approved and listed for the purpose for which they are used. Such electrical devices,

fittings, materials, equipment, and appliances that are constructed in conformity with the Standards of and are listed by Underwriter's Laboratories or an approved Certified Testing Laboratory in their "List of Inspected Electrical Equipment" shall be prima facie evidence of conformity with the requirements of this Code.

Where recessed fixtures are installed in ceilings required to be of one (1) hour fire protection, the recessed portion housing the fixtures must be similarly protected. Outlet boxes installed such ceilings shall be limited to one (1) outlet not over sixteen square inches (16 sq. in.) to each ninety square feet (90 sq. ft.) of ceiling area.

Sec. 8-5-115.16.1 Installation of Service Entrance Conductors and Raceways.

Entrance conductors for all buildings shall conform to the following:

For circuits not exceeding 600 volts, the conductors may be installed in busway or in rigid threaded metal conduit. Heavy wall threaded aluminum electrical metallic tubing or PVC Schedule 80 may be used where the conduit does not penetrate the roof of the building or structure or support the service drop conductors. Service conductor raceways shall not penetrate a mansard type roof, but if the roof has a slope, they may be installed through the roof provided the service stem does not extend more than thirty-six inches (36") above the roof. Un-fused conductors shall not enter any building or other structure except where the conductors terminate in the service equipment immediately behind the meter socket or box and under no conditions exceed twelve inches (12") penetration with approved method.

Sec. 8-5-115.16.2 Water Heaters. Commercial and residential water heaters shall require a separately installed disconnect adjacent to each unit. (A snap switch is not allowed.) The approved wiring method to equipment shall be free of mechanical defect.

Sec. 8-5-115.16.3 Concrete Floor Hangers. Where used under concrete floor slabs at grade, conduits one inch (1") or larger shall be hung at five-foot (5') intervals with at least one-fourth inch round (1/4" diameter) stainless steel hangers mounted into floor slab.

Sec. 8-5-115.16.4 Stairway to Roof. With the exception of a single-story dwelling, every building which has on its roof mechanical, electrical, or plumbing equipment shall also have on its roof a hinged trap door with a permanent ladder leading to it; otherwise a suitable ladder must be available at all times that reaches the roof shuttle or hinged trap door for inspection or maintenance.

Sec. 8-5-115.16.5 Cutting, Notching and Boring. The cutting, notching, and boring of wood and steel framing members, structural members and engineered wood products shall be in accordance with the International Building Code, Section 230.9.10 and 2308.11.

Sec. 8-5-115.16.6 Smoke Detectors Circuits. Smoke detectors required by the International Building or Residential Code and installed within dwelling units shall not be connected as the only load on a branch circuit. Such detectors shall be supplied by branch having lighting loads consisting of lighting outlets in habitable spaces.

Sec. 8-5-115.17 Standard Electrical Materials. Before any electrical material, appliance, or apparatus is used, sold, or replaced with new article, rented, given as a premium, or placed on sale, it shall be constructed in conformity with Underwriter's Laboratories or an approved Certified Testing Laboratory and labeled as such.

Sec. 8-5-115.18 Correction Devices Required. No Certificate of Approval on new or repaired installations shall be issued for connection to the lines of any electrical utility company, and no consumer shall connect or cause to be connected to any such utility lines any electrical discharge type of lamps or lighting units having low power factor

characteristic used for illuminating, decorating, advertising, or for any other purpose unless such lamps or lighting units or group of such lamps or lighting units shall have been installed by the consumer in connection therewith, power factor corrective devices adequately controlled group of lamps or lighting units to not less than ninety percent (90%) lagging.

Sec. 8-5-115.19 Display of License. Every holder of a license shall keep their license displayed in a conspicuous place in their principal place of business.

Sec. 8-5-115.20 Decorative Lighting. No person, firm, or corporation shall install wiring of a temporary decorative character in or about any building or premises without having first procured from the Chief Electrical Inspector written permission authorizing such work to be installed. The Chief Electrical Inspector shall be authorized to grant written and limited approval for any temporary installations which may, in his opinion, be necessary. Temporary installation of decorative lighting of residences or their premises otherwise complying with this Code are exempt from this requirement.

Sec. 8-5-115.21 Mechanical Ventilation.

1. All residential fixed electric space heating and air conditioning equipment shall be furnished in addition to the equipment described in Section 424 and 440 of the 2002 National Electrical Code, with a separate disconnecting means, and shall be located on, or adjacent to and within sight of the unit controls. On commercial rooftop central air conditioning system with factory-installed disconnecting means, a separate disconnect is not required.
2. A mechanical disconnect or switch must be supplied next to or adjoining motor location, whether fractional or full horsepower rated.

Sec. 8-5-115.22 Minimum Requirements for Temporary Construction Power.

1. There shall be installed a pole with sufficient length to provide service drop conductors a minimum of fourteen feet (14') clearance above grade. The depth of the pole in the ground shall be of sufficient length to be structurally sound. Poles shall be a minimum of four inches (4" x 4") in dimension and shall be pressure treated.
2. Service equipment shall consist of a weatherproof switch of adequate capacity to carry the connected load, but in no case less than 60 ampere capacity and equipped with a minimum of one (1) 120 volt receptacle. Each 120 or 240 volt receptacle if installed shall be equipped with ground-fault circuit protection.
3. Service stem shall be rigid metal conduit, Schedule 80 PVC or E.M.T. not less than one and one-fourth inches (1 ¼") trade size equipped with a weatherproof service head and be continuous from the meter socket to a height not less than fourteen feet (14') above grade and also shall meet requirement of utility company.
4. The service grounding conductor shall be copper and not smaller than No. 6 A.W.G. wire.
5. The grounding electrode shall be a copper weld rod not less than five-eighths inches in diameter (5/8 diameter) and at least eight feet (8') in length. The resistance to ground shall not exceed 25 ohms.

Sec. 8-5-115.23 Exit and Emergency Lighting. Prior to installation, all plans for emergency and exit lighting systems shall be submitted to the Fire Marshall.

Sec. 8-5-115.24 Underground Utilities.

1. Any new commercial or residential subdivision and/or re-subdivision, development or re-development of parcels of land or their contributing arterials, involving new streets or extension of existing streets of more than one hundred feet (100') or permitted projects that have not started in over six (6) months or otherwise require re-permitting shall be of underground-type construction. This includes all utilities (example: electrical power, fiber optic, telephone and/or cable TV).
2. Any existing parcel, complex, or lot that is currently served by underground utilities shall remain of this type.
3. Existing subdivisions which are of underground-type installations shall only be abutted, for 150 feet (150') in any direction of the perimeter of such underground-fed subdivision, by underground-type installations.

Sec 8-5-115.25 Reserved

Subdivision B - Street Lighting

Sec. 8-5-115.26 Underground Street Lighting Systems.

Sec. 8-5-115.26.1 Underground Electrical and Telephone Distribution Systems.

1. Any person, firm, or corporation (except those enumerated below) developing any new subdivision and/or re-subdivision or development or re-development or land involving new streets shall provide access to an underground distribution system for each lot. This underground distribution system will include any surface-mounted transformers and appurtenances located along a rear yard or side yard, servitude or easement, or in a dedicated public street or in a servitude provided in the front yard area.
2. All utilities—including but not limited to electrical, telephone, fiber optics, and cable television service distribution—shall be installed underground in new subdivisions or re-subdivisions or any new development or redevelopment. These utilities shall meet with the requirements of the local utility companies in the area and shall also comply with all grounding requirements as specified by the International Electrical Code.
3. Any person, firm, or corporation developing any new and/or re-subdivision, or development and/or redevelopment or land involving new streets shall provide underground street lighting to service the entire new (re) subdivision or (re) development. Where a complete underground distribution system is installed, street light connections shall be made in the utility junction box (supplied by the utility company) nearest the location of the first light standard. All other standards on the same circuit are to be connected and run parallel to the curb forty-two inches (42") in rear thereof. All street light foundations shall be 2 ½ inches (2 ½") above the top of the curb.
4. No person, firm, or corporation (see exemptions below) shall have the right to install any electrical conduit, wires, ducts, poles, light standards, or equipment of any character for the transmission, distribution, or utilization of electrical energy, or for the operation of signals or transmission of intelligence on, over, or under the public streets, alleys, highways, parks, etc., in the unincorporated areas of Jefferson Parish without first obtaining a permit from the Parish of Jefferson for the particular installation to be made. Any such installation so made under such permit shall be in conformity with all the rules, regulations, and ordinances of the unincorporated areas of Jefferson Parish.
5. Any person, firm, or corporation proposing to place a raceway, duct, or conduit under public places, alleys, and streets of the unincorporated areas of Jefferson Parish shall secure permission from the governing authority of the unincorporated areas of Jefferson Parish for such installation and shall submit

a proposed plan to the Parish Engineer, Department of Inspection and Code Enforcement, the Department of Public Works, and the local utility company for approval of plot, showing where such installations are to be made and the type and character of the work to be done. The plans shall be signed by the developer or owner of plot before being submitted to the Parish Departments. The approval of the Jefferson Parish Department of Inspection and Code Enforcement, the Parish Engineer, and the local utility Companies shall be secured prior to submitting the plans to the Department of Inspection and Code Enforcement for the permit necessary to make such installation. A copy of the approved plot plan showing all details required by the Parish Engineer and the Department of Inspection and Code Enforcement shall be kept in their respective files. The Department of Inspection and Code Enforcement, Division of Street Lighting, shall inspect all street light installations.

6. Approved plot plans will be valid for a period of six (6) months after the date of approval of the Department of Inspection and Code Enforcement, Division of Street Lighting.

Exemptions: Nothing in this Code shall apply to:

1. Telephone and telegraph companies in the installation, maintenance, alteration or removal of wiring apparatus, devices, appliances, or equipment for telegraph, telephone, signal service, or central station protective service, used in conveying signals or intelligence, except where electrical work is done on the primary side of the source of power from the power company at a voltage of over 50 volts and which generates more than 500 watts of power.
2. Installations used by electric utility companies in the generation, transmission, or distribution of electricity for the transmission of intelligence in the exercise of their function as electric utilities and located outdoors or in buildings used exclusively for that purpose, except where electrical work is done on the secondary side of the source of power from the power company for supplying current for lighting, appliance, air conditioning and/or heating circuits.

Electric railway companies in the installation, maintenance, repair, or removal of appliances or equipment used in connection with their business or plant.

Sec. 8-5-115.26.2 Use of Public Places, Alleys, Streets. Any installation of raceways, conduits, or wires under the public places, alleys, and streets shall be in accordance with this Ordinance and other Parish Ordinances covering the use of public places, alleys, and streets.

Sec. 8-5-115.26.3 Permits, Plans, and Specification for Street Lighting. The application for permit shall describe the work to be done and shall be made in writing to the Department of Inspection and Code Enforcement, Division of Street Lighting. The permit, when issued, shall be issued to such applicant to cover work as described and detailed.

Any changes or additions must be covered by additional permits at the time changes are to be made. Such plans, specifications, and schedules as may be necessary to determine whether the installation as described will be in conformity with the requirements of this Ordinance shall accompany the application. If it shall be found that the installation as described will, in general, conform to the requirements of this Chapter and if the applicant has complied with all other provisions of the Ordinance of the Unincorporated areas of Jefferson Parish, a permit for such installation shall be issued, provided, however, that the issuance of a permit will not be taken as permission or as a license to violate any of the requirements of this or any other Ordinance of the unincorporated areas of Jefferson.

Sec. 8-5-115.26.4 Guarantee. The person, firm, or corporation installing underground installations and in whose name the permit is issued shall guarantee

to the Parish of Jefferson all work and materials for a period of one (1) year from the date of final inspection by the Department of Inspection and Code Enforcement, Division of Street Lighting. As-built specifications shall be furnished to the Parish of Jefferson at the time of final inspection.

Developer shall transfer ownership of the street light standards to the Parish of Jefferson, and the Jefferson Parish Council must accept these lights for maintenance by resolution, except in private subdivisions where ownership and responsibility for maintenance remains with the Homeowners' Association.

Developer will be responsible for any damage to the underground street lighting system or to the street light standards that is caused by the installation of any other utility or building construction for a period of one (1) year after the acceptance of the street lights by the Jefferson Parish Council.

Sec. 8-5-115.26.5 Energization. At the option of the Parish of Jefferson, street lighting will be energized after sixty percent (60%) of the homes on a given street are substantially under construction.

Sec. 8-5-115.26.6 Inspection Required. When any part of a wiring installation is to be buried or concealed from view, the person supervising and installing the duct or wiring shall notify the Department of Inspection and Code Enforcement, Street Lighting Division. Any such parts of the wiring installation shall not be concealed until they have been inspected and approved by the Street Lighting Division, provided that on such installation the concealment of parts of the wiring must, at the discretion of the Electrical Inspector, necessarily proceed continuously. The person supervising and installing the wiring shall give the Street Lighting Division due notice, and inspections shall be made periodically during the progress of the work. Where, at the discretion of the Street Lighting Division, it is necessary, the Inspector shall post notice upon the premises that the work is approved and may be covered or is not approved and may not be covered until such further inspection as is necessary has been made. Any person removing, destroying, altering, or defacing such a notice without the consent of the Department of Inspection and Code Enforcement, Street Lighting Division, shall be deemed guilty of an offense under this Ordinance, and any work described in said notice shall be stayed pending the further necessary inspection.

Sec. 8-5-115.26.7 Service Equipment Overhead/Underground Feed.

1. **Overhead Feed.** The service equipment shall consist of either a rigid two-inch (2") threaded service entrance conduit or Schedule 80 PVC conduit and fittings mounted on the utility company's pole. A disconnect capable of accepting a padlock will be mounted not less than six feet (6') above grade. This disconnect box is to be furnished by the contractor and is to be maintained by Jefferson Parish. The service head will be at a height predetermined by the utility company standards. This service conduit shall be supported and grounded as required by the International Electrical Code.
2. **Underground Feed.** When service is fed from an underground distribution point (supplied by the utility company), the junction box (disconnect) is to be furnished and installed, and it must contain a watertight fuse connection and ground rod to be maintained by the utility company.

Sec. 8-5-115.26.8 Grounding of Service Equipment at Utility Company's Poles. The service equipment shall be grounded at the utility company's pole to a driven electrode. There shall be run the length of the system, an equipment grounding conductor a minimum of No. 8 A.W.G. copper for grounding all light standards, poles and heads, metallic sections of raceways, and other metallic equipment. The equipment grounding conductors shall be an insulated conductor.

Sec. 8-5-115.26.9 Feeder Conductors. The underground feeder conductors and the grounding conductors shall be copper TW, THW – THWN or XHHW and shall

be of sufficient size so that the voltage drop to the last light standard will not exceed five percent (5%). The circuit conductor size in any case shall not be smaller than No. 8 A.W.G. wire. All underground conduits with cables shall be buried to a minimum of twenty-four inches (24") cover at a distance of forty-two inches (42") from back of curb, unless approved by the Department of Inspection and Code Enforcement and the Department of Engineering.

Conductors to be used for street lighting circuits shall not be installed in any easement between side lot lines of adjoining properties. The utility company will be responsible for furnishing and installing a junction box and installing and maintaining a watertight fused connection in said junction box, approved by the Department of Inspection and Code Enforcement.

Sec. 8-5-115.26.10 Connections at Service Pole or Light Standard. All electrical connections shall be made with UL approved mechanical connectors and shall be made in the hand hole at the base of the light standard. "Y" type connections will be installed for feeders going up the pole. No splices or connections shall be made in conduit or raceways. Each connection shall be covered with insulation equal to the insulation of the conductor. The contractor shall provide and install 2-10 amp in-line fuses in fuse holders with boots in the hand hole of each pole per light with circuits feeding lights.

Sec 8-5-115.26.11 Raceways. All underground conductors supplying current for street lighting systems shall be installed in a non-metallic flexible polyethylene coilable plastic duct and conductor type assembly prefabricated with conductors at the factory in one (1) continuous length or as approved by the Street Lighting Division. Except where run under paved or other completed streets, the duct shall be run in metallic or PVC Schedule 40 (or better) raceway. When run under undeveloped or newly cut streets (not yet paved, blacktopped, or graveled) they shall be run in a non-metallic PVC Schedule 40 (or better) encased in concrete and through a four inch (4") conduit under said street. An "E" shall be etched in the curb at any and all electrical crossings under streets. All raceways shall have a minimum trade size of 2 inches (2") and be buried a minimum of 24 inches (24") below grade. Where the raceway rises up to the light standards, it must come above the foundation a minimum of 4 inches (4"). All elbows or bends used in the system shall be 2-inch (2") minimum galvanized or PVC Schedule 40 (or better). Galvanized conduit must be provided with insulated bushings to prevent abrasions to the conductors. The ends of each raceway shall be sealed with a standard sealing compound.

Sec. 8-5-115.26.12 Street Light Standards. Street light standards shall be fabricated of seamless spun aluminum of approximately twenty feet (20') mounting height with seven inch (7") diameter at base and four inch (4") diameter at top (Lexington 1708-40705T4 or approved equal). The pole shall be furnished with a pole cap, anchor base bottom, and six foot (6') elliptical mast arm (1MA0632B or approved equal) and a single bracket mounted luminaries. No scroll brace or truss arm shall be used with the arm. The pole shall be designed for mounting on concrete base with anchor bolts. For locations where there exist similar light standards, standards shall match those existing in said street, upon approval by the Department of Inspection and Code Enforcement, Division of Street Lighting. The Department of Inspection and Code Enforcement, Division of Street Lighting, will approve all material specifications.

Sec. 8-5-115.26.13 Luminaries. Luminaries shall be high pressure sodium lighting fixtures wired for two wire 240 volt system with an identified grounding conductor from head to pole grounding conductor and to ground rod in foundation. The High Pressure Sodium fixture wattage is to be determined by the Department of Inspection and Code Enforcement, Division of Street Lighting, at the time of installation. All fixtures shall be equipped with a 240-volt photocell, type MOV (metal oxide varistor). The Department of Inspection and Code Enforcement, Division of Street Lighting, will approve all material specifications.

Sec. 8-5-115.26.14 Spacing of Light Standards. There shall be one (1) street light standard installed at each intersection and spacing of standards will not exceed one hundred eighty feet (180') and will not be less than one hundred twenty five (125'), except by special permission of the Department of Inspection and Code Enforcement, Division of Street Lighting.

Sec. 8-5-115.26.15 Street Light Foundations. Foundations shall be of concrete cast in place (2' x 2' square or 24" minimum Sonitube) depending on the design of the installation. One, two, or three 90 degree two-inch (2") galvanized (with bushing at top) or PVC Schedule 80 conduit bends shall be provided for raceway and shall be placed with the raceway extending four inches (4") above the top of the foundation, and shall extend six inches (6") from sides of the foundation, two feet (2') below grade in a line parallel with the curb line. A copper weld ground rod, five-eighths inches (5/8") in diameter and eight feet (8') in length, shall be installed in foundation of each light standard. Anchor bolts are to be set in the concrete in accordance with plans furnished by the supplier of the street light standards. The top of the concrete foundation shall be dressed and level and shall be finished to two and one-half inches (2 1/2") above grade. The Parish Engineer will determine the size of the foundation and the necessity for piling under the foundation at the time that the plans for street lighting are approved. Any variations of the above, as to specific type of foundations, are to be approved by the Parish Engineer and the Department of Inspection and Code Enforcement, Division of Street Lighting.

All foundations shall be centered forty-two inches (42") from back of curb. Any deviation shall be specifically waived by the Director of the Department of Inspection and Code Enforcement with the concurrence of the Department of Public Works Engineering.

Foundations for street light standards shall be pile-supported unless specifically waived in writing by the Director of the Department of Inspection and Code Enforcement. Conditions of waiver shall be based on the soil condition determined by the USDA Soil Conservation Service Soil Survey, and such request for waiver shall be accompanied by a statement from the engineer regarding the soil conditions in the area. Pilings shall be ANSI Class 9 treated timber poles thirty feet (30') long. Piles shall be pressure-treated with a minimum preservative retention of eight pounds per cubic foot (8.0 lbs./cubic feet).

Sec. 8-5-115.26.16 Special Street Light Installation. All street lighting to be maintained by the Parish of Jefferson shall be of the type indicated above. Any deviation from these specifications shall be specifically approved by resolution of the Jefferson Parish Council. The Parish shall be furnished a copy of the Homeowners' Association's statement indicating the maintenance and repair of the underground wiring system, and standards will be the responsibility of the Homeowners' Association.

When, in the opinion of the Director of the Department of Inspection and Code Enforcement, light standards, luminaries, and lamps other than those specified herein are required for special light projects, detailed specifications shall be provided by the developer of said project.

Sec. 8-5-115.26.17 Liability for Damages. This Chapter shall not be construed to relieve from or lessen the responsibility or liability of any party owning, operating, controlling, or installing any electric wiring, electric devices, light standards and/or electric material from damages to persons or property caused by any defect therein or by failure to provide adequate barricades, signs, lanterns, etc., along open trenches, and at obstructions. Nor shall the Parish of Jefferson or any officer or employee of Jefferson Parish, be considered to have assumed such liability by reason of the inspection or re-inspection authorized herein or by reason of the approval or disapproval of any equipment authorized herein.

Sec. 8-5-115.26.18 Penalty. Any person, firm, or corporation who violates any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction

thereof shall be punished by a fine of not less than ten dollars (\$10.00) nor more than one hundred dollars (\$100.00) for each street light, together with the costs of prosecution, and in default of payment thereof by imprisonment of not less than ten (10) days nor more than thirty (30) days. If such person, firm, or corporation is the holder of a license of any class provided for in this Chapter, said license shall be revoked.

Sec. 8-5-115.26.19 Underground Electrical and Telephone Distribution Systems.

1. Any person, firm, or corporation (except those enumerated in Section 115.26.1 above) developing any new subdivision and/or re-subdivision or land involving new streets shall provide underground or rear line overhead wiring services to each lot from an underground or overhead rear line distribution system. Including any surface-mounted transformers and appurtenances located along a rear yard or side yard, servitude or easement, in a dedicated public street, or in a servitude provided in the front yard area.
2. All electrical, telephone, and cable television service distribution shall be installed underground in new subdivisions or re-subdivisions and shall meet with the requirements of the local utility companies in the area. They shall also comply with all grounding requirements as specified by the National Electrical Code.
3. Where a complete underground or overhead rear line distribution system by the utility exists, street light connections shall be made in the utility junction box nearest the location of the first light standard. All other standards on the same circuit are to be connected to conductors to be run parallel to the curb and forty two inches (42") behind the rear of the curb.

Conductors to be used for street lighting circuits shall not be installed in any easement between side lot lines of adjoining properties. The utility company will be responsible for furnishing and installing a junction box and installing and maintaining a water-tight fused connection in said junction box, approved by the Department of Inspection and Code Enforcement.

Subdivision C –Utility Poles and Other Structures

Sec. 8-5-115.26.20 It shall be unlawful to attach or affix any object, either temporarily or permanently, to a utility pole or facility, (including but not limited to lights, transformers, wires, cables, lines, cross-connect boxes, or junction boxes) by any individual, company or entity other than the owner(s) of the pole or facility or their authorized contractor.

DIVISION 2 SUBDIVISION A - GAS

Sec. 8-5-116 Title. The provisions of the following section shall supersede, amend, and supplement the International Fuel Gas Code and be known as "The Building and Related Construction Codes of Jefferson Parish" hereinafter referred to as "this Code".

Sec. 8-5-116.1 Chief Mechanical Inspector. For the purpose of this section, the Code Official shall also be referred to as the Chief Mechanical Inspector (Inspector III).

Sec. 8-5-116.2 Board of Gas/Mechanical Examiners. A Board of Gas/Mechanical Examiners is hereby established for the purpose of examining all applicants for a Gasfitters License and when solicited to provide Code-related advice to the Chief Mechanical Inspector. All final decisions will be made by the Code Official.

The Board shall consist of three (3) members, who shall be the Chief Mechanical Inspector, one (1) Master Gasfitter, one (1) Mechanical Engineer, all of whom shall be residents of Jefferson Parish. Board members are to be appointed by the governing authority.

Sec. 8-5-116.2.1 Term of Office. The Chief Mechanical Inspector shall serve on the Board while holding this position. The appointments of the two (2) other

members shall run concurrently with the term of office of the members of the governing authority of the Parish of Jefferson. Whenever any member of the Board shall cease to be a resident of the Parish of Jefferson, membership shall automatically be vacated. But any member may, for cause, be removed from office at any time by said governing authority.

Sec. 8-5-116.2.2 Remuneration of Board. The Board Members shall receive one hundred dollars (\$100) from Parish funds for each meeting or examination they attend. The Chief Mechanical Inspector shall receive no compensation for services on the Board of Mechanical Examiners.

The number of meetings and examinations combined shall not be fewer than four (4) or more than twelve (12) annually.

Sec. 8-5-116.3 License

Sec. 8-5-116.3.1 License Required. A license is required for any person or company who engages in constructing, installing, altering or repairing gas piping, gas appliances, or any gas-fired apparatus. Any person engaged to install water heaters shall have a valid Jefferson Parish Plumbing and Gasfitter's License. Any licensed person holding a valid State Mechanical License shall be issued a Jefferson Parish Gasfitter's and Mechanical License and will not be required to take the examination.

Anyone who does not employ a properly licensed Jefferson Parish Mechanical Contractor to perform such work shall be in violation of this Code.

Sec. 8-5-116.3.2 Limitation of License. The holders of Class "A" Master Gasfitter's license shall not be employed by more than one (1) gas contracting firm or corporation simultaneously.

Sec. 8-5-116.3.3 Renewal of License. Each license shall expire on December 31st in the year of its issuance. Each license shall be renewed yearly upon payment of a renewal fee as required in Section 116.5.2 and upon presentation of a valid occupational license or letter of "good standing" from the Jefferson Parish Sheriff's Bureau of Revenue and Taxation. All jobs filed before September 1st of the current year must be completed before renewing license. An extension may be requested in writing detailing the reason for the extension and stating the date of completion.

Sec. 8-5-116.3.4 Expiration of Licenses. Each license shall expire on December 31st in the year of its issuance.

Sec. 8-5-116.3.5 Termination of License. A former licensee, having not renewed the gasfitters license for a period of one (1) year, shall have all deposits and credits returned. License will be re-issued after applicant has paid for, taken and passed examination. If licensee holds a valid Louisiana State Mechanical License, the holder must pay the registration fee. Tests are given quarterly.

Sec. 8-5-116.3.6 Suspension of License. The Code Official may suspend any license issued for a period of up to ninety (90) days for the following offenses.

4. Violating any provisions of this Code;
5. Performing work which is dangerous to life or property;
6. Transferring or allowing, directly or indirectly, person, firms, or corporations other than the lawful holder to operate or to obtain filings to do work under said license.

The Code Official may require a re-examination before reactivation of any suspended license. All affected parties shall have right to appeal to the Board of Standards and Appeals (see Section 105).

When a license is revoked, a new license will not be granted to the same person for a period of ninety (90) days. Before a suspended license is re-issued, said person shall have corrected the faulty construction or other violation(s). License will be re-issued after applicant has taken and passed an examination and paid the fees as required for the original license including the initial registration fee. Tests are given quarterly.

Sec. 8-5-116.3.7 Exemptions. The licensing requirements set forth herein shall not apply to the installation of gas supply facilities or to emergency repairs to a public utility installation by the gas company or its employees in the gas supply or gas service operations.

A Class "A" Master Gasfitter's license shall not be required for the following allied contractors.

1. Licensed Electrical Contractors
2. Certified Plumbing Contractors
3. Refrigeration Contractors
4. Sheet Metal Contractors
5. Insulating Contractors

The above must however, perform their trade work in association with or in support of the gas installation or system utilizing gas appliances.

Sec. 8-5-116.4 Examinations

Sec. 8-5-116.4.1 Applicants. Any person may apply for a gasfitter's license if the following qualifications are met:

1. All applicants must be at least 18 years of age.
2. An applicant for a Class "A" license shall have at least five (5) years experience in the occupation or business governed by the license for which the applicant is applying, or shall be a graduate of any licensed trade school with three (3) years experience, or an accredited college with one (1) year experience in that class of occupation or business governed by the license for which the applicant is applying. Three (3) letters of references shall be submitted from licensed contractors attesting to the applicants experience and character.

Sec. 8-5-116.4.2 Application for Examination. Applications for Gasfitter's license shall be on a form provided by the Code Official and shall be properly completed, notarized, and submitted to the Mechanical Section of the Jefferson Parish Department of Inspection and Code Enforcement. All applications for examination shall be submitted at least fifteen (15) days prior to date of examination. The Chief Mechanical Inspector shall review and properly qualify or (disqualify) all applicants/applications at least ten (10) days prior to date of examination. Tests are given quarterly. Examination fees are non-refundable.

Sec. 8-5-116.4.3 Examination Fees. The fee for each examination and re-examination for all gasfitter's licenses shall be seventy-five dollars (\$75).

Sec. 8-5-116.4.4 Examination. The examination for a license shall consist of four (4) parts, rated as follows:

1. Practical questions 25%
2. Gas Equipment and appliances 25%
3. Gas sizing (chart and diagram) 25%
4. International Fuel Gas Code 25%

Applicants shall be required to obtain a minimum of 70% correct to pass the examination.

Sec. 8-5-116.4.5 Failure to Pass Examination. In the event the applicant fails to pass the examination, the applicant shall be permitted to take further examinations quarterly. There shall be no limit as to the number of examinations a person shall be allowed to take.

Sec. 8-5-116.4.6 Successful Examination – Time Limitation. When a candidate passes the examination, they must obtain the license within six (6) months of the examination date. If the license is not obtained within the time allotted, the application and examination will be voided.

Sec. 8-5-116.5 License Fees

Sec. 8-5-116.5.1 Registration Fee – License to File. The initial registration fee for all gasfitter's license or license to file shall be two hundred dollars (\$200).

Sec. 8-5-116.5.2 Renewal Fee. The yearly renewal fee for all gasfitter's license shall be seventy-five dollars (\$75), if paid before December 31st of the year valid.

Sec. 8-5-116.5.3 Delinquent Fee. A delinquent fee in the amount of thirty dollars (\$30), in addition to the above specified renewal fee of seventy-five dollars (\$75), a total of one hundred and five dollars (\$105) shall be assessed on all licensees renewed after December 31st but before March 31st.

Sec. 8-5-116.5.4 Revival Fee. A revival fee, of seventy-five dollars (\$75), plus the required renewal fee of seventy-five dollars (\$75) (a total of one hundred and fifty dollars \$150) shall be assessed on all licensees applying for license renewal after March 31st of the year following expiration date of license.

Sec. 8-5-116.5.5 Termination of License. All licenses not renewed within one year from the date last valid shall be terminated and a new license shall be required in accordance with Section 116.5. All applicants shall pay for, take and pass the Jefferson Parish Gas Examination or, the licensee shall present a valid Louisiana State Mechanical License and shall pay the registration fee in Section 116.5.1.

Sec. 8-5-116.5.6 Payment of Fees. The examination and re-examination fees shall be paid to Jefferson Parish Pooled Cash when the application for examination is presented. All fees must be paid prior to acceptance of the application for inspection (filing) for any job.

Sec. 8-5-116.6 Contractors and Owner's Responsibilities

Sec. 8-5-116.6.1 Defects. Any defects noted at time of scheduled inspection shall be corrected within forty-eight (48) hours. Failure on the part of the licensed contractor to comply shall forfeit his right to file on any other work until corrections are made. A re-inspection shall be requested after corrections are completed to protect the license holders rights to file on other work.

Every licensed gas contractor in accordance with these regulations shall be responsible for any defects of construction, installation, and repairs of gas piping, appliances, and water heaters until a Certificate of Approval has been issued by the Code Official. Also, any and all defects that may have been concealed by the licensed gas contractor and discovered by the Code Official or his designee after a Certificate of Approval has been issued shall be the responsibility of, and corrected by said licensed person.

Sec. 8-5-116.6.2 Change of Licensed Trades Contractor. In the event a Licensed Trades Contractor, (Contractor of Record such as electrical, mechanical, gas, or plumbing) is discharged, replaced by the general contractor

(if any) or property owner, or abandons any job for any reason, written notarized notification shall immediately be given to the appropriate section of the Department of Inspection and Code Enforcement.

The notification shall inform the parish of the last date said trades contractor was affiliated with or responsible for the job. Such notifications shall also include the name, address, and parish license number of the new trades contractor (contractor of record). In the event the notification does not name a new Licensed Trades Contractor or if a new trades contractor has not yet been selected or if, a named new trades contractor's license is not valid, no further work shall be performed on the permitted construction. All work shall cease until such time as this is rectified by the provision of a properly Jefferson Parish Licensed Trades Contractor.

No application for inspection (filing) shall be accepted nor shall any inspection be scheduled until the new, properly Licensed Trades Contractor has paid a "take over fee" of fifty dollars (\$50) and a non-refundable application fee of fifteen dollars (\$15), a total of sixty-five dollars (\$65) through the appropriate section of the Department of Inspection and Code Enforcement (See Section 104 – Fees). When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department's records and the trades work may be reconvened.

Sec. 8-5-116.6.3 Existing Installations. When all or part of any existing gas installation is found unsafe and therefore condemned by the Code Official, the owner shall be given written notice of the apparent deficiencies and condemnation. It shall be the owner's responsibility to promptly hire a properly licensed gas contractor. The licensed gas contractor shall make a thorough inspection of the entire system and all its components, make an application for inspection (filing) with the Mechanical Section, correct all deficiencies to bring system into full compliance with this Code, and call for an inspection. Until such time a condemned system has been repaired, replaced, brought into full compliance with this Code, filed with and inspected by the Department and approved, the system shall not be put into service.

Sec. 8-5-116.7 Gas Drawings and Specifications. Applications for building permits to install, construct, re-construct, alter or repair any gas/mechanical systems (except self-contained, factory-built air conditioning window units, refrigerators, or packaged refrigeration systems, approved by Underwriter's Laboratories, with plug-in type electrical connections) shall be accompanied by two (2) sets of drawings and specifications. The following limits determine when plans must be designed and stamped by a Louisiana Registered Mechanical Engineer with a live signature, signed in blue ink:

1. Required for all gas/mechanical equipment installations, the value of which is ten thousand dollars (\$10,000) or more.
2. The Chief Mechanical Inspector or his designee may depart from the limitations stated above and require stamped engineering plans when deemed necessary to provide assurance of Code compliance.

Sec. 8-5-116.8 Request for Inspection (Filing) Requirements

Sec. 8-5-116.8.1 Filing Requirements. It shall be unlawful to proceed with the installation of any gas fuel piping or with the alteration or extension of such a system, before first filing an application for such job with the Mechanical Section of the Department of Inspection and Code Enforcement it shall be the responsibility of the licensed person to perform the filed work in a timely manner and call for an inspection immediately upon completion of the work.

Filings shall be accepted only from persons holding a valid Gasfitter's License.

The fees described in Section 104.7 are due and payable upon presentation of the application. No filing shall be accepted until the application fees associated therewith have been fully paid.

Any violations to these regulations will result in an investigation fee of three hundred dollars (\$300) in addition to the filing fees.

Sec. 8-5-116.8.2 Scheduling of an Inspection. It shall be the responsibility of the licensed person to perform the filed work in a timely manner. Immediately upon completion of the installation of any gas fuel piping system, the alteration or extension of such a system, or the connection of any appliance to such a system, it shall be the duty of the licensed person to notify the Code Official and schedule an inspection.

Sec. 8-5-116.8.2.1 Timeliness. It shall be the duty of the Code Official to inspect the work within forty-eight (48) hours from the time the licensed person calls for an inspection, excluding weekends and holidays.

Sec. 8-5-116.8.2.2 Same-Day Inspection. Whenever the licensed contractor requests an additional mechanical/gas inspection, he shall file a written request for each same-day inspection or re-inspection and pay a fee of fifty dollars (\$50). (For after hours and holiday inspections see Section 104.4.1 – Outside Normal Business Hours Inspection).

Sec. 8-5-116.8.2.3 Vacancy Inspection A filing and inspection is required whenever a residence and/or commercial building has been unoccupied and the gas services have been discontinued for a period of six (6) months. In such cases a gas test shall be performed in accordance with the International Fuel Gas Code (IFGC).

Sec. 8-5-116.8.3 Failure to Pass Inspection. If, upon inspection, any improper or dangerous installation, alteration, extension, or connection is discovered, a written notice shall be served on the licensed gasfitter's contractor and/or owner to have the defects or violations corrected in accordance with the provisions of this Code. On failure of the gasfitter's contractor and/or owner to comply with such notice, the Code Official shall have the authority to give written notice to the service company to disconnect utility service, or otherwise cause the operation to be discontinued until the defects are corrected.

Sec. 8-5-116.8.4 Approval Certificate and Service Authorization. If the gas installation, alteration, extension, or connection shall be found to be fully in compliance with the provisions of this Code, and all electrically controlled appliances have been inspected and approved, the Code Official shall issue to the licensed person, a certificate of inspection and approval. This certificate shall be taken as evidence that the work has been completed in accordance with the provisions of this Code, thus authorizing connection to the gas service company. The Code Official shall send written notice of authorization to the gas service company. After the issuance of the Certificate of Approval by the Chief Mechanical Inspector or his designee, the person, firm or corporation in whose name the meter is contracted for, shall be responsible for all defects caused by such person, firm or corporation.

Only the gas service company shall have authority to provide gas service to any new installation. If the gas service has been discontinued because for a violation of this Code and a seal is placed on the gas service cock, then only the gas service company shall have authority to restore the gas services. The gas service company shall not provide gas services to any installation until written notification has been given by the Chief Mechanical Inspector or his designee. Such notification shall be provided only after proper filing, inspection and appropriate pressure testing by the Chief Mechanical Inspector or his designee.

Sec. 8-5-116.9 Vehicle and Job Sign Display Requirements. All gasfitters, refrigeration, air conditioning and heating contractors shall display on the vehicles they use for installation or service the name(s), address, phone number, and license number that are on file with the Mechanical Section of the Department of Inspection and Code Enforcement. The lettering shall be of contrasting color from the vehicle and shall be not less than 2" (two inches) high. They shall display a sign on site where air conditioning, refrigeration or heating equipment is being installed. Such sign shall not be less than 2' x 2' nor greater than 2' x 3'. A violation fee of up to two hundred dollars (\$200) may be assessed for non-compliance. Further, the license of any person, firm or corporation may be suspended or revoked for non-compliance with these regulations until such time as these requirements are met.

11 Sec. 8-5-6.10 Gas Investigation/Violation Fees. Whenever alleged work, for which a gas filing is required under the provisions of this Code, has commenced without a proper authorization of same, an investigation fee shall be paid. The Code Official may impose an investigation/violation fee for such non-permitted work infractions. The investigation/violation fee shall be three hundred dollars (\$300.00) in addition to the regular filing fees imposed by this Code.

Sec. 8-5-116.11 Water Heaters.

1. All commercial and residential electrical water heaters shall require a separate disconnect installed adjacent to each unit (**note: a cord plug in or snap switch is not allowed on any 220 volt heaters**).
2. Water heater relief lines may be manifolded together and run to proper disposal. Relief lines must be (M) type copper. They must increase one trade size for every water heater added.
3. Water heater pan drains may be manifold together by increasing one trade size for every pan added, and all taps to manifold must be below pan height and line must have gravity fed to proper disposal point.

NOTE: Pan drains and relief lines shall run separate to proper disposal point.

Sec. 8-5-116.12 Liquefied Petroleum Gas Installations. All proposed Liquefied Petroleum (L.P.) Gas Installations shall be first approved by the Louisiana Liquefied Petroleum Gas Commission. All such installations are to be inspected under the guidelines enforced by the Louisiana Liquefied Petroleum Gas Commission.

Sec. 8-5-116.13 Authority of the Chief Mechanical Inspector.

Sec. 8-5-116.13.1 Entry. The Chief Mechanical Inspector or his designee shall have the right during reasonable hours to enter any building or premises in the discharge of official duties, or for the purpose of making any inspections, re-inspections, or tests of the mechanical equipment contained therein or its installation. This authority may also be delegated to any of the Mechanical Inspectors. It shall be unlawful for any person, firm, or corporation to hinder or interfere with any Mechanical Inspectors in this discharge of their official duties under this ordinance.

Sec. 8-5-116.13.2 Identification. The Chief Mechanical Inspector or his designee shall carry proper identification issued by the governing authority. When inspecting structures, premises, or facilities in the performance of duties under this Code, the inspector shall first present proper credentials as issued by this governing authority.

Sec. 8-5-116.13.3 Impersonation Prohibited. A person shall not impersonate the Code Official through the use of a uniform, picture identification card, badge, or any other means. Any person violating this section shall be subject to penalty provided by law.

Sec. 8-5-116.13.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Chief Mechanical Inspector or his designee has reasonable cause to believe that a structure or premises is

unsafe or dangerous due to a violation of this Code, the Chief Mechanical Inspector or his designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this Code. If the structure or premises are occupied, the Inspector shall present the proper credentials and request entry. If entry is refused, the Chief Mechanical Inspector or his designee shall have recourse to the remedies provided by law to secure entry.

SUBDIVISION B – FLEXIBLE CONNECTORS

Sec 8-5-116.14 Connectors mandatory in certain areas. It shall be mandatory that all gas customers of the Louisiana Gas Service Company in the parish located within designated potential subsidence areas have installed a "flexible connector" from the gas meter to the building line.

Sec 8-5-116.14.1 Where Connectors to be purchased. It shall be mandatory that all "flexible connectors" be purchased from and installed by the Louisiana Gas Service Company, under the auspices of the public service commission.

Sec 8-5-116.14.2 Billing and payment for connectors. The Louisiana Gas Service Company shall bill each customer directly for the connector and for the installation. A single billing for this service, with the possibility of paying in short term installments; shall be governed according to the regulations of the public service commission. The price for the connector and for installation shall not exceed that set by the public service commission.

Sec 8-5-116.14.3 Potential subsidence areas designated.

- (a) All gas customers located within the following geographical designation, "potential subsidence areas," are hereby subject to the provisions of this division:

Soil Demarcation Line

Proposed demarcation line of "soil subsidence area":

The line begins at the St. Charles Parish line from the west running eastward. The line runs from St. Charles Parish line along Airline Highway to Turnbull, from Turnbull to West Metairie, West Metairie to Causeway, Causeway to Chester, Chester to the projected intersection of Chester and Beverly Gardens, Beverly Gardens to Interstate 10, I-10 to Helios, Helios to Feronia, Feronia to Aurora, Aurora to Pomana, Pomana to Homestead, Homestead to Vets Boulevard, Vets to Elmeer Place, Elmeer Place to I-10, and I-10 to the 17th Street Canal at the Jefferson-Orleans line.

- (b) All areas north of this line are those designated soil subsidence areas.

Sec 8-5-116.14 .4 Refusal to comply. Any and all gas customers who refuse to comply with this division shall be denied gas service until that time when they comply with the provisions as herein set forth.

Division 3

SEC. 8-5-117 - Mechanical.

Sec. 8-5-117.1 The provisions of the following section shall supersede, amend and supplement the International Mechanical Code and be known as "The Building and Related Construction Codes of Jefferson Parish" hereinafter known as "this Code."

Sec. 8-5-117.1.1 Chief Mechanical Inspector. For the purpose of this section, the Code Official shall also be referred to as the Chief Mechanical Inspector (Inspector III).

Sec. 8-5-117.2 Board of Mechanical Examiners. A Board of Mechanical Examiners is hereby established for the purpose of examining all applicants for a Mechanical License and when solicited to provide Code-related advice to the Chief Mechanical Inspector. All final decisions will be made by the Code Official.

The Board shall consist of three (3) members, who shall be Chief Mechanical Inspector, one (1) licensed refrigeration and air conditioning contractors, and one (1) Mechanical Engineer, all of whom shall be residents of Jefferson Parish. All final decisions will be made by the Chief Mechanical Inspector.

Sec. 8-5-117.2.1 Term of Office. The Chief Mechanical Inspector shall serve on the Board while holding his respective position. The appointments of the two (2) other members shall run concurrently with the term of office of the members of the governing authority of the Parish of Jefferson. Any member may, for cause, be removed from office at any time by the said governing authority. Whenever any member of the Board shall cease to be a resident of the Parish of Jefferson, membership shall automatically be vacated, and any member may be removed for cause by the governing authority of the Parish of Jefferson.

Sec. 8-5-117.2.2 Remuneration of Board. The Board Members shall receive one hundred dollars (\$100) from Parish funds for each meeting or examination they attend. The Chief Mechanical Inspector shall receive no compensation for services on the Board of Mechanical Examiners. The number of meetings and examinations combined shall not be fewer than four (4) or more than twelve (12) annually.

Sec. 8-5-117.3 License

Sec. 8-5-117.3.1 License Required. Any person or company engaged in constructing assembling, installing, re-installing, maintaining, or repairing refrigeration or air conditioning systems (except self-contained, factory-built air conditioning window units, refrigerators, or packaged refrigeration systems, approved by Underwriter's Laboratories, or other listed agency with plug-in type electrical connections) shall be required to secure an Air Conditioning and Refrigeration Contractor's License. Any person holding a valid Louisiana State Mechanical License shall be exempt from testing and shall be issued a Jefferson Parish Gas and Mechanical License.

A valid Jefferson Parish Gasfitter's and Mechanical License are required for any person who engages in constructing, installing, replacing or repairing a warm-air furnace. Any licensed person holding a valid Louisiana State Mechanical License shall be issued a Jefferson Parish Gasfitter's and Mechanical License and will not be required to take the examination.

Anyone who does not employ a properly licensed Jefferson Parish Mechanical Contractor to perform such work shall be held in violation of this Code.

Sec. 8-5-117.3.2 Limitation of License. Class A licenses shall be limited to operations described in Section 117.3.1. Holders of this license shall not be employed by more than one (1) mechanical contracting firm or corporation simultaneously.

Sec. 8-5-117.3.3 Renewal of License. Each license shall expire on December 31st in the year of its issuance. Each license shall be renewed yearly upon payment of a renewal fee as required in Section 117.5.2 and upon presentation of a valid occupational license or letter of "good standing" from the Jefferson Parish Sheriff's Bureau of Revenue and Taxation. All jobs filed before September 1st of the current year must be completed before renewing license. An extension may be requested in writing detailing the reason for the extension and stating the date of completion.

Sec. 8-5-117.3.4. Expiration of Licenses. Each license shall expire on December 31st in the year of its issuance.

Sec. 8-5-117.3.5 Termination of License. A former licensee, having not renewed the mechanical license for a period of one (1) year, shall have all deposits and credits returned. License will be re-issued after applicant has paid for, taken and passed the examination. If licensee holds a valid Louisiana State Mechanical License, the holder must pay the registration fee. Tests are given quarterly.

Sec. 8-5-117.3.6 Suspension of License. The Code Official may suspend any license issued for a period of up to ninety (90) days for the following offenses.

7. Violating any provisions of this Code;

8. Performing work which is dangerous to life or property;
9. Transferring or allowing, directly or indirectly, person, firms, or corporations other than the lawful holder to operate or to obtain filings to do work under said license.

The Code Official may require a re-examination before reactivation of any suspended license. All affected parties shall have right to appeal to the Board of Standards and Appeals (See Section 105).

When a license is suspended, a new license will not be granted to the same person for a period of ninety (90) days. Before a suspended license is re-issued, said person shall have corrected the faulty construction or other violation(s). License will be re-issued after applicant has taken and passed an examination and paid the fees as required for the original license including the initial registration fee. Tests are given quarterly.

Sec. 8-5-117.4 Examinations

Sec. 8-5-117.4.1 Applicants. Any person may apply for a mechanical license if the following qualifications are met:

3. Applicants must be at least 18 years of age.
4. An applicant for a Class "A" license shall have at least five (5) years experience in the occupation or business governed by the license for which the applicant is applying, or shall be a graduate of any licensed trade school with three (3) years experience, or an accredited college with one (1) year experience in that class of occupation or business governed by the license for which he/she is applying. Three (3) letters of references shall be submitted from licensed contractors attesting to the applicants experience and character.

Sec. 8-5-117.4.2 Application for Examination. Applications for Air Conditioning and Refrigeration Mechanical licenses shall be on a form provided by the Code Official and shall be properly completed, notarized, and submitted to the Mechanical Section of the Jefferson Parish Department of Inspection and Code Enforcement. All applications for examination shall be submitted at least fifteen (15) days prior to date of examination. The Chief Mechanical Inspector shall review and properly qualify or (disqualify) all applicants/applications at least ten (10) days prior to date of examination. Tests are given quarterly. Examination fees are non-refundable.

Sec. 8-5-117.4.3 Examination Fees. The fee for each examination and re-examination for all mechanical licenses shall be seventy-five dollars (\$75) and is non-refundable.

Sec. 8-5-117.4.4 Examinations. The examination for a license shall consist of four (4) parts, rated as follows:

1. Practical questions.25%
2. Equipment and installation practices. 25%
3. Wiring diagrams and knowledge of refrigeration cycle. . . .25%
4. International Mechanical and Gas Code.25%

Applicants shall be required to obtain a minimum of 70% correct to pass the examination.

Sec. 8-5-117.4.5 Failure to Pass Examination. In the event the applicant fails to pass the examination, the applicant shall be permitted to take further examinations quarterly. There shall be no limit as to the number of examinations a person shall be allowed to take.

Sec. 8-5-117.4.6 Successful Examination – Time Limitation. When a candidate passes the examination, they must obtain the license within six (6) months of the examination date. If the license is not obtained within the time allotted, the application and examination will be voided.

Sec. 8-5-117.5 License Fees

Sec. 8-5-117.5.1 Registration Fee – License to File. The initial registration fee for all mechanical licenses or license to file shall be two hundred dollars (\$200).

Sec. 8-5-117.5.2 Renewal Fee. The yearly renewal fee for all mechanical licenses shall be seventy-five dollars (\$75), if paid before December 31st of the year valid.

Sec. 8-5-117.5.3 Delinquent Fee. A delinquent fee in the amount of thirty dollars (\$30), in addition to the above specified renewal fee of seventy-five dollars (\$75), a total of one hundred and five dollars (\$105) shall be assessed on all licensees renewed after December 31st but before March 31st.

Sec. 8-5-117.5.4 Revival Fee. A revival fee, of seventy-five dollars (\$75), plus the required renewal fee of seventy-five dollars (\$75), (a total of one hundred and fifty dollars \$150) shall be assessed on all licensees applying for license renewal after March 31st of the year following expiration date of license.

Sec. 8-5-117.5.5 Termination of License. All licenses not renewed within one year from the date last valid shall be terminated and a new license shall be required in accordance with section 117.5. All applicants shall pay for, take and pass the Jefferson Parish Mechanical Examination or, the licensee shall present a valid Louisiana State Mechanical License and shall pay the registration fee in Section 117.5.1.

Sec. 8-5-117.5.6 Payment of Fees. The examination and re-examination fees shall be paid to Jefferson Parish Pooled Cash when the application for examination is presented. All fees must be paid prior to acceptance of the application for inspection (filing) for any job.

Sec. 8-5-117.6 Contractors and Owner's Responsibilities.

Sec. 8-5-117.6.1 Defects. Any defects noted at time of scheduled inspection shall be corrected within forty-eight (48) hours. Failure on the part of the licensed contractor to comply shall forfeit his right to file on any other work until corrections are made. A re-inspection shall be requested after corrections are completed to protect the license holders rights to file on other work.

Every licensed mechanical contractor in accordance with these regulations, shall be responsible for any defect of construction, installations and repairs of any mechanical system(s) until a Certificate of Approval is issued by the Code Official. Also, any and all defects that may have been concealed by the licensed mechanical contractor and discovered by the Code Official or his designee after a Certificate of Approval has been issued shall be the responsibility of, and corrected by said licensed person.

Sec. 8-5-117.6.2 Change of Licensed Trades Contractor. In the event a Licensed Trades Contractor, (Contractor of Record such as electrical, mechanical, gas, or plumbing) is discharged, replaced by the general contractor (if any) or property owner, or abandons any job for any reason, written notarized notification shall immediately be given to the appropriate section of the Department of Inspection and Code Enforcement. The notification shall inform the parish of the last date said trades contractor was affiliated with or responsible for the job. Such notifications shall also include the name, address, and parish license number of the new trades contractor (contractor of record). In the event the notification does not name a new Licensed Trades Contractor or if a new trades contractor has not yet been selected or if, a named new trades

contractor's license is not valid, no further work shall be performed on the permitted construction. All work shall cease until such time as this is rectified by the provision of a properly Jefferson Parish Licensed Trades Contractor.

No application for inspection (filing) shall be accepted nor shall any inspection be scheduled until the new, properly Licensed Trades Contractor has paid a "take over fee" of fifty dollars (\$50) and an non-refundable application fee of fifteen dollars (\$15), a total of sixty-five dollars (\$65) through the appropriate section of the Department of Inspection and Code Enforcement (See Section 104 – Fees). When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department's records and the trades work may be reconvened.

Sec. 8-5-117.6.3 Existing Installations. When all or part of any existing mechanical installation is found unsafe and therefore condemned by the Code Official, the owner shall be given written notice of the apparent deficiencies and condemnation. It shall be the owner's responsibility to promptly hire a properly licensed mechanical contractor. The licensed mechanical contractor shall make a thorough inspection of the entire system and all its components, make an application for inspection (filing) with the Mechanical Section, correct all deficiencies and bring system into full compliance with this Code, and call for an inspection. Until such time a condemned system has been repaired, replaced, brought into full compliance with this Code, filed with and inspected by the Department and approved the system shall not be put into service.

Sec. 8-5-117.7 Mechanical Drawings and Specifications. Applications for permits to install, construct, re-construct, alter or repair any mechanical, refrigeration or air conditioning systems (except self-contained, factory-built air conditioning window units, refrigerators, or packaged refrigeration systems, approved by Underwriter's Laboratories, with plug-in type electrical connections) shall be accompanied by two (2) sets of drawings and specifications. The following limits determine when plans must be designed and stamped by a Louisiana Registered Mechanical Engineer with a live signature signed in blue ink:

1. Required for all mechanical equipment installations, the value of which is ten thousand dollars (\$10,000) or more.
2. The Chief Mechanical Inspector or his designee may depart from the limitations stated above and require stamped engineering plans when deemed necessary to provide assurance of Code compliance.

Sec. 8-5-117.8 Request for Inspection (Filing) Requirements

Sec. 8-5-117.8.1 Filing Requirements. A filing shall be required for the installation, construction, re-construction, alterations or repairs of any mechanical, refrigeration or air conditioning systems (except self-contained, factory-built air conditioning window units, refrigerators, or packaged refrigeration systems, approved by Underwriter's Laboratories, with plug-in type electrical connections). Before first filing an application for such job with the Mechanical Section of the Department of Inspection and Code Enforcement it shall be the responsibility of the licensed person to perform the filed work in a timely manner and call for an inspection immediately upon completion of the work. Filings shall be accepted only from persons holding a valid Mechanical License.

The fees described in Section 104.7 are due and payable upon presentation of the application. No filing shall be accepted until the application fees associated therewith have been fully paid.

Any violations to these regulations will result in an investigation fee of three hundred dollars (\$300) in addition to the filing fees.

A filing shall be required to install, replace, or repair elevators and moving stairs. No work may commence until a filing has been applied for and payment of fee(s) as prescribed in Section 104.8.2 has been made.

EXCEPTION: Filing shall not be required for the following mechanical work:

1. any portable heating appliance;
2. any portable ventilation equipment;
3. any portable cooling unit;
4. any steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code;
5. replacement of any part which does not alter its approval or make it unsafe;
6. any portable evaporative cooler;
7. any self-contained refrigeration system containing ten pounds (10 lbs.) (4.54 kg.) or less of refrigerant and actuated by motors of one horsepower (1 HP) (746 W) or less. **(Window units or factory installed air-conditioning or heating equipment for portable buildings)**

Filings shall only be issued to Class "A" Air Conditioning and Refrigeration Contractors.

Sec. 8-5-117.8.2 Scheduling of an Inspection. Upon completion of the installation, replacement or repairing of any mechanical, refrigeration or air conditioning system, or heating system; it shall be the duty of the licensed person to notify the Code Official to schedule an inspection and pay all fees prescribed in Section 104.8.2.

Sec. 8-5-117.8.2.1 Timeless. It shall be the duty of the Code Official to inspect the work within forty-eight (48) hours from the time the licensed person calls for an inspection, excluding weekends and holidays.

Sec. 8-5-117.8.2.2 Same Day Inspection. Whenever the licensed contractor requests an additional mechanical inspection, he shall file a written request for each same day inspection or re-inspection and pay a fee of fifty dollars (\$50). (For after hours and holiday inspections see Section 104.4.1 – Outside Normal Business Hours Inspection).

Sec. 8-5-117.8.3 Failure to Pass Inspection. If, upon inspection, any improper or dangerous installation, alteration, extension, or connection is discovered, a written notice shall be served on the licensed mechanical contractor and/or owner to have the defects or violations corrected in accordance with the provisions of this Code. On failure of the mechanical contractor and/or owner to comply with such notice, the Code Official shall have the authority to give written notice to the service company to disconnect utility service, or otherwise cause the operation to be discontinued until the defects are corrected.

Sec. 8-5-117.8.4 Certificate of Approval. The Chief Mechanical Inspector shall sign and issue all Certificates of Approval for the installation, repair or alteration of all mechanical work at the time of inspection. Said certificate shall not be issued until all work has been inspected by the Code Official and found to comply with all the requirements of this code. Said certificate shall contain mechanical data, name of the owner or owners, and exact location of the building or premises where the work was completed.

Sec. 8-5-117.9 Vehicle and Job Sign Display Requirement. All refrigeration, air conditioning, and heating contractors shall display on the vehicles they use for installation or service the name(s), address, phone number, and license number that are on file with the Mechanical Inspection Section of the Department of Inspection and Code Enforcement. The lettering shall be of contrasting color from the vehicle and shall be not less than 2" high. They shall display a sign on site where air conditioning, refrigeration, or heating equipment is being installed. Such sign shall not be less than 2' x 2' nor greater than 2' x 3'. A violation fee of up to two hundred dollars (\$200) may be assessed for non-compliance. Further, the license of any person, firm, or corporation

may be suspended or revoked for non-compliance with these regulations until requirements are met.

Sec. 8-5-117.10 Mechanical Investigation/Violation Fees. Whenever alleged work, for which a mechanical filing is required under the provisions of the Code, has commenced without proper authorization of same, an investigation fee shall be paid. The Code Official may impose an investigation/violation fee for such non-permitted work infractions. The investigation/violation fee shall be three hundred dollars (\$300) in addition to the regular filing fees imposed by this Code.

Sec. 8-5-117.11 Mechanical Amusement Devices. Note: A new law requires the State Fire Marshal's Office to be responsible for inspecting all mechanical amusement devices effective as per Act 130 of the First 1998 Legislative Session (Senate Bill #101).

Sec. 8-5-117.12 Elevator Maintenance Certificate. An Elevator Maintenance Certificate shall be required for all elevators (cars), escalators, moving staircase, or man-lifts operating in the Parish of Jefferson.

The owner of any building containing one or more passenger and/or freight elevators, escalators, moving staircase or man-lift shall have each elevator car, hoist way, escalator, moving staircase, or man-lift and the associated equipment inspected on an annual basis. This inspection shall be performed by a certified elevator inspection company.

The certified elevator inspection company shall provide the owner and Jefferson Parish Department of Inspection and Code Enforcement, Mechanical Section, the report which documents that each elevator, escalator, moving staircase or man-lift and the associated equipment has been inspected and is in safe working order. The required report shall clearly identify each separate elevator, escalator, moving staircase or man-lift and shall attest to each car's proper and safe operation.

Upon receipt of the certified elevator company's report and the payment of thirty dollars (\$30) to the Parish of Jefferson, the Department of Inspection and Code Enforcement shall issue an Elevator Maintenance Certificate for each elevator car, escalator, moving staircase, or man-lift covered by the report. Said Certificate will be valid for twelve (12) months from the date of issuance. The issued Elevator Maintenance Certificate shall be conspicuously posted in the elevator car (For the time period such Certificate is valid). The Elevator Maintenance certificate shall state "This elevator, escalator, moving staircase, or man-lift has been documented to Jefferson Parish as safe to operate by a certified elevator company"

There shall be a penalty fee for those elevators (cars), escalators, moving staircases, or man-lift not obtaining the required Elevator Maintenance Certificate in a timely manner or failing to conspicuously post. Failure to renew by due date or failing to conspicuously post shall be a violation, and a fine of thirty dollars (\$30) shall be levied for any Elevator Maintenance Certificate obtained after its renewal due date. A violation notice will be issued for failure to comply with this section and such delinquent certificates may also be subject to investigation/violation fee. (See, Section 104 – Fees)

Failure to have any elevator, escalator, moving staircase, or man-lift certified shall be deemed a violation of the Code and may cause the elevator, escalator, moving staircase, or man-lift to be posted as unsafe, precluded from use, and subject to further penalties prescribed elsewhere in this Code.

All installation, replacement or repair of elevators or moving stairs shall be done by a certified elevator company. Upon completion of the installation, replacement or repairing of elevators and moving stairs; it shall be the duty of the licensed person to notify the Code Official to schedule an inspection and pay all fees prescribed in Section 104.8.2. **See Section 117.15 for Certified Person.**

Sec. 8-5-117.13 Authority of the Chief Mechanical Inspector.

Sec. 8-5-117.13.1 Entry. The Chief Mechanical Inspector or his designee shall have the right during reasonable hours to enter any building or premises in the discharge of official duties, or for the purpose of making any inspections, re-inspections, or tests of the mechanical equipment contained therein or its installation. This authority may also be delegated to any of the Mechanical Inspectors. It shall be unlawful for any person, firm, or corporation to hinder or interfere with any Mechanical Inspectors in this discharge of their official duties under this ordinance.

Sec. 8-5-117.13.2 Identification. The Chief Mechanical Inspector or his designee shall carry proper identification issued by the governing authority. When inspecting structures, premises, or facilities in the performance of duties under this Code, the inspector shall first present proper credentials as issued by this governing authority.

Sec. 8-5-117.13.3 Impersonation Prohibited. A person shall not impersonate the Code Official through the use of a uniform, picture identification card, badge, or any other means. Any person violating this section shall be subject to penalty provided by law.

Sec. 8-5-117.13.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Chief Mechanical Inspector or his designee has reasonable cause to believe that a structure or premises is unsafe or dangerous due to a violation of this Code, the Chief Mechanical Inspector or his designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this Code. If the structure or premises are occupied, the Inspector shall present the proper credentials and request entry. If entry is refused, the Chief Mechanical Inspector or his designee shall have recourse to the remedies provided by law to secure entry.

Sec. 8-5-117.14 Pressure Vessel Certificate. Any pressure vessel, fired or unfired, (storage tanks, air compressors, boilers, water heaters over 199,999 BTU's, etc) in service in unincorporated Jefferson Parish shall have an annual inspection performed by a State Licensed Inspector; who is properly certified by Jefferson Parish to perform such inspections.

The State Licensed Inspector shall provide the owner and Jefferson Parish Department of Inspection and Code Enforcement, Mechanical Section, a report documenting that each vessel in service and its associated equipment has been inspected and is in safe working order. The required report shall clearly identify each separate vessel covered.

Upon receipt of the State Licensed Inspector's report and payment of six dollars (\$6.00) for each vessel certified by the report, the owner will be issued a Vessel Compliance Certificate by Jefferson Parish Department of Inspection and Code Enforcement, Mechanical Section. The Vessel Compliance Certificate shall be valid for twelve (12) months from date of issue.

There shall be a penalty fee for those pressure vessels not obtaining the required certificate initially or not renewed within thirty days (30) of expiration. Failure to comply with this section shall subject the owner to an investigation fee of three hundred dollars (\$300), the initial six dollars (\$6) per vessel (annual inspection fee), plus three dollars (\$3) per vessel penalty.

Sec. 8-5-117.15 Authorized to Inspect. Any person, firm or corporation licensed by the State of Louisiana to inspect elevators, escalators, moving stairs, man-lifts, workman hoist, or pressure vessels and boilers must first be certified to perform such inspections in unincorporated Jefferson Parish. The required certification shall be issued by Jefferson Parish Department of Inspection and Code Enforcement, Mechanical Section upon presentation of the required Louisiana State License and substantial photo identification. The Mechanical Section shall assess a fee of seventy-five dollars (\$75) which must be paid prior to issuance of said certificate. The issued certificate will be valid for a twelve (12) month period (starting June 1st) and must be

renewed by June 1st of the following calendar year. Any certificate not renewed by June 1st shall be assessed an additional thirty dollars (\$30) delinquent fee.

Sec. 8-5-117.16 Mechanical Ventilation.

1. All residential fixed electric space heating and air conditioning equipment shall be furnished in addition to the equipment described in Section 424 and 440 of the 2002 National Electrical Code, with a separate disconnecting means, and shall be located on, or adjacent to and within sight of the unit it controls. On commercial rooftop central air conditioning systems with factory-installed disconnecting means, a separate disconnect is not required.
2. A mechanical disconnect or switch must be supplied next to or adjoining motor location, whether fractional or full horsepower rated.

Sec.8-5-117.17 Firestat required. A 125% F firestat shall be installed in the air conditioning system's return air plenum in all Occupancy Groups R-1, R-2 and R-4.

Exception: Where the air conditioning system is of such size as to require a smoke detector in the return air plenum such firestat need not be additionally installed.

Sec.8-5-117.18 "Float Switch" required. All split system air conditioning systems shall have installed a "float switch" or secondary means of drainage or shut off.

Division 4

Sec. 8-5-118 - PLUMBING

Sec. 8-5-118.1 Title. The provisions of the following section shall supersede, amend and supplement The Louisiana State Plumbing Code and be known as "The Building and Related Construction Codes of Jefferson Parish" hereinafter referred to as "this Code".

118.1.1 Chief Plumbing Inspector. For the purpose of this section, the Code Official shall also be referred to as the Chief Plumbing Inspector (Inspector III).

118.1.2 Certificate or License. For the purpose of this section the terms "License Master Plumber" and "Certified Master Plumber" are synonymous. In the context of this section the term "license" shall mean licensed to file in Jefferson Parish.

Sec. 8-5-118.2 Appeals. Appeals to the decision or determination of the Chief Plumbing Inspector shall be to the Board of Standards and Appeals (see section 105).

Sec. 8-5-118.3 License

Sec. 8-5-118.3.1 License Required. A license is required for any person or company who engages in constructing, installing, altering or repairing any plumbing system which is anyway connected to the facilities of Jefferson Parish Water or Sewer Systems, unless such person shall be a Jefferson Parish Certified Master Plumber. Any person engaged to install water heaters shall have a valid Jefferson Parish Plumbing and/or Gasfitter's License. Any licensed person holding a valid State Plumbing License upon payment of the proper registration fee shall be issued a Jefferson Parish Plumbing Certificate. Anyone who does not employ a properly certified Master Plumber to perform said plumbing work shall be in violation of this Code.

Sec. 8-5-118.3.2 Limitations of License. The holders of a Master Plumber License shall not be employed by more than one (1) plumbing contracting firm or corporation simultaneously.

Sec. 8-5-118.3.3 Renewal of License. Each license shall expire on December 31st in the year of its issuance. Each license shall be renewed yearly upon payment of a renewal fee as required in Section 118.5.2. and upon presentation of a valid occupational license or letter of “good standing” from the Jefferson Parish Sheriff’s Bureau of Revenue and Taxation. All jobs filed before September 1st of the current year must be completed before renewing license. An extension may be requested in writing detailing the reason for the extension and stating the anticipated date of completion.

Sec. 8-5-118.3.4 Expiration of Licenses. Each license shall expire on December 31st in the year of its issuance.

Sec. 8-5-118.3.5 Termination of License. A former licensee, having not renewed the Master Plumber’s license for a period of one (1) year, shall have all deposits and credits returned. License will be re-issued only after the applicant presents a valid Louisiana State Plumbing License and pays the registration fee stated in Section 118.5.2.

Sec. 8-5-118.3.6 Suspension of License. The Code Official may suspend any license issued for a period of up to ninety (90) days for the following offenses.

10. Violating any provisions of this Code;
11. Performing work which is dangerous to life or property;
12. Transferring or allowing, directly or indirectly, person, firms, or corporations other than the lawful holder to operate or to obtain filings to do work under said license.

All affected parties shall have the right to appeal to the Board of Standards and Appeals (see Section 105).

Unless restored by the Board of Standards and Appeals when a license is suspended, a new license will not be granted to the same person for a period of ninety (90) days. Before a suspended license is reinstated, said person shall have corrected the faulty construction or other violation(s), has paid the initial registration fee as in 118.5.1, presented a valid Louisiana State Master Plumber’s License, and paid any outstanding violation fees or fines incurred.

Sec. 8-5-118.4 Examinations. There are no local examinations for Jefferson Parish Plumber License. All Master Plumbers must maintain a valid Louisiana State Master Plumber’s License.

Sec. 8-5-118.5 License Fees

Sec. 8-5-118.5.1 Registration Fee – License to File. The initial registration fee for a Master Plumber’s Certificate which shall serve as a license to file in Jefferson Parish, shall be two hundred dollars (\$200).

Sec. 8-5-118.5.2 Renewal of License Fee. The yearly renewal fee for all Master Plumbing License shall be one hundred dollars (\$100), if paid before December 31st of the year valid.

Sec. 8-5-118.5.3 Delinquent Fee. A delinquent fee in the amount of thirty dollars (\$30), in addition to the above specified renewal fee of one hundred dollars (\$100), a total of one hundred and thirty dollars (\$130), shall be assessed on all licenses renewed after December 31st of the valid year but before March 31st of the year following.

Sec. 8-5-118.5.4 Revival Fee. A revival fee, in the amount of seventy-five dollars (\$75), plus the required renewal fee of one hundred dollars (\$100), a total of one hundred seventy-five dollars (\$175), shall be assessed on all licensees applying for renewal after March 31st of the year following expiration.

Sec. 8-5-118.5.5 Termination of License. Any license not renewed within one year from the date last valid shall be terminated. A new license shall be required in accordance with section 118.5. All applicants shall present a valid Louisiana State Master Plumber's License, meet all other requisites and shall pay the registration fee in 118.5.1.

Sec. 8-5-118.5.6 Payment of Fees. All fees must be paid prior to acceptance of the application for inspection (filing) for any job. All fees shall be paid to Jefferson Parish Pooled Cash.

Sec. 8-5-118.6 Contractors and Owner's Responsibilities

Sec. 8-5-118.6.1 Defects. Any defects noted at time of scheduled inspection of work shall be corrected within forty-eight (48) hours. Failure on the part of the licensed plumbing contractor to comply shall forfeit his right to file on any other work until corrections are made. To protect the license holder's rights to file on other work a re-inspection shall be requested after corrections are completed.

Every licensed plumbing contractor in accordance with these regulations shall be responsible for any defects of construction, installation, and repairs of any plumbing systems, until a Certificate of Approval has been issued by the Code Official.

Also, any defects that may have been concealed by the licensed plumbing contractor and discovered by the Code Official or his designee after a Certificate of Approval has been issued shall be the responsibility of, and corrected by said licensed person.

Sec. 8-5-118.6.1.1 Defective Plumbing. Where there are valid reasons to believe that the plumbing system of any premise or building is defective, it shall be subject to test and inspection. Upon evidence that such plumbing does not comply with this Code, the Owner shall be required to have all defective plumbing corrected as required, in writing, by the Code Official. After due notice, failure of the owner to comply, shall give the Jefferson Parish Plumbing Section the right to order the discontinuance of water and/or sewer services to the property involved. The services shall remain discontinued until all requirements of the Plumbing Code have been met.

Sec. 8-5-118.6.2 Change of Licensed Trade Contractor (Plumber). In the event a Licensed Trade Contractor, (Contractor of Record such as electrical, mechanical, gas, or plumbing) is discharged, replaced by the general contractor (if any) or property owner, or abandons any job for any reason, written notarized notification shall immediately be given to the appropriate section of the Department of Inspection and Code Enforcement.

The notification shall inform the parish of the last date said trades contractor was affiliated with or responsible for the job. Such notification shall also include the name, address, and parish license number of the new trades contractor (contractor of record). In the event the notification does not name a new licensed trades contractor or if a new trades contractor has not yet been selected or if, a named new trades contractor's license is not valid, no further work shall be performed on the permitted construction. All work shall cease until such time as this is rectified by the provision of a properly Jefferson Parish Licensed Trades Contractor.

No application for inspection (filing) shall be accepted nor shall any inspection be scheduled until the new, properly Licensed Trades Contractor has paid a "take over fee" of fifty dollars (\$50) and a non-refundable application fee of fifteen dollars (\$15), a total of sixty-five dollars (\$65) through the appropriate section of the Department of Inspection and Code Enforcement (See Section 104 - Fees). When all applicable fees have been paid and proper license is provided the appropriate section shall make the necessary adjustments to the Department's records and the trades work may be reconvened.

Sec. 8-5-118.6.3 Existing Installations. When all or part of any existing plumbing installation is found unsafe and therefore condemned by the Code Official, the owner shall be given written notice of the apparent deficiencies and condemnation. It shall be the owner's responsibility to promptly hire a licensed plumbing contractor. The licensed plumbing contractor shall make a thorough inspection of the entire system and all its components, make an application with the Plumbing Section, correct all deficiencies and bring system into full compliance with this Code, and call for an inspection. Until such time a condemned system has been repaired, replaced, and or otherwise brought into full compliance with this Code, the system shall not be put into service.

Sec. 8-5-118.7 Plumbing Drawings and Specifications. Applications for building permits to install, construct, re-construct, alter or repair any plumbing systems shall be accompanied by two (2) sets of drawings and specifications. The following limits determine when plans must be designed and stamped by a Louisiana Registered Engineer with a live signature signed in blue ink:

3. Required for all plumbing installations, the value of which is ten thousand dollars (\$10,000) or more.
4. The Chief Plumbing Inspector or his designee may depart from the limitations stated above and require stamped engineering plans when deemed necessary to provide assurance of Code compliance.

Sec. 8-5-118.8 Request for Inspection (Filing) Requirements

Sec. 8-5-118.8.1 Filing Requirements. An application for inspection (filing) shall be required prior to the installation, construction, re-construction, alterations or repairs of any plumbing system connected to public sewers or water mains. Applications shall be on forms provided by the Plumbing Section of the Jefferson Parish Department of Inspection and Code Enforcement. It shall be the responsibility of the licensed person to perform the filed work in a timely manner and call for an inspection immediately upon completion of the work. The application for such filing shall contain a complete description of work to be performed. Applications for inspections (filings) will only be accepted from a certified Master Plumber. No filing shall be accepted until the application fees associated therewith have been fully paid as prescribed in Section 104.

Filings shall be accepted only from persons holding a valid Jefferson Parish Plumbing License.

The fees described in Section 104.7 are due and payable upon presentation of the application. No filing shall be accepted until the application fees associated therewith have been fully paid.

Any violations to these regulations will result in an investigation fee of three hundred dollars (\$300) in addition to the filing fees.

Sec. 8-5-116.8.2 Scheduling of an Inspection. It shall be the responsibility of the licensed person to perform the filed work in a timely manner. Immediately upon completion of the installation of any plumbing system, the alteration or

extension of such a system, it shall be the duty of the licensed person to notify the Code Official and schedule an inspection.

Sec. 8-5-118.8.2.1 Timeliness. It shall be the duty of the Code Official to inspect the work within forty-eight (48) hours from the time the licensed person calls for an inspection, excluding weekends and holidays.

Sec. 8-5-118.8.2.2 Same-Day Inspection. Whenever the licensed contractor requests an additional plumbing inspection, he shall file a written request for each same-day inspection or re-inspection and pay a fee of fifty dollars (\$50). (For after hours and holiday inspections see Section 104.4.1 – Outside Normal Business Hours Inspection).

Sec. 8-5-118.8.3 Failure to Pass Inspection. If, upon inspection, any improper or dangerous installation, alteration, extension, or connection is discovered, a written notice shall be served on the licensed plumbing contractor and/or owner to have the defects or violations corrected in accordance with the provisions of this Code. On failure of the plumbing contractor and/or owner to comply with such notice, the Code Official shall have the authority to give written notice to the service company to disconnect utility service, or otherwise cause the operation to be discontinued until the defects are corrected.

Sec. 8-5-118.8.4 Certificate of Approval. The Chief Plumbing Inspector shall sign and issue all Certificates of Approval for the installation, repair or alteration of all plumbing work at the time of inspection. Said certificate shall not be issued until all work has been inspected by the Code Official and found to comply with all the requirements of this Code. Said certificate shall contain plumbing data, name of the owner or owners, and exact location of the building or premises where the plumbing work was accomplished.

A Code Official shall keep a record of the specific municipal address(s) of the building(s) where an inspection has been made, the name of the building owner(s), the date of inspection, and the inspection's beneficiary. These records shall also include the fee collected for such inspection, name of the inspector, name of the responsible licensed Master Plumber, and the date of such inspection(s).

Sec. 8-5-118.8.5 Notification. The office of the Chief Plumbing Inspector shall be notified when the work is ready for inspection before the close of business on the day previous to the one on which the inspection is desired. All work shall be left uncovered until inspected and approved. If any plumbing system or part thereof, which is installed, altered, or repaired, is covered before being inspected tested and approved, as prescribed in this Code, it shall be uncovered for inspection after notice to uncover the work has been issued to the responsible party by the Chief Plumbing Inspector. Notices of violations shall be written and delivered, or mailed to the person responsible.

Sec. 8-5-118.9 Vehicle and Job Sign Display Requirement. All plumbing contractors shall have name, address, phone number and license number, that is on file with the Plumbing Inspection Section of the Department of Inspection and Code Enforcement permanently displayed on the vehicles used for service and installation of plumbing fixtures and/or equipment. Such contractors shall also display a sign on site where the work is being performed. Such sign shall not be less than two foot by two foot (2' x 2') nor greater than two foot by three foot (2' x 3'). The license certificate of any person, firm or corporation can be revoked or suspended for non-compliance of these regulations until such time as the requirements are met. A violation fee of up to two hundred dollars (\$200) may be assessed for non-compliance of this section.

Sec. 8-5-118.10 Plumbing Investigation/Violation Fees. Whenever alleged work, for which a plumbing filing is required, under the provisions of this Code, has commenced

without a proper authorization of same, an investigation fee shall be paid. The Code Official may impose an investigation/violation fee for such non-permitted work infractions. The investigation/violation fee shall be a maximum of three hundred dollars (\$300) in addition to the regular filing fees imposed by this Code.

Sec. 8-5-118.11 Firms and Corporations Qualifications. Any firm or corporation wishing to do plumbing work in Jefferson Parish, shall file with the Department of Inspection and Code Enforcement a statement showing the composition of said firm, or if a corporation, a copy of its charter. Such organization shall have at least one certified Master Plumber in its organization. Should such certified Master Plumber cease to represent the organization actively in its dealings with the Plumbing or other Section of the Department of Inspections and Code Enforcement, then the license of such firm or corporation shall be void until another person in said organization has qualified as above described.

Sec. 8-5-118.12 Master Plumber's Responsibility. No person engaged in the plumbing business, shall allow his, her, or their name to be used by any other person, directly or indirectly, either to obtain a filing, send in notice, make returns, or to do any work under his, her, or their Plumbing certificate, under the penalty of having their certificate revoked.

Sec. 8-5-118.13 Authority of the Chief Plumbing Inspector.

Sec. 8-5-118.13.1 Entry. The Chief Plumbing Inspector or his designee shall have the right during reasonable hours to enter any building or premises in the discharge of official duties, or for the purpose of making any inspections, re-inspections, or tests of the mechanical equipment contained therein or its installation. This authority may also be delegated to any of the Plumbing Inspectors. It shall be unlawful for any person, firm, or corporation to hinder or interfere with any Plumbing Inspectors in this discharge of their official duties under this ordinance.

Sec. 8-5-118.13.2 Identification. The Chief Plumbing Inspector or his designee shall carry proper identification issued by the governing authority. When inspecting structures, premises, or facilities in the performance of duties under this Code, the inspector shall first present proper credentials as issued by this governing authority.

Sec. 8-5-118.13.3 Impersonation Prohibited. A person shall not impersonate the Code Official through the use of a uniform, picture identification card, badge, or any other means. Any person violating this section shall be subject to penalty provided by law.

Sec. 8-5-118.13.4 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Chief Plumbing Inspector or his designee has reasonable cause to believe that a structure or premises is unsafe or dangerous due to a violation of this Code, the Chief Plumbing Inspector or his designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this Code. If the structure or premises are occupied, the Inspector shall present the proper credentials and request entry. If entry is refused, the Chief Plumbing Inspector or his designee shall have recourse to the remedies provided by law to secure entry.

Sec. 8-5-118.14 Reserved

Sec. 8-5-118.15 Reserved

Sec. 8-5-118.16 Supports.

Sec. 8-5-118.16.1 Horizontal Supports. Horizontal piping shall be supported at sufficiently close intervals to keep it in alignment and prevent sagging.

Sec. 8-5-118.16.2 Cast Iron Soil Pipe. Cast iron soil pipe shall be supported at not more than four (4) intervals and at all risers and fittings. Where used under concrete floor slabs on grade or fill, pipe shall be hung with at least ¼" stainless steel hangers secured in the slab above.

Sec. 8-5-118.16.3 Screwed Pipe. Screwed pipe, (SPS) shall be supported at intervals not exceeding five-feet (5').

Sec. 8-5-118.16.4 Copper Tubing. Copper tubing shall be supported at approximately six-foot intervals for piping 1-1/2 inches and smaller and at 10 foot intervals for piping 2 inches and larger.

Sec. 8-5-118.16.5 Lead Pipe. Lead pipe shall be supported by straps or otherwise for its entire length.

Sec. 8-5-118.16.6 In-Ground. Piping in the ground shall be laid on a firm bed for its entire length, except where support it otherwise provided, and which is adequate in the judgment of the Plumbing Inspector.

Sec. 8-5-118.16.7 Plastic Pipe. Plastic pipe shall be supported at not more than four-foot (4') intervals and at all risers.

Sec. 8-5-118.16.8 Plastic Pipe Underground. Plastic pipe when installed underground shall be installed on a firm bed of earth properly compacted and graded.

1. Plastic pipe (underground soil, waste and vent piping) when used under concrete floor slabs on grade or fill shall be hung with at least ¼ inch round stainless steel hangers secured in the slab above. Hangers shall be spaced at not more than 4-foot (4') intervals and at all risers and fittings. And shall have 6" long protective collars or half sleeves of plastic, not less than Schedule 40 pipe, between hangers and underground piping.
2. S. D. R. Schedule 35 pipe and fittings may be used on all sewer site work when 6" or larger sizes are used. P.V.C. or A.B.S. Schedule 40 pipe and fittings shall be used on all sewer and site work when four inches (4") or smaller sizes are used. Plastic pipe may be used in all underground installations. Plastic pipe may be used above ground in all buildings except the following buildings:

All pipes shall be installed in accordance with the Jefferson Parish Standards (see Table 118.16.8).

TABLE 118.16.8		
ABOVE GROUND SOIL WASTE AND VENT PIPING		
MATERIALS ALLOWED		
**OCCUPANCY GROUP		MATERIAL
A-1,2,3,4,5	Assembly	Cast Iron
B	Business	Plastic
E	Educational	Cast Iron
F-1,2	Factory	A.H.J*
H-1,2,3,4,5	Hazardous	Cast Iron
I-1,2,3,4	Institutional	Cast Iron
M	Mercantile	Plastic
	Covered Mall Buildings	Cast Iron
R-1	Residential -Hotel, Motels, Boarding	Cast Iron
R-2	Residential	Plastic
R-3	Residential	Plastic
R-4	Residential	Plastic
S-1,2	Storage	A.H.J*
U	Utility and Miscellaneous	Plastic
All Type I Construction		Cast Iron

*Check with the Authority Having Jurisdiction.

**Regardless of the Occupancy Classifications, all Type I construction shall be required to use cast iron pipe.

Family Day Care with occupancy of ten (10) or less may use Plastic Pipe.

Sec. 8-5-118.16.9 Hangers and Anchors - Material. Hangers and anchors shall be of stainless steel of sufficient strength to maintain their proportional share of the pipe alignment and prevent rattling.

Sec. 8-5-118.16.9.1 Attachment. Hangers and anchors shall be securely attached to the building construction.

Sec. 8-5-118.17 Base of Stack Supports.

Bases of stacks shall be supported on concrete, brick laid in cement mortar, metal brackets attaching to the building construction, or by other methods, approved by the Chief Plumbing Inspector.

Sec. 8-5-118.18 Backflow and Cross Connections.

Sec. 8-5-118.18.1 Responsibility of the Director. The Chief Plumbing Inspector of the Department of Inspection and Code Enforcement, or his designated agent shall inspect the plumbing in every building or premises in this Parish as frequently as in his judgment may be necessary to ensure that such plumbing has been installed in such a manner as to prevent the possibility of pollution of the water supply of the Parish by the plumbing. The Chief Plumbing Inspector or his designee shall notify or cause to be notified in writing the owner or authorized agent of the owner of any such building or premises, to correct, within a reasonable time set by the Chief Plumbing Inspector or his designee any plumbing installed or existing contrary to or in violation of this ordinance, and which in his judgment may therefore permit the pollution of the Parish water supply, or otherwise adversely affect the public health.

Sec. 8-5-118.18.2 Inspections. The Chief Plumbing Inspector, or the designated agent, shall have the right of entry into any building, during reasonable hours, for the purpose of making inspection of the plumbing systems installed in such building or premises provided that with respect to the inspection of any single family dwelling consent to such inspection shall first be obtained from a person of suitable age and discretion therein or in control thereof.

Sec. 8-5-118.19 Definitions.

Sec. 8-5-118.19.1 Agency. The Department of the municipal government invested with the authority and responsibility for the enactment and enforcement of this ordinance.

Sec. 8-5-118.19.2 Air Gap. The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture supplying water to a tank, plumbing fixture, or other device and the flood level rim of the receptacle.

Sec. 8-5-118.19.3 Backflow Preventer. A backflow preventer is a device or means to prevent backflow.

Sec. 8-5-118.19.4 Backsiphonage. Backsiphonage is the flowing back of used, contaminated or polluted water from a plumbing fixture, vessel or other sources into a water supply pipe due to a negative pressure in such pipe.

Sec. 8-5-118.19.5 Barometric Loop. A barometric loop is a loop of pipe rising approximately thirty-five feet (35') at its topmost point, above the highest fixture it supplies.

Sec. 8-5-118.19.6 - Check Valve. A check valve is an automatically operated device which is designed to permit the flow of fluids in one direction and to close if there is a reversal of flow.

Sec. 8-5-118.19.7 Contamination. See pollution.

Sec. 8-5-118.19.8 Cross-Connection. Any physical connection or arrangement between two otherwise separate piping systems, one of which contains potable water and the other water of unknown or questionable safety, steam, gases, or chemicals whereby there may be a flow from one system to the other. See Backflow and back siphonage.

Sec. 8-5-118.19.9 Drain. Any pipe which carries wastewater or water-borne wastes in a building drainage system.

Sec. 8-5-118.19.10 Fixture, Plumbing. Installed receptacles, devices or appliances supplied with water which receive or discharge liquids or liquid-borne wastes.

Sec. 8-5-118.19.11 Flood Level Rim. This is the edge of the receptacle from which water overflows.

Sec. 8-5-118.19.12 Hazard, Health. Any conditions, devices, or practices in the water supply system and its operation, which create, or, in the judgment of the Director, may create a danger to the health and well being of the water consumer. A health hazard is a structural defect in the water supply system, whether of location, design, or construction, which may regularly or occasionally prevent satisfactory purification of the water supply or cause it to be polluted from extraneous sources.

Sec. 8-5-118.19.13 Hazard, Plumbing. This is any arrangement of plumbing, including piping and fixtures, whereby a cross-connection is created.

Sec. 8-5-118.19.14 Hydro Pneumatic Tank. A pressure vessel in which air pressure acts upon the surface of the water contained within the vessel, pressuring the water distribution piping connected to the vessel.

Sec. 8-5-118.19.15 Inlet. This is the open end of the water supply pipe through which the water is discharged into the plumbing fixture.

Sec. 8-5-118.19.16 Plumbing System. Includes the water supply and distribution pipes, plumbing fixtures and traps; soil waste, and vent pipes; building drains and building sewers including their respective connections, devices, and appurtenances within the property lines of the premises, and water treating or water using equipment.

Sec. 8-5-118.19.17 Pollution. This is the presence of any foreign substance (organic, inorganic, radiological or biological) in water, which tends to degrade its quality so as to constitute a hazard or impair the usefulness of the water.

Sec. 8-5-118.19.18 Reduced Pressure Principle Backflow Preventers. An assembly of different valves and check valves including an automatically opened spillage port to the atmosphere designed to prevent backflow.

Sec. 8-5-118.19.19 Surge Tank. The receiving vessel forming part of the air gap separation between a potable and an auxiliary supply.

Sec. 8-5-118.19.20 Vacuum. Any pressure less than that exerted by the atmosphere.

Sec. 8-5-118.19.21 Vacuum Breaker, Non-Pressure Type. A vacuum breaker which is designed so as not to be subjected to static line pressure.

Sec. 8-5-118.19.22 Vacuum Breaker, Pressure Type. A vacuum breaker designed to operate under conditions of static line pressure.

Sec. 8-5-118.19.23 Water, Potable. Any water, which according to recognized standards is safe for human consumption.

Sec. 8-5-118.19.24 Water, Non-Potable. Water which is not safe for human consumption or which is of questionable potability.

Sec. 8-5-118.19.25 Parish Water. Any water which, according to recognized standards, is safe for human consumption as purified and transported by the Jefferson Parish Water Systems.

Sec. 8-5-118.20 General (Technical) Requirements.

Sec. 8-5-118.20.1 General. A potable water supply system shall be designed, installed and maintained in such manner as to prevent contamination from non-potable liquid, solids or gases, from being introduced into the potable water supply through cross-connections or any other piping connections to the system.

Sec. 8-5-118.20.2 Cross Connections Prohibited. Cross-connections between potable water systems and other systems or equipment containing water or other substances of unknown or questionable safety are prohibited except when and where, as approved by the authority having jurisdiction, suitable protective devices such as the reduced pressure zone backflow preventer or equal are installed, tested and maintained to insure proper operation on a continuous basis.

Sec. 8-5-118.20.3 Interconnections. Interconnection between two or more public water supplies shall be permitted only with the approval of the health authority having jurisdiction.

Sec. 8-5-118.20.4 Individual Water Supplies. Cross-connections between an individual water supply and a potable public supply shall not be made unless specifically approved by the health authority having jurisdiction.

Sec. 8-5-118.20.5 Connection to Boilers. Potable water connections to boiler feed water systems in which boiler water conditioning chemicals are introduced shall be made through an air gap or provided with an approved backflow preventer located in the potable waterline before the point where such chemicals are introduced.

Sec. 8-5-118.20.6 Prohibited Connections to Fixtures and Equipment. Connections to the potable water supply system for the following is prohibited unless protected against backflow in accordance with Section 118.12 or as set out herein.

1. Operating, dissection, embalming, and mortuary tables or similar equipment; in such installation the hose used for water supply shall terminate at least twelve (12) inches away from every point of the table or attachments.
2. Pumps for non-potable water, chemicals or other substances-priming connections may be made only through an air gap.
3. Any other fixture or similar hazard.

Sec. 8-5-118.20.7 Refrigerating Unit Condensers and Cooling Jackets. Except where potable water provided for a refrigerator condenser or cooling jacket is entirely outside the piping or tank containing a toxic refrigerant, with two separate thickness of metal separating the refrigerant from the potable water supply, inlet connection shall be provided with an approved check valve. Also adjacent to, and at the outlet side of the check valve, an approved pressure relief valve set to relieve at 5 lbs./psi above the maximum water pressure or at the point of installation shall be provided if the refrigeration units contain more than 20 lbs. of refrigerants.

Sec. 8-5-118.20.8 Special Wastes. Acid Waste. Acid and chemical indirect waste pipes shall be of materials unaffected by the discharge of such wastes. Wastes of pH factor of 5.0 or less shall be considered acid.

Neutralizing Device

In no case shall corrosive liquids, spent acids, or other harmful chemicals, which might destroy or injure a sewer, soil, vent or waste pipe, or which might create obnoxious or toxic fumes, discharged into the plumbing system without being thoroughly diluted or neutralized by passing through a properly constructed and acceptable dilution or neutralizing device. Such device shall be automatically provided with sufficient intake of diluting water or neutralizing medium, so as to make its contents non-injurious before being discharged into the sewerage system.

Condensers and Sumps

No steam pipe shall connect to any part of the drainage or plumbing system, nor shall any water above 140-degree F. be discharged into any part of a drainage system. Such pipes may be indirectly connected by discharging into an interceptor and thence into the drainage system.

Sec. 8-5-118.21 Protection Against Backflow and Backsiphonage.

Sec. 8-5-118.21.1 Water Outlets. A potable water system shall be protected against backflow and backsiphoning by providing and maintaining at each outlet:

1. Air gaps: An air gap as specified in Section 13.3.8.2 is known to be between the potable water outlet and the flood level rim of the fixture it supplies or between the outlet and any other source of contamination.
2. Backflow Preventer: An approved backflow preventer device or vacuum breaker to prevent the drawing of contamination into the potable water system.

Sec. 8-5-118.21.2 Minimum Required Air Gap.

1. How Measured: The minimum required air gap shall be measured vertically from the lowest end of potable water outlet to the flood rim or line of the fixture or receptacle into which it discharges.
2. Size: The minimum required air gap shall be twice the effective opening of a potable water outlet unless the outlet is a distance less than three times the effective opening away from a wall or similar vertical in which cases the

minimum required air gap shall be three times the effective opening of the outlet. In no case shall the minimum required air gap be less than shown in the Table 8-5-118.21.2 "Minimum Air Gap for Generally Used Plumbing Fixtures."

Table 8-5-118.21.2		
MINIMUM AIR GAP FOR GENERALLY USED PLUMBING FIXTURES		
FIXTURE	When not affected by near wall 1 (inches)	When affected by near wall 2 (inches)
Lavatories and other fixtures with effective openings not greater than ½" diameter	1.0	1.50
Sink, laundry trays, goose-neck bath faucets and other fixtures with effective openings not greater than ¾" diameter	1.5	2.25
Over rim bath fillers and other fixtures with effective openings not greater than 1" diameter	2.0	3.0
Drinking water fountains-single orifice 7/17" (0.437) diameter or multiple orifices having total area of 0.150 sq. in. (area of circle 7/16" diameter)	1.0	1.50

1. Side walls, ribs, or similar obstructions do not affect air gaps when spaced from inside edge of spout opening a distance greater than three times the diameter of the effective opening for a single wall, or a distance greater than four times the diameter of the effective opening for two intersecting walls.
2. Vertical walls, ribs, or similar obstructions extending from the water surface to or above the horizontal plane of the spout opening require a greater air gap when spaced closer to the nearest inside edge of spout opening than specified in note (1) above. The effect of three or more such vertical walls or ribs has not been determined. In such cases, the air gap shall be measured from the top of the wall.
3. Two times diameter of effective opening.
4. Three times diameter of effective opening.

Sec. 8-5-118.21.3 Approved Devices. Before any device for the prevention of backflow or backsiphonage is installed, it shall have first been certified by a recognized testing laboratory acceptable to the agency Chief Plumbing Inspector or his designee. Devices installed in a building potable water supply distribution maintained in good working condition by the person or persons responsible for the maintenance of the system.

The Chief Plumbing Inspector or his designee shall inspect routinely such devices and if found to be defective or inoperative shall require the replacement thereof.

Sec. 8-5-118.21.4 Installation of Devices.

1. Vacuum Breakers: Vacuum breakers shall be installed with the critical level at least six inches above the flood level rim of the fixture they serve and on the discharge side of the last control valve to the fixture. No shutoff valve or faucet shall be installed beyond the vacuum breaker. For closed equipment or vessels such as pressure sterilizers the top of the vessel shall be treated as the flood level rim but a check valve shall be installed on the discharge side of the vacuum breaker.

2. **Reduced Pressure Principle Backflow Preventer:** A reduced pressure principle type backflow preventer may be installed subject to full static pressure.
3. **Devices of All Types:** Backflow and backsiphonage preventing devices shall be accessibly located preferable in the same room with the fixture they serve. Installation in utility or service spaces, provided they are readily accessible, is also permitted.

Sec. 8-5-118.21.5 Tanks and Vats - Below Rim Supply. Where a potable water outlet terminates below the rim of a tank or vat and the tank or vat has an overflow of diameter not less than given in Table 8-5-118.21.5 "Sizes of Overflow Pipes for Water Supply Tanks", the overflow pipe shall be provided with an air gap as close to the tank as possible.

TABLE 8-5-118.21.5			
SIZES OF OVERFLOW PIPES FOR WATER SUPPLY TANKS			
Minimum Capacity of Water Supply Line to Tank	Capacity Diameter of (inches 10)	Maximum Capacity of Water Supply Line to Tank	Diameter of Overflow Pipe (inches 10)
0-50 gpm	2	400-700 gpm	5
50-150 gpm	2 1/2	700-1,000 gpm	6
100-200 gpm	3	Over 1,000 gpm	8
200-400 gpm	4		

1. The potable water outlet to the tank or vat shall terminate a distance not less than 1-1/2 times the height to which water can rise in the tank above the top of the overflow. This level shall be established at the maximum flow rate of the supply to the tank or vat and with all outlets except the air gap, overflow outlet closed.
2. The distance from the outlet to the high water level shall be measured from the critical point of the potable water supply outlet.

Sec. 8-5-118.21.6 - Protective Devices Required. Approved devices to protect against backflow and backsiphonage shall be installed at all fixtures and equipment where backflow and/or backsiphonage may occur and where a minimum air gap cannot be provided between the water outlet to the fixture or equipment and its flood level rim.

1. **Connections Not Subject To Back Pressure:** Where a water connection is not subject to backpressure, a non-pressure type vacuum breaker shall be installed on the discharge side of the last valve on the line serving the fixture or equipment. A list of some conditions requiring protective devices of this kind is given in Table 8-5-118.21.6 A, "Cross Connections Where Protective Devices are required and Critical Level (C-L) Settings for Backflow Preventers. Critical Level (C-L) is defined as the level to which the backflow preventer (Vacuum breaker) may be submerged before backflow will occur. Where the C-L is not shown on the preventer, the bottom device shall be taken as the C-L.

TABLE 8-5-118.21.6 A	
CROSS-CONNECTIONS WHERE PROTECTIVE DEVICES ARE REQUIRED AND CRITICAL LEVEL (C-L) SETTINGS FOR BACKFLOW PREVENTERS	
FIXTURE OR EQUIPMENT	METHOD OF INSTALLATION
Aspirators & Ejectors	C-L at least 6 inches above flood level of receptacle

	served.
Dental Units	On models without built-in vacuum breakers - C-L at least 6 inches above flood level rim of bowl.
Dishwashing Machines	C-L at least 6 inches above flood level of machine. Install on both hot and cold water supply line.
Flushometers (closet and urinals)	C-L at least 6 inches above flood top of fixture supplies.
CROSS-CONNECTIONS WHERE PROTECTIVE DEVICES ARE REQUIRED AND CRITICAL LEVEL (C-L) SETTINGS FOR BACKFLOW PREVENTERS	
FIXTURE OR EQUIPMENT	METHOD OF INSTALLATION
Garbage Can Cleaning Machines	C-L at least 6 inches above flood level of machine install on both hot and cold water supply lines.
Hose Outlets	C-L at least 6 inches above highest point on hose line.
Laundry Machines	C-L at least 6 inches above flood level of machine. Install on both hot and cold water supply lines.
Lawn Sprinklers	C-L at least 12 inches above highest sprinkler or discharge outlet.
Steam Tables	C-L at least 6 inches above flood level.
Tanks and Vats	C-L at least 6 inches above flood level rim or line.
Through Urinals	C-L at least 30 inches above pre-formed flush pipe.
Flush Tanks	Equip with approved anti-siphoning ball cock.
Hose Bibbs (where aspirators or ejectors could be connected)	C-L at least 6 inches above flood level of receptacle serviced.

1. Connections Subject to Back Pressure: Where a potable water connection is made to line, fixture, tank, vat, pump, or other equipment with a hazard of the water connection is subject to back pressure, and an air gap cannot be installed, the Director may require the use of an approved reduced pressure principle backflow preventer. A partial list of such connections is shown in Table 18-5-118.21.6 B, "Partial List of Cross-Connections Subject to Back Pressure."

TABLE 8-5-118.21.6 B	
PARTIAL LIST OF CROSS-CONNECTIONS WHICH MAY BE SUBJECT TO BACK PRESSURE	
Chemical Lines	Pressure Tanks
Dock Water Outlets	Pumps
Hose Bibbs	Steam Lines
Individual Water Supplies	Swimming pools
Industrial Process Water Lines	Tanks & Vats - bottom inlets

Sec. 8-5-118.21.7 Barometric Loop. Water connections where an actual or potential backsiphonage hazard exists may, in lieu of devices specified in Section 118.16.6, be provided with a barometric loop. Barometric loops shall precede the point of connection.

Sec. 8-5-118.21.8 Double Check-Double Gate Valves. The Chief Plumbing Inspector or his designee may authorize installation of approved, double check-double gate valve assemblies with test cocks as protective devices against backflow in connections between a potable water system, and other fluid systems which present no significant health hazard in the judgment of the Chief Plumbing Inspector or his designee.

Sec. 8-5-118.21.9 Low Pressure Cutoff Required on Booster Pumps. When a booster pump is used on a water pressure booster system and the possibility exists that a positive pressure of 10 psi or less may occur on the suction

side of the pump, there shall be installed a low pressure cutoff on the booster pump to prevent the creation of a vacuum or negative pressure on the suction side of the pump, thus cutting off water to the other outlets.

Sec. 8-5-118.22 Maintenance Requirements.

Sec. 8-5-118.22.1 General Requirements. It shall be the responsibility of the building or premise owners to maintain all backflow preventers and vacuum breakers within the building or on the premises in good working order and to make no piping or other arrangements for the purpose of bypassing backflow devices.

Sec. 8-5-118.22.2 Reduced Pressure Principle Backflow Preventers. Period testing and inspection schedules shall be established by the Chief Plumbing Inspector or his designee for all reduced pressure type preventers and the interval between such testing and inspections and overhauls of each device shall be established in accordance with the age and condition of the device. Testing and inspection intervals shall not exceed one year and overhaul intervals shall not exceed five years. These devices shall be inspected frequently after the initial installation to assure that they have been installed properly and that debris resulting from the installation has not interfered with the functioning of the device. The testing procedures shall be in accordance with the manufacturer's instructions where approved by the Chief Plumbing Inspector or his designee.

Sec. 8-5-118.22.3 Cross-Connections and Storage Tanks.

1. The definition of a cross connection, as based upon the U.S. Department of Health, Education and Public Welfare's Public Health Service, is any physical connection or arrangement of pipes between two otherwise separate water supply systems, one of which contains potable water and other water of unknown or questionable safety, whereby water may flow from one system to the other, the direction of flow depending on pressure differential between the two systems.
2. No cross connection shall be permitted to be made between any system of piping supplied by water from the mains of the Water Department and any other sources of supply, either public or private; or any secondary supplies known to be unsafe for drinking water, such as shallow wells, reused industrial supplies, raw surface water or swimming pools.
3. Where city water is used as an auxiliary supply to a roof or suction tank, which is also supplied by water from any other source, such tank shall not be of the pressure type but open. The delivery of city water shall be above the tank flow line and controlled by same type of automatic valve.
4. It shall be unlawful, also, to maintain storage tanks supplied only with city water, unless the tanks are satisfactorily built, and covered so as to prevent the entrance of contamination. They shall also be subject to periodical inspection by the Water Department and maintained in a manner wholly satisfactory to the standards and requirements of the State Department of Health. Pumps taking suction from the Parish supply, serving such building storage, shall be installed or operated only upon permit from the Water Department subject to their approval as to size, capacity and valve arrangements.
5. It shall be unlawful for anyone to interconnect private supplies, including deep well systems, with the Water Department system except as hereinafter provided.
 - A. Correction and maintenance shall be performed in a manner satisfactory to the State Department of Health and the Jefferson Parish Water Department of all existing sanitary defects in and around the private supply system.

- B. Provision to be made for complete bacteriological analysis by the Water Department of the supply involved, in accordance with the standard methods of water analysis of the American Public Health Association. This requirement means not less than four analyses each month of two standard samples, or more often if the analyses warrant.
 - C. Provisions by the owner of the private system involved to pay an equitable pro rata part of the cost of all inspections and testing herein required. The rates and method of ~~paying for the same~~ payment shall be determined by the Water Department subject to the approval of the Director of the Water Department.
6. Should any system supplied by Parish water be operated in violation of any provision of this article, it shall be the duty of the Water Department to completely disconnect all service liens serving such system until this section is properly complied with. Any cost of such disconnection and the estimated cost of reconnection must be paid by the consumer before service shall be restored.

Sec. 8-5-118.23 Interceptors and Separators.

Sec. 8-5-118.23.1 Installation Standards. Liquid waste containing fats, oils, grease, sand, or other contaminants that can be removed through gravity separation shall be required to pass through an interceptor prior to discharge into the Parish sewerage system to protect the building sewer system and/or the sanitary sewerage system, except when, in the opinion of the Chief Plumbing Inspector or his designee, such a device is not necessary.

Prior to installation, the size and type of each interceptor shall be approved by the Chief Plumbing Inspector or his designee, in accordance with generally accepted standards set forth in this Code. No wastes other than those requiring treatment or separation shall be discharged into any interceptor. No interceptor shall be used until its installation has been approved by the Chief Plumbing Inspector or his designee.

Sec. 8-5-118.23.2 Oil and Combustible Liquids. Interceptor required. All commercial, storage, or repair garages; gasoline stations with grease racks, grease pits, or wash racks; all car washes; and all commercial establishments generating wastewater containing oil or combustible wastes or sand, shall install all necessary floor drains, sand interceptors, catch basins and oil interceptors properly vented through the roof on the sewer side of the interceptor. The waste line shall not be less than 4 inches in diameter with a full size cleanout to grade and the vent pipe not less than 2 inches in diameter. The oil interceptor shall be provided with an overflow line to a waste oil tank. U.L. approved, of adequate size, minimum capacity 550 gallons, and such tank shall be vented with a minimum 1½ inch vent terminating in the open air at an approved location at least 12 feet above grade and with a 2 inch pump-out opening at grade.

Sec. 8-5-118.23.3 Motor Vehicle Garages. On each floor of garages where not more than three motor vehicles are serviced and stored, interceptors shall have a minimum capacity of six cubic feet and one cubic foot capacity shall be added for each vehicle up to ten vehicles. Above ten vehicles, the Chief Plumbing Inspector or his designee shall determine the size of the interceptor required.

Sec. 8-5-118.23.4 Service Stations and Repair Shops. Where vehicles are serviced only, and not stored, interceptor capacity shall be based on a net capacity of one cubic foot for each 100 square feet of surface to be drained into the interceptor with a minimum of six cubic feet.

Sec. 8-5-118. 23.5 Garage Drain. Floor drains in a garage housing more than three (3) motor vehicles, except residential garages, are required to have an interceptor.

Sec. 8-5-118.23.6 Combination Oil and Sand Interceptor. A combination oil and sand separator may be installed when the design is approved in writing by the Chief Plumbing Inspector or his designee.

Sec. 8-5-118.23.7 Sand Interceptors. Where required:

1. Wherever a floor drain discharges through an oil interceptor, it must first discharge through a sand interceptor when required by the Chief Plumbing Inspector or his designee.
2. Whenever the discharge of a floor drain may contain solids or semisolids that would be harmful to a drainage system, or tend to choke the system, the discharge must be through a sand interceptor.

Sec. 8-5-118.23.8 Laundries. Commercial laundries shall be equipped with an interceptor having a wire basket or similar device, removable for cleaning, designed to separate and retain lint, solids $\frac{1}{4}$ inch or larger in size, string, rags, buttons or other materials detrimental to the sanitary sewerage system.

Sec. 8-5-118.23.9 Slaughter Houses, Meat Cutting Rooms, Etc. Slaughtering room and dressing room drains shall be equipped with interceptors approved by the Chief Plumbing Inspector or his designee, which shall prevent the discharge into the sanitary sewerage system of feathers, entrails, and other materials likely to clog the sanitary sewerage system.

DIVISION 5 – FOUNDATIONS

Sec. 8-5-119 - Foundations

Sec 8-5-119.1 Scope. Provisions of this Section shall govern the design and construction of foundations for buildings and structures.

Sec 8-5-119.2 Definitions .

The following words and terms shall, for the purposes of this chapter, have the meaning shown herein. For words and terms not shown herein, see International Building Code 2003.

Sanitary Fill – Mineral fill material such as sand, clay or soil, which does not contain contaminated or organic material, construction debris, large rocks, or other material deemed inappropriate by the building official. All such material shall be capable of compaction in accordance with 1804.2.1.

Sec 8-5-119.3 - General.

Sec 8-5-119.3.1 – Safety. When excavating for buildings or excavations accessory thereto, such excavations shall be made safe to prevent any danger to life and property.

Sec 8-5-119.3.2 – Retaining Walls. Permanent excavations shall have retaining walls of sufficient strength made of steel, masonry, or reinforced concrete to retain embankments, together with any surcharged load.

Sec 8-5-119.3.3 – Placement. Excavations for any purpose shall not extend within one 1803 – Excavations.

foot (1 ft.) (350 mm) of the angle of repose or natural slope of the soil under any footing or foundation, unless such footings or foundation is first properly underpinned or protected against settlement.

Sec 8-5-119.4– Support of Adjoining Buildings and Structures.

Sec 8-5-119.4.1– Notice to Adjoining Structures. Notice to the owner of adjoining buildings or structures shall be served in writing by the one causing the excavation to be made at least ten (10) days before an excavation is commenced. The notice shall state the depth and location of the proposed excavation.

Sec 8-5-119.4.2 – Excavation 10 Feet or Less. When an excavation extends not more than ten feet (3,048 mm) below the established curb grade nearest the point of excavation under consideration, the owner of the adjoining structure or building shall be afforded the necessary license to enter the premises where the excavation is to be made, and at his own expense, shall provide the necessary underpinning or protection.

Sec 8-5-119.4.3 – Excavation Greater than 10 Feet. When an excavation extends more than ten feet (3,048 mm) below the established curb grade nearest the point of excavation under consideration, the one causing the excavation to be made, if given the necessary license to enter the adjoining premises, shall provide at his own expense one of the following:

1. Underpinning and protection required by that part of the excavation which extends to a depth greater than ten feet (10 ft.) (3,048 mm) below the established curb grade nearest the point of excavation under consideration, whether or not the existing footings or foundations extend to the depth of ten feet (10 ft.) or more below curb grade, or
2. Shoring and bracing the sides of the excavation required to prevent any soil movement into the excavation. If permanent lateral support is provided, the method used must satisfy requirements of the Code Official.

1803.2.3.1 – License not Given. If necessary license is not afforded the person causing the excavation to be made, it shall be the duty of the owner failing to afford such license to provide the required underpinning or protection for which purpose the owner shall be afforded the necessary license to enter the premises where such excavation is to be made.

Sec 8-5-119.4.4 – Un-Established Curb Grade. If there is not an established curb grade, the depth of excavation shall be referred to the level of the ground at the point under consideration.

Sec 8-5-119.5 – Difference in Adjacent Curb Grades.

Sec 8-5-119.5.1 – Responsibility. If existing building or structure requiring underpinning or protection is so located that its curb grade or level is at higher level than the level to which the excavation is properly referred, then such part of the required underpinning or protection that is necessary due to the difference in these levels shall be made and maintained at the joint expense of the owner of the building or structure and the person causing the excavation to be made.

Sec 8-5-119.5.2 – Determination. For the purpose of determining such part of the underpinning or protection that is necessary due to such difference in levels, the level to which a building more than 5 ft. (1,524 mm) back of the street line is properly referred shall be considered to be the level of the natural ground surface adjoining the building or structure.

Sec 8-5-119.6 – Party Walls. A party wall, which is in good condition and otherwise suitable for continued use, shall be underpinned or protected as required at the expense of the person causing the excavation to be made.

Sec. 8-5-119.7 – Adjoining Structure Protection. Where the necessary license has been given to the person making an excavation to enter any adjoining structure for the purpose of underpinning or protecting it, the person receiving such license shall provide for such adjoining structure adequate protection against injury due to the elements resulting from such entry.

Sec. 8-5-119.8 – Backfill. Only approved granular materials shall be properly compacted in order to prevent lateral displacements of the soil of the adjoining property after the removal of the shores or braces.

Footings and Foundations.

Sec 8-5-119.9 – General.

Sec 8-5-119.9.1 – Foundations shall be built upon undisturbed soil or properly compacted fill material, or shall be built with pilings. Foundations shall be constructed of masonry, plain concrete, reinforced concrete, or of piling materials described in this Chapter.

Sec. 8-5-119.9.2 – Pile foundations shall be designed and constructed in accordance with Section 1805.

Sec. 8-5-119.9.3 – The bottom of spread foundations shall extend below the depth of frost line of the locality, but not less than twelve inches (12 in.) below finish grade.

Sec. 8-5-119.9.4 – Temporary buildings and buildings not exceeding one (1) story in height and four hundred square feet (400 sq. ft.) in area shall be exempt from these requirements.

Sec. 8-5-119.9.5 – Excavations for foundations shall be backfilled with sanitary fill.

Sec. 8-5-119.9.6 – Where water impacts the ground from a roof valley, downspout, scupper, or other rain water collection or diversion device, provisions shall be made to prevent soil erosion and direct the water away from the foundation.

Sec. 8-5-119.9.7 – Finish grade shall be sloped away from the foundation for drainage.

Sec. 8-5-119.9.8 – The area under footings, foundations, and concrete slabs on grade shall have all vegetation, stumps, roots, and foreign materials removed prior to their construction. Fill material shall be sanitary fill.

Sec. 8-5-119.9.9 – Pile foundations shall be required for all structures, including any building, except those located in areas with soils designated Group A by the United States Department of Agriculture.

Exceptions:

Temporary structures with length of life specified, at the discretion of the Code Official. One story detached residential accessory buildings with an area not exceeding 1,000 square feet nor one story in height.

Structures for which a complete soil analysis, prepared by a Louisiana Registered Civil Engineer, concludes that the proposed foundations are adequate to support the structure without excessive differential or overall settlement or movement.

Manufactured houses when installed in accordance with Louisiana RS.51.

Trailers or modular buildings used for commercial purposes provided a tie down method design in accordance with Section 1609, International Building Code.

Lightweight aluminum canopies accessory to residential uses.

An addition to an existing structure may be allowed provided it can be shown that to place only the proposed construction on a different type of foundation would not cause excessive differential settlement or movement between the various sections of the completed structure. To prevent the possibility of differential settlement, it is recommended that the addition have similar spread footings or be supported on piles with lengths and loadings identical to the original.

Due to the inherent qualities of many soils, subsidence may not be totally preventable; however, if foundations are designed and built according to good building standards, it should be possible to hold differential settlement to a minimum and within acceptable limits.

Sec. 8-5-119.9.10 – Any person contemplating a foundation which may make use of, be adjacent to, or involve public property shall determine in advance of construction the existence of public or private underground or overhead utilities which may be occupying said public property. Such person shall secure proper approval from the public and private agencies concerned and shall observe all precautions necessary to avoid damage or disturbance to said utilities (telephone, fiber optic, coaxial, sewerage, drainage, water, gas, electricity and the like).

Sec. 8-5-119.10– Soils Investigation.

Sec. 8-5-119.10.1 – Footings on Undisturbed or Compacted Soils. Footings shall be so designed that the allowable bearing capacity of the soil is not exceeded. If reinforced or structural plain concrete or masonry footings are used, they shall rest on undisturbed or properly compacted soil of uniform density and thickness. Compacted soils shall be tested to a minimum of 95% of Modified Proctor in accordance with ASTM D 1557 and compacted and tested in lifts not to exceed 12 inches. If sufficient compactibilities exist, soils may be compacted in greater lift thicknesses and tested at 12 inch intervals. Certification from an approved testing lab may be required to substantiate that the fill has been properly compacted.

Sec. 8-5-119.10.2 – Questionable Soil. Where the soil bearing capacity (for spread foundations) or the pile load capacity is not definitely known, or is in question, undisturbed soil borings shall be made under the direction of a Louisiana Registered Civil Engineer experienced in soil mechanics. Number and depth of borings shall be influenced by the importance, type, size, and location of the structure. Laboratory tests shall be made on undisturbed samples under the direction of a Louisiana Registered Civil Engineer experienced in soil mechanics.

Sec. 8-5-119.10.2.1 – Analysis. When determined necessary by the Design Professional an engineering analysis establishing soil bearing capacity, pile load capacity, depth of foundation, expected settlement, depth of ground water table and other information applicable to the design of the foundation, shall be made by a Louisiana Registered Civil Engineer.

Sec. 8-5-119.10.2.2 – Requirements. Data required for 1804.2.2.1 shall be obtained from a minimum of:

1. One (1) soil boring for structures under three stories and not over 10,000 square feet of floor area.
2. Two (2) soil boring for other structures 15,000 square feet or less of ground floor area.
3. One (1) soil boring for each additional 15,000 square feet of ground floor area.
4. Pile load test in accordance with 1806.4.

Sec. 8-5-119.10.2.3 – Natural Solid Ground or Piles. Foundations shall be built upon natural solid ground. Where solid natural ground does not occur at the foundation depth, such foundations shall be extended down to natural solid ground or piles shall be used. Foundations may be built upon mechanically compacted earth or fill material (see Article 1804.2.1) subject to approval by the Code Official and upon submittal of evidence that proposed load will be adequately supported.

Sec. 8-5-119.10.2.4 – Differential Settlement. Where footings are supported by soils of widely different bearing capacity, the allowable bearing values of the more yielding soil shall be used or special provisions shall be made in the design to prevent serious differential settlements.

Sec. 8-5-119.10.2.5 – Shifting Or Moving Soils. When it is definitely known the top or subsoils are of a shifting or moving character, all footings shall be carried to a sufficient depth to insure stability. The excavation around piers shall be backfilled with soils or materials which are not subject to such expansion or contraction.

Sec. 8-5-119.10.2.6 – Groundwater Table Investigation. A subsurface soil investigation shall be performed to determine the possibility of the groundwater table rising above the proposed elevation of the lowest floor when such floor is located below the finished ground level adjacent to the foundation for more than 75% of the perimeter of the building.

Sec. 8-5-119.11- Expansive Soils.

Sec. 8-5-119.11.1 – General. Footings for foundations for buildings and structures founded on expansive soils shall be designed in accordance with this section. As an

alternative to special design, the soil may be removed in accordance with 1804.3.4 or stabilized in accordance with 1804.3.5.

Sec. 8-5-119.11.2 – Soil Tests. In areas likely to have expansive soil, the Code Official may require soil tests to determine if such soils do exist. Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with items 1, 2, and 3 shall not be required if the test prescribed in item 4 is conducted.

Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318.

More than 10% of the soil particles pass a #200 sieve (75 µm), determined in accordance with ASTM D 422.

More than 10% of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.

Expansion Index greater than 20, determined in accordance with SBCCI Standard for Expansive Soil Tests.

Sec. 8-5-119.11.3 – Foundations.

Sec. 8-5-119.11.3.1 – Footings foundations placed on or within the active zone of expansive soils shall be designed to resist differential volume changes and to prevent structural damage to the supported structure. Deflection and racking of the supported structure shall be limited to that which will not interfere with the usability and serviceability of the structure.

Sec. 8-5-119.11.3.2 – Foundations placed below where volume change occurs or below expansive soil shall comply with the following provisions:

1. Foundations extending into or penetrating expansive soils shall be designed to prevent uplift of the supported structure.
2. Foundations penetrating expansive soils shall be designed to resist forces exerted on the foundation due to soil volume changes or be isolated from the expansive soil.

Slab-on-ground, mat or raft foundations on expansive soils shall be designed and constructed in accordance with WRI/CRSI Design of Slab-On-Ground Foundations or PTI Design and Construction of Post-Tensioned Slabs-On-Ground.

Exception: Slab-on-ground systems which have performed adequately in soil conditions similar to those encountered at the building site may be used if approved by the Code Official.

Sec. 8-5-119.11.3.4 – Removal of Expansive Soil. The expansive soil may be removed to a depth sufficient to assure constant moisture content in the remaining soil. Fill material shall not contain expansive soils and shall be placed in accordance with the provisions of 1804.2.3.

Exception: Expansive soil need not be removed to the depth of constant moisture, provided the confining pressure in the expansive soil created by the fill and supported structure exceeds the swell pressure.

Sec. 8-5-119.11.3.5 – Stabilization. Stabilization of the active zone of expansive soils may be used when approved by the Code Official. Soils may be stabilized by chemical, de-watering, pre-saturation or equivalent techniques.

Sec. 8-5-119.12– Footing Design.

Sec. 8-5-119.12.1 – Footings are to be designed so that the allowable bearing capacity of the soil shall not be exceeded. (For the Concrete Footing Design, see Chapter 19, International Building Code.) The base area of the footings of all buildings shall be designed in the following manner: The area of the footing which has the largest percentage of live load to total load shall be determined by dividing the total load by the allowable soil load. From the area thus obtained, the dead load soil pressure of such footing is determined and the areas of all other footings of the building shall be determined on the basis of their respective dead loads only and such dead load soil

pressure. In no case shall the load per square foot under any portion of any footing, due to the combined dead, live, wind, and any other loads, exceed the safe sustaining power of the soil upon which the footing rests. The total reduced live load occurring in the column immediately above the footing shall be the live load used in the above computation.

Sec. 8-5-119.12.2 – Footings shall be proportioned to sustain the applied loads and induced reactions without exceeding the allowable stresses specified in this Code.

Sec. 8-5-119.13– Concrete Footings.

Sec. 8-5-119.13.1 – Compressive Strength. Concrete in footings shall have a specified compressive strength of not less than 2,500 psi (17 238 kPa) at 28 days.

Sec. 8-5-119.14– Foundation Walls.

Sec. 8-5-119.14.1 – Concrete and Masonry. Concrete and masonry foundation walls shall be designed and constructed in accordance with 1804.6.1.

Sec. 8-5-119.14.1.1 – Plain Concrete and Plain Masonry. Plain concrete and plain masonry foundation walls shall be sized in accordance with Table 1805.5 (1), International Building Code), and reinforced masonry foundation walls shall be sized in accordance with Table 1805.5 (2, 3, & 4), International Building Code, or such walls shall be designed in accordance with ACI 318, NCMA TR68-A, or ACI 530/ASCE 5/TMS 402, or other approved methods.

Sec. 8-5-119.14.1.2 –The minimum thickness of concrete and masonry foundation walls shall be in accordance with 1804.6.1.1 but not less than the thickness of the wall supported.

Exception: Foundation walls not less than 8 inches (203 mm) in thickness and conforming to the provisions of 1804.6.1.1 may be used as foundations for dwellings with walls of brick veneer on frame walls or 10 inch (254 mm) cavity walls, provided the dwelling is not more than two stories in height and the total height of the wall, including the gable, is not more than 28 feet (8.53 m). Foundation walls 8 inches (203 mm) thick supporting brick veneer or cavity walls shall be corbelled with solid units to provide a bearing the full thickness of the wall above. Corbelling of masonry shall be in accordance with 2104.2 of the International Building Code. The total projection shall not exceed 2 inches (51 mm) with individual corbels projecting not more than one-third the thickness of the unit nor one-half the height of the unit. The top corbel course shall not be higher than the bottom of floor joists and shall be a full header course.

Sec. 8-5-119.14.1.3 – Concrete and masonry foundation walls shall extend above the finished grade a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

Sec. 8-5-119.14.1.4 – Backfill adjacent to concrete and masonry foundation walls shall not be placed until the walls have sufficient strength and have been anchored to the floor above or have been braced to prevent damage by the backfill.

Exception: When approved by the Code Official, such bracing is not required for such walls supporting less than 4 feet (1.2 m) of unbalanced backfill.

Sec. 8-5-119.14.1.5 – Pier and wall foundations shall be permitted to be used to support light frame construction not more than two stories in height, provided the following requirements are met:

The wall shall be supported on a continuous concrete footing placed integrally with the exterior pier footings.

The minimum actual thickness of the wall shall be not less than 3 5/8 inches (92 mm) and integrally bonded into the piers.

Piers shall be constructed in accordance with Chapter 21, International Building Code. The maximum height of a 4 inch (102 mm) wall shall not exceed 4 feet (1219 mm).

Anchorage shall be provided in accordance with 1609.3., International Building Code.

The unbalanced fill for 4 inch (102 mm) walls shall not exceed 24 inches (610 mm) for solid masonry or 12 inches (305 mm) for hollow masonry.

Sec. 8-5-119.14.1.6 – Curtain walls between piers and nonbearing perimeter walls shall be permitted for frame construction and masonry veneer frame construction in dwellings not more than two stories in height, subject to the following limitations:

1. Minimum thickness of the curtain wall shall be 4 inches nominal bonded into the piers and supported on a continuous concrete footing.
2. Masonry bearing piers shall comply with Chapter 2103, International Building Code. Pier spacing shall be governed by the beam or girder designed in accordance with Chapter 23 of the International Building Code, maximum spacing of 8 feet (2438 mm) on center. Piers shall provide a true and even bearing surface.
3. Unbalanced fill placed against 4 inch (102 mm) curtain wall shall not exceed 24 inches (610 mm) for solid masonry or 16 inches (406 mm) for hollow masonry.
4. Maximum height of exterior, nonbearing curtain walls of pier and curtain wall construction shall not exceed those shown in Table 2107.1, International Building Code.

Sec. 8-5-119.14.1.7 – Masonry Supporting Light Frame Construction. Foundation walls of hollow masonry supporting light frame construction shall be capped with 4 inches (102 mm) of solid masonry or concrete or shall have cavities of the top course filled with concrete or grout unless a sill plate of 2 inch (51 mm) nominal thickness bears on both face shells.

Sec. 8-5-119.15 – Piles.

Sec. 8-5-119.15.1 – Investigation. Pile foundations shall be designed and installed on the basis of a foundation investigation and report which shall include borings, test pits or other subsurface exploration at locations and depths sufficient to determine the position and adequacy of the bearing soils except where sufficient data upon which to base the design and installation is available. The investigation and report shall include but not be limited to the following:

Recommended pile types and installed capacities.

Driving criteria.

Installation and field inspection procedures.

Pile load test requirements.

Durability of pile materials.

Designation of bearing stratum or strata.

Sec. 8-5-119.15.2 – Special Piles and Special Conditions. The use of types of piles not specifically mentioned in Chapter 18 and the use of piles under conditions not specifically covered in Chapter 18 shall be permitted, subject to the approval of the Director, upon submission of acceptable test data, calculations and other information relative to the properties and load-carrying capacity of such piles. Test data shall consist of at least five consecutive field tests which shall include but shall not be limited to the driving, loading, extraction and examination of the piles. The calculations shall follow rational engineering analysis.

Sec. 8-5-119.15.3 – Protection of Pile Materials. Where the soil boring records of site conditions indicate possible deleterious action of pile materials because of soil constituents, changing water levels, electrolysis, corrosion, or other factors, such materials shall be adequately protected. The effectiveness of such methods or processes for the particular purpose shall have been thoroughly established by satisfactory service records or other evidence which demonstrated the effectiveness of such protective measures. Cutoff of untreated wood piles shall not be higher than the lowest ground water level anticipated for the life of the building as determined by an engineering investigation of established data, but in no case shall the cutoff be less than seven feet (7 ft.) below natural ground surface. Structural steel piles driven below the permanent water table and also into natural soil need not be protected against electrolysis and/or corrosion.

Sec. 8-5-119.16– Lateral Support.

Sec. 8-5-119.16.1 – General. Any soil other than fluid soil shall be deemed to afford sufficient lateral support to the pile to prevent buckling and to permit the design of the pile in accordance with accepted engineering practice and the applicable provisions of this Code.

Sec. 8-5-119.16.2 – Unbraced Piles. All piles standing unbraced in air, water, or soils not capable of providing lateral support shall be designed as columns in accordance with the provisions of this Code.

Sec. 8-5-119.16.3 – Group Action. The supporting value of piles depending solely on friction when driven in clusters or groups shall be investigated on the basis of group perimeter shear by the expression:

$Q_a = PL_c/FSF + (2.6q_u (1+0.2w/b)A)/FSB$, in which
 Q_a = Allowable load-carrying capacity of pile groups, lb
 P = Perimeter distance of pile group, ft
 L = Length of pile, ft
 c = Average (weighted) cohesion of shear strength of material between surface and depth of pile tip, psf
 q_u = Average unconfined compressive strength of material in the 30-ft zone immediately below pile tips, psf
 w = Width of base of pile group, ft
 b = Length of base of pile group, ft
 A = Base area of pile group, sq ft
 FSF = Factor of safety for the friction area = 2
 FSB = Factor of safety for the base area = 3

Sec. 8-5-119.16.4 – The soil properties (c and q_u) used in this formula shall be based on data accumulated from borings and laboratory tests in the quantity described in 1804.2. In the application of this formula, the weight of the piles, pile caps and mats, considering the effect of buoyancy, shall be included and where indicated, the individual allowable pile load shall be reduced accordingly.

Sec. 8-5-119.17– Stability.

Sec. 8-5-119.17.1 – All piles shall be braced to provide lateral stability in all directions. Three or more piles connected by a rigid cap shall be considered as being braced provided that the piles are located in radial directions from the centroid of the group not less than 60 degrees (1 rad) apart. A two-pile group in a rigid cap shall be considered to be braced along the axis connecting the two piles. Methods used to brace piles shall be subject to the approval of the Code Official.

Sec. 8-5-119.17.2 – Piles supporting walls shall be driven alternately in lines spaced at least 1 foot (305 mm) apart and located symmetrically under the center of gravity of the wall load carried, unless effective measures are taken to provide for eccentricity and lateral forces, or the wall piles are adequately braced to provide for lateral stability. A single row of piles without lateral bracing may be used for One and Two Family Dwellings and light frame construction provided the centers of the piling are located within the width of the foundation wall.

Sec. 8-5-119.17.3– Structural Integrity. Piles shall be installed in such a manner and sequence as to prevent distortion or damage to piles being installed or already in place to the extent that such distortion or damage affects the structural integrity of the piles.

Sec. 8-5-119.18– Spacing. The minimum pile spacing shall be either three feet (3 ft.) or as determined by the expression:

$SPAC = 0.05 (L_1) + 0.025 (L_2) + 0.0125 (L_3)$, in which,
 $SPAC$ = Center to center of piles, ft.
 L_1 = Pile penetration up to 100 ft.
 L_2 = Pile penetration from 101 to 200 ft.
 L_3 = Pile penetration from 201 ft.

Sec. 8-5-119.18.1 Greater spacing than the minimum value may be required in order to satisfy group perimeter shear as provided in 1805.5 and to assure that piles will not interfere with or intersect each other during installation.

Sec. 8-5-119.19 – Pile Splices. Splices shall be constructed so as to provide and maintain true alignment and position of the component parts of the pile during installation and subsequent thereto and shall be of adequate strength to transmit the vertical and lateral loads and moments occurring at the location of the splice during driving and under service loading. Splices shall develop not less than 50% of the least value of the pile in bending. In addition, all pile splices occurring in the upper 10 feet (3048 mm) of the embedded portion of the pile shall be capable of resisting, at allowable working stresses, the moment and shear that would result from an assumed eccentricity of the pile load of 3 inches (76 mm) or the pile shall be braced in accordance with 1805.6 to other piles that do not have splices in the upper 10 feet (3048 mm) of embedment.

Sec. 8-5-119.18.1 Technical data shall be submitted to the Director of the Department of Inspection and Code Enforcement to substantiate the suitability of the splice(s) for the proposed application.

Sec. 8-5-119.18.2 The Director shall maintain a file of permitted splices so that repetitive submissions of technical data will not be necessary, unless factors involving a particular application so warrant.

Sec. 8-5-119.19 – Pile Caps. Pile caps shall be of reinforced concrete. The soil immediately below the pile cap shall not be considered as carrying any vertical load. The tops of all piles shall be embedded not less than 3 inches (76 mm) into pile caps and the caps shall extend at least 4 inches (102 mm) beyond the edges of all piles. The tops of all piles shall be cut back to sound material and treated per AWPA M4 before capping.

Sec. 8-5-119.20 – Pre-Excavation. The use of jetting, augering or other methods of pre-excavation shall be subject to the approval of the Code Official. When permitted, pre-excavation shall be carried out in the same manner as used for piles subject to load tests and in such a manner that will not impair the carrying capacity of the piles already in place or damage adjacent structures. Pile tips shall be driven below the pre-excavated depth until the required resistance or penetration is obtained.

Sec. 8-5-119.21 – Inspection. A Louisiana Registered Civil Engineer or qualified inspector, approved by the Code Official, shall be present when pile foundations are being installed and during tests. The inspector shall make and, upon request, submit to the Code Official, detailed records of the installation of each pile and the results of load tests. Records shall include the cutoff and tip elevation of each pile relative to a permanent reference.

Sec. 8-5-119.22 – Identification. All pile materials shall be identified for conformity to the specified grade with this identity maintained continuously from the point of manufacture to the point of installation or, if questioned by the Code Official, shall be tested by an approved agency to determine conformity to the specified grade. The approved agency shall furnish an affidavit of compliance to the Code Official.

Sec. 8-5-119.22.1 – Wood piles shall conform to ASTM D25. Preservative and final retention shall be in accordance with AWPA Standard C3. Every treated pile shall be identified in accordance with AWPA M1 by an approved wood burned brand or an approved aluminum tag (minimum diameter 2 inches, minimum 24 ga. Bored recessed minimum of ¼ inch). Such identification shall be located at a point 10 feet or less from the butt end of the pile. The brand or tag shall identify the supplier, species, preservatives and retention.

Sec. 8-5-119.23 – Pile Location Plan. A plan showing the location and designation of all piles by an identifying system shall be filed with the Code Official prior to installation

of such piles. All detailed records for individual piles shall bear an identification corresponding to that shown on the plan.

Sec. 8-5-119.24– Use of Existing Piles. Piles left in place where a structure has been demolished shall not be used for the support for new construction unless satisfactory evidence is submitted to the Code Official indicating that the piles are sound and meet all the requirements of this Code. Design professional shall certify that existing piles are sound and meet all requirements of this code.

Sec. 8-5-119.25 – Pile Drivability. Pile cross sections shall be of sufficient size and strength to withstand driving stresses without damage to the pile and to provide sufficient stiffness to transmit the required driving forces.

Sec. 8-5-119.26 – Heaved Piles. All piles that have heaved during the driving of adjacent piles shall be re-driven as necessary to develop the required capacity and penetration or the capacity of the pile shall be verified by load test in accordance with 1806.4.

Sec. 8-5-119.27 – Settlement Analysis. The settlement of individual piles or groups of piles shall be estimated based upon accepted methods of analysis. The predicted settlement shall not cause harmful distortion of or instability in the structure nor shall it lead to any stresses exceeding allowable values.

Sec. 8-5-119.28 – Use of Vibratory Drivers. Vibratory drivers may be used to install piles only if pile load capacity is verified by load tests in accordance with 1806.4. The installation of production piles shall be controlled according to power consumption and rate of penetration or other means acceptable to the Code Official that assures pile capacities equal to or exceeding that of test piles.

Sec. 8-5-119.29 Installation Sequence. Piles shall be installed in such sequence that the soil surrounding the piles is not compacted to the extent that other piles cannot be installed properly and that ground movements, that could damage adjacent structures, are prevented.

Sec. 8-5-119.30 – Allowable Pile Load.

Sec. 8-5-119.30.1 – Determination of Allowable Loads. The allowable axial and lateral loads on piles shall be determined by an approved formula, load tests or recognized method of engineering analysis.

Sec. 8-5-119.30.2 – Piles in Subsiding Areas. Where piles are driven through subsiding fills or other subsiding strata and derive support from underlying firmer materials, the downward frictional forces which are imposed on piles by the subsiding upper strata shall be included in the design.

Sec. 8-5-119.30.3 – Driving Formula. The allowable compressive load on any pile when determined by the application of an approved driving formula shall not exceed 25 tons. The formula load shall be determined for gravity-drop or power-actuated hammers and the hammer energy used shall be the maximum consistent with the size, strength and weight of the driven piles. The use of a follower shall be permitted only with the approval of the Code Official. The introduction of fresh hammer cushion or pile cushion material just prior to final penetration shall not be permitted.

Sec. 8-5-119.30.4 – Load Tests. When greater compressive loads per pile than permitted by 1806.3 or for lightly loaded piles, when loads are in excess of Table 1814, or when the design load for any pile foundation is in doubt, control test piles shall be tested in accordance with ASTM D1143. At least one pile shall be test loaded in each area of uniform subsoil conditions. When required by the Code Official, additional piles shall be load tested if necessary to establish the safe design capacity. A subsurface soil investigation may be accepted in lieu of load test and the safe design loads shall be developed using recognized method of engineering analysis.

Sec. 8-5-119.30.4.1 - Pile Load Capacity For A Single Pile. The allowable load capacity for a single pile shall be determined by a load test made under the direction of an accredited independent testing laboratory or a Louisiana Registered Civil Engineer. The load capacity for a single pile shall be established by any of the following methods: Method 1 - When the total test load applied equals twice the proposed load capacity for a single pile; it shall be left in place at least 48 hours, the last 24 hours of which shall be free from settlement. If, after deducting rebound following the total release of this load, the net settlement at the top of the pile does not exceed 0.01 inch per ton of total test load, the pile shall be considered adequate to support the proposed load capacity for a single pile.

Method 2 - Where the pile is loaded to failure, the loading value where the load settlement curve begins to show an accelerated deviation from its previous trend may be considered the "yield point" for the given soil and pile, one-half this value or one-half the value at which the net settlement is estimated as ½ inch, whichever is smaller, shall be considered as the load capacity for a single pile.

Method 3 - The failure load of a pile, half of which shall be used as the load capacity for a single pile, shall be defined as that load which produces a settlement or movement of the tip equal to ¼ inch. The movement of the tip can be determined by actual measurement or by either of the following two load distribution cases, both involving the measurement of the butt movement.

In each case, the failure load shall be defined as that load producing a movement of the butt equal to the elastic deflection of the pile under the failure load plus ¼ inch.

Sec. 8-5-119.30.4.2 – Arbitrary Load Distribution Case. In determining the elastic deflection of the pile, the assumption may be made that the soil-pile friction value is constant from tip to butt and that tip bearing is ignored. For a prismatic pile of one material, the butt movement shall be calculated by the expression shown on the next following page.

$D_f = (P_f L / 2AE) + 0.25$ in, in which

D_f = Butt movement, in
 P_f = Failure load, kips
 L = Pile length, in
 A = Pile cross-sectional area, sq in
 E = Modulus of elasticity, kips psi

Sec. 8-5-119.30.4.3 – Actual Load Distribution Case. In determining the elastic deflection of the pile, the actual distribution of stress into the soil may be used providing that soils data as required by 1804.1.2 has been secured.

Sec. 8-5-119.30.4.4 – Variations. A variation of the load capacity of a load-tested pile or a variation of the length of a load-tested pile shall be allowed without additional load tests. The variations shall be limited to piles that derive their load capacity predominantly from side skin friction and further limited to a change of the load capacity for a single pile of not more than 20% or to a change in length or not more than 10%. The basis for either shall be the data developed by the engineering analysis. An increase in load capacity (not exceeding the 20% stipulated above) for a single pile shall be accompanied by an increase in the length of the load-tested pile. A decrease in the length (not exceeding the 10% stipulated above) of the load-tested pile shall be accompanied by a decrease in the load capacity for a single pile.

Sec. 8-5-119.30.4.5 – Referenced Tests. Upon specific request, adequate proof of the load capacity of a single pile may be accepted using load tests of piles on surrounding property not to exceed 300 feet distant in any direction measured from the location of the prior test, provided that these tests have been performed on the same type piles that are to be used at the newer location and the similarity of sub soil conditions at both sites shall be established. The variations described in 1804.4.4 shall not be permitted in conjunction with this provision.

Sec. 8-5-119.31– Allowable Lateral Load. When required by the design, the lateral load capacity of a single pile or a pile group shall be determined by an approved method of analysis or by lateral load tests to at least twice the proposed design working load. The resulting allowable load shall be not more than one-half of that test load which produces a gross lateral movement of 1 inch (25.4 mm) at the ground surface.

Sec. 8-5-119.32– Uplift Capacity. When required by the design, the uplift capacity of a single pile shall be determined in accordance with ASTM D3689 or an approved method of analysis based upon a minimum factor of safety of three.

The maximum allowable uplift load shall be one-half that load which produces an upward movement of the pile but equal to the gross elastic extension of the pile plus 0.1 inch (2.5 mm). For pile groups subjected to uplift, the allowable working uplift load for the group shall be the lesser of:

1. The proposed individual pile uplift working load times the number of piles in the group, or
2. Two-thirds of the effective weight of the pile group and the soil contained within a block defined by the perimeter of the group and the length of the pile.

Sec. 8-5-119.33– Bearing Capacity. Individual piles and groups of piles shall develop ultimate load capacities of at least twice the design working loads in the designated bearing layers. Analysis shall show that no soil layer underlying the designated bearing layers causes the bearing capacity safety factor to be less than two.

Sec. 8-5-119.34 – Bent Piles. The load carrying capacity of piles discovered to have a sharp or sweeping bend may be determined by an approved method of analysis or by load testing a representative pile.

Sec. 8-5-119.35 – Overloads On Piles. The maximum compressive load on any pile due to mislocation shall not exceed 110% of the allowable design load.

Sec. 8-5-119.36 – Dampproofing and Waterproofing. See Section 1807, International Building Code 2003.

Sec. 8-5-119.37 – Reserved.

Sec. 8-5-119.38– See Section 1808 Piers and Pile Foundations – thru Section 1812 Pier Foundations - Piles, International Building Code 2003.

Sec. 8-5-119.39– Reserved.

Sec. 8-5-119.40 - Lightly Loaded Piles.

Sec. 8-5-119.40.1 – General Requirements. Lightly loaded piles shall comply with all applicable requirements of this Chapter except as provided in this section.

Sec. 8-5-119.40.1.1 – Design Requirements. The maximum load capacity for a single pile, covered in the section, shall not exceed 8 tons. Lightly loaded piles may be exempt from load tests and/or soils investigation provided the design loads are not exceeded as allowed by Table 1814. (See 1814.2.2). The minimum pile spacing shall be 24 inches on center. The maximum load capacities limitations stated herein refer to stresses in the pile material and not to the allowable load bearing values, which may be less.

Sec. 8-5-119.40.1.2 – Driving and Length Requirements. Unless driven to substantial refusal, the minimum pile length shall be 30 feet. When substantial refusal is encountered between 7 and 30 feet below natural ground surface, the load bearing capacity of the pile shall be determined by the Engineering News Record Formula, but in no case shall the allowable capacity of a single pile exceed 8 tons. When substantial refusal is encountered at less than 7 feet below natural ground surface, piles shall be jetted into the sand strata for a distance of not less than 2 feet. Substantial refusal shall be defined as resistance determined by the Engineering News Record Formula for the design load of the pile.

Sec. 8-5-119.40.1.3 – Materials Requirements. Lightly loaded wood piles shall conform to ASTM D25 except for size. Preservative and final retention shall be in accordance with AWWA Standard C3. Every treated pile shall be identified in accordance with AWWA M1 by an approved wood burned brand or an approved aluminum tag (minimum diameter 2 inches, minimum 24 ga. Bores recessed minimum of ¼ inch). Such identification shall be located at a point 10 feet or less from the butt end of the pile. The brand or tag shall identify the supplier, species, preservatives and retention.

Sec. 8-5-119.40.1.4 – Wind Pressure And Combined Loads. Bearing values of soil and piles, including pile stresses, may be increased 33-1/3% when subjected to wind and other loads. In no case shall the combined load of wind and other loads exceed the safe allowable load capacity of the soil or pile, nor shall the resulting design be less than required if wind were neglected.

Sec. 8-5-119.40.2 – Pile Foundations – When Required. The unincorporated areas of Jefferson Parish, as outlined on the U.S. Soil Conservation Survey East Bank of Jefferson Parish Soil Map, September, 1977, and on the U.S. Soil Conservation Survey West Bank of Jefferson Parish Soil Map, September, 1978, delineate areas where pile foundations are required and where pile foundations are not required but recommended. All areas not covered by the maps shall require a subsoil investigation in accordance with the provisions in Article 1804.1.

Exception: One story accessory buildings which are less than 1,000 square feet in area shall not require a pile supported foundation. Such accessory buildings shall not be connected in any manner to the main residential structure.

Sec. 8-5-119.40.2.1 – Size Requirements. Piles for all residential dwellings shall be Class 5 treated timber piles. The Class 5 timber piles shall have a minimum tip diameter of 6 inches and a minimum butt diameter of 8 inches.

Class 9 treated timber piles may only be used for foundations of accessory buildings (not exceeding 1 story and/or 1000 sq. ft. of total area). Class 9 piles shall have a minimum tip diameter of 4 ¾ inches with a natural taper to the butt. Both Class 5 and Class 9 piles shall conform to ASTM D25 (except for size). Preservative and final retention shall be in accordance with AWWA Standard C3.

Sec. 8-5-119.40.2.2 – Design Loads. When pile foundations are required, maximum design load capacities have been established for various types and embedment of piles. These values are tabulated for each area which requires pile foundations and is shown on the U.S. Soil Conservation Survey Maps of the East Bank of Jefferson Parish, September, 1977, and the West Bank of Jefferson Parish, September, 1978. In soil type (13) Sharkey Clay, a special foundation may be used in lieu of a pile supported foundation, provided the foundation design is prepared by or under the direct supervision of a Louisiana Registered Civil Engineer or Louisiana Registered Architect experienced in soil mechanics. Such drawings and specifications shall be designated per lot and square and be imprinted with the design professional's seal and the plans shall be approved by the Department of Inspection and Code Enforcement, prior to issuance of the building permit. (See Table #1814 – Lightly Loaded Piles).

Sec. 8-5-119.41 – Site Preparation And Investigation

Sec. 8-5-119.41.1 – On Site Investigation. The Standards of this Code regarding the need for a pile foundation or the maximum design load capacity for the particular type of pile may be superseded by a subsoil investigation which is performed in accordance with 1804 for a pile load test which is performed in accordance with 1805 provided the subsoil investigation or pile load test is located within a 150 foot radius of the proposed foundation for a single boring or pile test. This distance can be increased to a 300 foot radius for multi-soil borings or pile tests that recommend the same design load.

It is within the discretion of the Code Official to waive the distance requirement provided a written request, presented by a Louisiana Registered Civil Engineer experienced in soil mechanics, evidences soils similarity at greater distances and demonstrates just causes for the waiver.

Sec. 8-5-119.41.2 – Installation. Piles shall be properly held in line or adequately tied together at their butt ends by means of continuous reinforced concrete or equivalent construction. Pile butts shall be protected by a minimum of 3 inches of concrete around their perimeter. All piles for a building or a structure shall extend to the same depth unless adequate provisions for a differential settlement within the building or structure have been made.

The Code Official shall be notified by the party installing the piles at least 24 hours in advance of any pile driving. A notarized affidavit from the piling contractor is required to be submitted to the Building Section of the Department of Inspection and Code Enforcement by the owner or general contractor substantiating the number, type, size, and treatment and must also indicate that the piles driven are in accordance with the Building Code and the permit drawings. The code official may require a preservative treatment certificate from the pile supplier when deemed necessary.

TABLE #1814 - LIGHTLY LOADED PILES			
Soil Types ‡	Pile Types	Pile Tip Embedment in Feet	Maximum Allowable Pile Load Capacities Without Investigation or Load Tests
EAST BANK OF JEFFERSON PARISH			
11	Class 5	30'	2.5 Tons
	Class 5	30'	3 Tons
	Class 5	35'	4 Tons
	Class 5	40'	5 Tons
1, 3, 5, 20	Class 5	30'	3 Tons
	Class 5	30'	4 Tons
	Class 5	35'	5 Tons
13	Class 5	30'	4 Tons
	Class 5	30'	5.5 Tons
WEST BANK OF JEFFERSON PARISH			
1, 2 & 8	Class 5	30'	2 Tons
	Class 5	30'	2.5 Tons
	Class 5	35'	3 Tons
	Class 5	40'	4 Tons
4, 18 & 20	Class 5	30'	2.5 Tons
	Class 5	30'	3 Tons
	Class 5	35'	4 Tons
	Class 5	40'	5 Tons
3, 9, & 13	Class 5	30'	3 Tons
	Class 5	30'	4 Tons
	Class 5	35'	5 Tons

Note - Class 9 Piles shall have a minimum tip diameter of 4 ¾ inches with a natural taper to the butt. Class 9 Piles may only be used for foundations of one story residential accessory buildings 1,000 square feet or less in total area.

‡ Areas not specifically covered by the U.S. Soil Conservation Survey Maps, East Bank (September, 1977) and West Bank (September, 1978) shall require a subsoil investigation.

Sec. 8-5-119.41.3 - Site Filling. The use of pile capacities contained in this section shall be limited only to situations in which downdrag is not a significant factor. Design use of these capacities shall be limited to areas where fill is less than 2 feet in thickness unless the area is brought to grade for an adequate period prior to driving piles. Recommended pre-load periods are as follows:

Fill Thickness	Pre-Load
2 to 3 feet	2 to 3 months
3 to 4 feet	3 to 6 months
4 to 5 feet	6 to 9 months

Specific considerations must be made for construction over filled canals, ditches, or unusual local conditions. The thickness of the fill shall be measured from the natural ground surface. This shall be determined with a minimum of five (5) elevations taken one on each corner of the structure and one in the middle of the structure.

Sec. 8-5-119.41.4 - Soils Bearing Capacities.

DESIGN LOAD		NOTES
Commerce silt loam – 17	2,000 lbs. /sq. ft.	Piles not required
Commerce silty clay loam – 6	1,500 lbs./sq. ft.	Piles not required
Vacherie complex – 16	1,200 lbs./sq. ft.	Piles not required
Sharkey silty clay loam – 14	1,100 lbs./sq. ft.	Piles not required
Sharkey clay – 13	1,000 lbs./sq. ft.	Special foundations

In All other soils less than 500 lbs/sq. ft. .
Piles are required because of potential for excessive subsidence

**ARTICLE VI MOVING OF BUILDINGS
DIVISION 1. GENERALLY**

Sec. 8-6-120. Definition. For the purpose of this article, "building" is a structure designed, built or occupied as a shelter or roof inclosure for persons, animals or property and used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational or recreational purposes.

Sec. 8-6-121. Duties of permittee. Every permittee under this article shall:

- (1) *Use designated streets.* Move a building only over streets designated for such use in the written permit.
- (2) *Notify a revised moving time.* Notify the director of inspection and code enforcement and the utility companies of the desired change in moving date and hours as proposed in the application and to set a new date.
- (3) *Notify of damage.* Notify the director of inspection and code enforcement in writing of the damage done to the property located within the parish within twenty-four (24) hours after the damage or injury has occurred.
- (4) *Display lights.* Cause red lights to be displayed during the night time on every side of the building while standing on a street in such a manner as to warn the public of the obstruction and shall at all times erect and maintain barricades across the streets in such manner as to protect the public from damage or injury by reason of removal of the building.
- (5) *Street occupancy.* Remove a building from the parish streets after two (2) days of such occupancy unless an extension is granted by the director of inspection and code enforcement.

(6) *Comply with governing law.* Comply with the building code by zone, the zoning ordinance and all other applicable ordinances and laws upon relocating the building in the parish.

(7) *Clear old premises.* Remove all rubbish and materials and fill all excavations to existing grade at the original building site so that the premises are left in a safe and sanitary condition.

(8) *Remove service connections.* See that the sewer line is plugged with a concrete stopper, the water shut off, and the meter returned to the office of the waterworks district involved. Permittee shall notify the telephone, gas, and electric service companies to remove their services.

(9) *Time for completion ready for occupancy.* Any building moved into this' parish for relocation on any lot or lots of ground within the parish shall be completed in accordance with the standards provided in the parish building code and shall be ready for occupancy within one hundred eighty (180) days from the date of moving. The applicant shall provide the director of inspection and code enforcement with a precise drawing outlining the location of the building upon the lot or lots.

(10) *Compliance with other requirements.* The applicant shall comply with all the requirements established by ordinance or administrative procedure of the various parish departments concerning streets, water, drainage, sewerage, and other off-site improvements.

Sec. 8-6-123. Compliance with restrictive covenants governing building site required.

(a) No building permit be issued to anyone moving a residential structure to a location within the unincorporated area of the parish unless he can show compliance with the restrictive covenants governing the location of the proposed building site, and the department of inspection and code enforcement shall prepare reasonable regulations governing the necessary proof required to assure compliance with this article.

(b) This section shall not apply to those areas of the parish not subject to restrictive covenants.

Sec. 8-6-124. Enforcement.

(a) *Enforcing officer.* The department of inspection and code enforcement shall enforce and carry out the requirements of this article; however, these requirements may be waived by the parish council after a public hearing in hardship cases.

(b) *Permittee liable for expense above deposit.* The permittee shall be liable for any expense, damage or cost in excess of deposited amounts or securities and the parish attorney shall prosecute an action against the permittee in a court of competent jurisdiction for the recovery of such excessive amounts.

(c) *Original premises left unsafe.* The parish shall proceed to do the work necessary to leaving the original premises in a safe and sanitary condition where permittee does not comply with the requirements of this article and the cost thereof shall be charged against the general deposits.

Sec. 8-6-125 thru 8-6-130 Reserved.

DIVISION 2. PERMIT

Sec. 8-6-131. Required.

(a) No person shall move any building or structure over, along or across any highway, street, roadway or alley in the parish without first obtaining a permit from the director of inspection and code enforcement; and without first obtaining the permit required by the department of public safety of the state, from the state police and complying with all of the regulations and directives of the department of public safety of the state relative to moving of buildings or structures over, along or across any highway,street, roadway or alley.

(b) Any person who shall move any building or structure into the parish for relocation on any lot or lots of ground, shall obtain, in addition to the permit provided in subsection (a), a building permit in accordance with the provisions of the parish building code.

Sec. 8-6-132. Application.

(a) *Forms.* The application for a permit under this division shall be made in writing upon forms provided by the director of inspection and code enforcement and shall be filed in the office of the director.

(b) *Contents.* The application shall set forth:

(1) A description of the building proposed to be moved, giving street number, construction materials, dimensions, number of rooms and condition of exterior and interior;

(2) A description of the lot to which it is proposed such building be removed, giving lot, square, block, tract and subdivision number if located in the parish;

(3) The portion of the lot to be occupied by the building when moved;

(4) The highways, streets and alleys over, along or across which the building is proposed to be moved;

(5) Proposed moving date and hour;

(6) Any additional information which the director of inspection and code enforcement shall find necessary to a fair determination of whether a permit should issue.

(c) *Accompanying papers:*

(1) Certificate of ownership or entitlement. The applicant, if other than the owner, shall file with the application a written statement or bill of sale signed by the owner, or other sufficient evidence that he is entitled to move the building.

(2) The application shall be accompanied by a permit fee established by the director of inspection and code enforcement.

(d) *Additional requirements.* In order to protect the residential character of properties in all of the zoning districts located within the parish, no permit for the removal or moving of a building or structure into any of such districts shall be issued, regardless of the size of the building or structure, until all the following requirements have been complied with:

(1) Plans and specifications of the building or structure, including any proposed changes to be made thereto or thereof, shall be furnished by a registered state architect or a registered state civil engineer, who shall certify that the plans and specifications are correct, and that the building or structure is structurally sound.

(2) The plans and specifications of the building or structure on such new location referred to in subsection (d)(1), shall show the floor plan, the number and location of the dwelling units, foundations, front yard, side yard and rear yard areas, off-street parking, sanitation, electrical wiring and shall show compliance with all other requirements of the building code of this parish, and the comprehensive zoning ordinance of this parish, and all other applicable provisions of this Code.

(3) Such building or structure shall further meet all the requirements of all existing applicable laws and particularly those listed in subsection (d)(2) above, and the engineer or architect must certify that the building or structure is structurally sound after removal to the new site, before being occupied.

(4) The applicant shall file a sketch or plan for completing the structure with the director of inspection and code enforcement. He shall also sign an affidavit that the building or structure will be substantially complete in accordance with the sketch or plan within six (6) months from date of moving and shall be fully complete one year from date of moving.

(5) The owner of the building or structure must furnish a surety bond to the parish for the construction costs necessary to install the building or structure at its new location in accordance with the provisions of the parish building code. The amount of the bond shall be fixed by the department of inspection and code enforcement for the parish.

(6) The owner of the building or structure must furnish a certificate issued by a qualified pest control firm certifying that the building or structure is free of termite infestation.

Sec. 8-6-133. Public utilities--Applicant to furnish route; receipt issued upon

payment of expenses. After the applicant has made application with the director of inspection and code enforcement for a permit under this division, he shall furnish the route approved by the director of inspection and code enforcement for the proposed move to the Louisiana Power & Light Company, Southern Bell Telephone and Telegraph Company, and Louisiana Gas Service Company. When necessary arrangements have been made with Louisiana Power & Light Company and/or Southern Bell Telephone and Telegraph Company and/or Louisiana Gas Service Company in order to accommodate the applicant, the utilities, upon receipt of payment of the cost of rearranging its facilities, shall give applicant a written receipt for delivery to the director of inspection and code enforcement. If no rearrangements of facilities are

necessary, the applicant must still secure a written statement from these utilities for delivery to the director of inspection and code enforcement.

Sec. 8-6-134. Same--Time limit for notifying applicant of approval or disapproval, estimating costs, completing work. Each utility company shall notify the applicant of its approval or written reasons for disapproval within forty-eight (48) working hours after receipt of the request by the utility company. If extensive work is entailed by the utility company, it shall proceed with the work as soon as possible and shall complete the work within seven (7) working days after deposit of estimated cost by the applicant. The utility shall estimate the advance cost within forty-eight (48) working hours after receipt of the request for permit by the utility.

Sec. 8-6-135. Same--Where house is seventeen feet or less in height only written notice by mover necessary. In cases where the total height of a building and moving equipment upon which the building is placed is seventeen (17) feet or less from the street surface to the highest projection upon the building, the director of inspection and code enforcement shall issue a permit without any reference whatsoever to the private utility companies set out in section 8-133 except that it shall be required that house movers shall give written notification to utility companies themselves forty-eight (48) hours in advance of moving houses seventeen (17) feet in height or under, and on houses over seventeen (17) feet in height, the usual procedure shall be followed as outlined in this article.

Sec. 8-6-136. General deposit; certificate of bond or insurance to accompany application. An application under this division shall be accompanied by a certificate of bond or insurance in a sum set by the director of inspection and code enforcement, but never less than that required by the state public service commission, as an indemnity for any damage which the parish may sustain by reason of damage or injury to any highway, street, or alley, sidewalk, fire hydrant or other property of the parish, which may be caused by or be incidental to the removal of any building over, along or across any street in the parish and to indemnify the parish against any claims of damages to persons or private property and to satisfy any claims by private individuals arising out of, caused by or incidental to the moving of any building over, along or across any street in the parish. Any unused deposit shall be returned to the applicant.

Sec. 8-137. Duties of director of inspection and code enforcement.

(a) *Inspection.* The director of inspection and code enforcement shall inspect the building and the applicant's equipment to determine whether standards for issuance of a permit are met.

(b) *Standards for issuance.* The director of inspection and code enforcement shall refuse to issue a permit if he finds:

(1) That any application requirement or any fee or deposit required has not been complied with;

(2) That the building is too large to move without endangering persons or property in the parish;

(3) That the building is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons and property in the parish;

(4) That the building is structurally unsafe or unfit for the purpose for which moved, if the removal location is in the parish;

(5) That the applicant's equipment is unsafe and that persons and property would be endangered by its use;

(6) That zoning or other ordinances would be violated by the building in its new location;

(7) That for any other reasons persons or property in the parish would be endangered by the moving of the building.

(c) *Fees and deposit:*

(1) *Deposit.* All fees and deposits and/or bonds or insurance policies shall be deposited with the director of inspection and code enforcement.

(2) *Return upon non-issuance.* Upon his refusal to issue a permit, the director of inspection and code enforcement shall return to the applicant all deposits, bonds and insurance policies. Permit fees filed with the application shall not be returned.

ARTICLE VIII. PUBLIC BUILDINGS

Sec. 8-7-160. Approval of construction, alteration, etc. required. No person shall undertake to perform, construct, supervise, oversee, direct, or in any manner participate in the construction, alteration, repair, renovation, remodeling, improvement, demolition, putting up or tearing down of any public building, or part thereof, which is under the control, responsibility and/or jurisdiction of the department of general services and procurement, without the written approval of the director of the department.

Sec. 8-7-160.1. Mixed use corridor district and commercial parkway overlay zone requirements. All public buildings or structures owned by Jefferson Parish or any of its special districts, agencies or departments which are sited within a mixed use corridor district (MUCD) or a commercial parkway overlay zone (CPZ) under the parish's comprehensive zoning ordinance shall meet all landscaping and buffering requirements for properties in the applicable zone or district.

Division 2 E-9-1-1 BUILDING

Sec. 8-7-161. Occupancy restricted. The parish E-9-1-1 building shall not be used for any personnel or purpose other than those directly related to the E-9-1-1 function unless said use has been specifically approved by a resolution of the parish council acting as governing authority of the parish communications district.