

Offered by Chris Paige, who moved its adoption, and duly seconded by Patsy Hoover.

ORDINANCE # 006-2022

INTRODUCTION OF ORDINANCE # 006-2022 TO AMEND, CORRECT AND RE-ADOPT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT PERMIT FEES OF ORDINANCE 8-2014:

BE IT ORDAINED by the Natchitoches Parish Government in Regular Session duly assembled on the 21st day of March 2022, that Subsection 9 be amended, corrected, and re-adopted with the following corrections:

Subsection 9. Establishment of Development Permit; Fee.

A development permit shall be required to ensure conformance with the provisions of this Chapter. The Natchitoches Parish Planning and Zoning is hereby authorized to charge the following fees for each permit issued under the provisions of this Chapter:

Currently our building official (BO-1) is a third-party company. Natchitoches Parish permit fee will be in addition to building official fees so that there is a clear separation of fees.

Applicant can cancel permit at any time. If Building Official or representative has not inspected, then refund can be awarded.

Dwelling units (R-1): also referred to as Residential or Residence (R-3).

Group A:

- Fee is \$0.45 per total square footage of building.
(For example: 1,000 total square feet x \$0.45 = \$450; therefore, the applicant will pay \$450 for permit fee.)
- Permit cancellation refund is permit fee minus 25% of the permit fee for processing fee.
(For example: permit fee of \$450 - (25% of \$450 = \$112.50) = \$337.50; therefore, the applicant will be refunded \$337.50.)
- Fees will be applied to permits pertaining to:
 1. New Construction (R-1-A)
 2. Additions (R-1-B) and/or Remodels (also referred to as alterations (R-1-C)) to existing structures
 - a. Attached garage
 - b. Other similar additions or remodels
 3. Modular Homes (R-1-E)
 4. Barn-dominium (R-1-D)
 5. Recreational camp without affidavit (R-1-G)
 6. Other similar dwelling units

Group B:

- Fee is \$115 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$115.)
- Permit cancellation refund is permit fee minus \$50 for processing fee.
(For example: permit fee \$115 - \$50 = \$65; therefore, applicant will be refunded \$65.)
- Fees will be applied to permits pertaining to:
 1. Manufactured home (R-1-F)
 2. House trailer (R-1-I)

3. Portable buildings manufactured and inspected for living purposes (NR-1-C)
4. Recreational camp with affidavit (R-1-G)
5. Recreational Vehicle (RV) or Camper (R-1-H)
6. Other similar dwelling units

Non-dwelling units: also referred to as Non-Residential (NR-1).

Group A:

- Fee is \$0.25 per total square footage of the building.
(For example: 1,000 total square feet x \$0.25 = \$250; therefore, the applicant will pay \$250 for permit fee.)
- Permit cancellation refund is permit fee minus 15% of the permit fee for processing fee.
(For example: permit fee \$250 - (15% of \$250 = \$37.50) = \$212.50; therefore, the applicant will be refunded \$212.50.)
- Fee will be applied to permits pertaining to:
 1. Detached Accessory (NR-1-A)
 - a. New Construction storage
 - b. New Construction barn
 - c. New Construction shed
 - d. Detached garage
 - e. Deck
 - f. Pool House
 - g. Other detached accessory buildings
 2. Addition to and/or Remodel of existing non-dwelling units
 3. Other similar non-dwelling units

Group B:

- Fee is \$50 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$50.)
- Permit cancellation refund is permit fee minus \$10 for processing fee.
(For example: permit fee \$50 - \$10 = \$40; therefore, the applicant will be refunded \$40.)
- Fee will be applied to permits pertaining to:
 1. Portable buildings manufactured and inspected for storage (NR-1-C)
 2. Swimming pools (NR-1-B)
 3. Generators
 4. Other similar non-dwelling units

Existing Dwelling or Non-Dwelling Structure: (E-1) Trade Permits

Group A:

- Fee is \$50 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$50.)
- Permit cancellation refund is permit fee minus \$10 for processing fee.
(For example: permit fee \$50 - \$10 = \$40; therefore, the applicant will be refunded \$40.)
- Fee will be applied to permits pertaining to:
 1. Electrical trade (per electrical meter)
 2. Plumbing trade
 3. Mechanical trade
 4. Fire inspection
 5. Roofing inspection
 6. Demolition
 7. Re-roofing inspection
 8. Electrical meter change (per electrical meter)
 9. Other similar existing structure trades

Group B:

- Fee is \$35 flat rate.

(For example: regardless of the square footage of the building, permit fee will be \$35.)

- Permit cancellation refund is permit minus \$10 for processing fee.
(For example: permit fee \$35 - \$10 = \$25; therefore, the applicant will be refunded \$25.)
- Fee will be applied to permits pertaining to:
 1. Flood Determination
 2. Other similar existing structure trades

Commercial: as pertained to building(C-1-A) or property (C-1-B).

Group A:

- Fee is \$0.70 per total square footage of building.
(For example: 1,000 total square feet x \$0.70 = \$700; therefore, the applicant will pay \$700 for the permit fee.)
- Permit cancellation refund is permit fee minus 35% of the permit fee for processing fee.
(For example: permit fee \$700 - (35% of \$700 = \$245) = \$455; therefore, the applicant will be refunded \$455.)
- Fee will be applied to permits pertaining to:
 1. New construction
 2. Addition or Remodel for similar existing commercial building
 3. Modular Home
 4. Detached Accessory (NR-1-A) (>500 square feet)
 5. Other similar commercial buildings or property

Group B:

- Fee is \$0.45 per total square footage of the building.
(For example: 1,000 total square feet x \$0.45 = \$450; therefore, the applicant will pay \$450 for the permit fee.)
- Permit cancellation refund is permit fee minus 25% of permit fee for processing fee.
(For example: permit fee of \$450 - (25% of \$450 = \$112.50) = \$337.50; therefore, the applicant will be refunded \$337.50.)
- Fee will be applied to permits pertaining to:
 1. Mini storage
 2. Detached Accessory (NR-1-A) (≤500 square feet)
 3. Addition or remodel to similar existing commercial buildings
 4. Portable buildings manufactured and inspected for storage (>1,000 square feet)
 5. Ware-yard (C-1-F) with buildings (Total square footage of all buildings)
 6. Pipelines with buildings (Total square footage of all buildings)
 7. Structures created for worship (C-1-G)
 8. Other similar commercial buildings or property

Group C:

- Fee is \$350 flat rate.
(For example: regardless of square footage of building, permit fee will be \$350.)
- Permit cancellation refund is total permit fee minus \$100 for processing fee.
(For example: permit fee \$350 - \$100 = \$250; therefore, the applicant will be refunded \$250.)
- Fee will be applied to permits pertaining to:
 1. Swimming pool (NR-1-B)
 2. Manufactured homes (R-1-F)
 3. House trailer (R-1-I)

4. Portable Buildings manufactured and inspected for storage ($\leq 1,000$ square feet)
5. Ware-yard (C-1-F) without buildings
6. Pipelines without buildings
7. Signs on building or stand-alone
8. Cell Towers (C-1-C)
9. Recreation Vehicle (RV) or Camper
10. Generator (I-2)
11. Transient (C-1-D) or Non-transient (C-1-E) Campground or Recreational Vehicle Parks (per electrical meter)
12. Addition to or remodel of similar commercial buildings or property
13. Other similar commercial buildings or property

Group D:

- Fee is \$150 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$150.)
- Permit cancellation refund is total permit minus \$50 for processing fee.
(For example: permit fee \$150 - \$50 = \$100; therefore, the applicant will be refunded \$100.)
- Fee will be applied to permits pertaining to:
 1. Electrical trade (per electrical meter)
 2. Plumbing trade
 3. Mechanical trade
 4. Fire inspection
 5. Roofing inspection
 6. Demolition
 7. Oil/Grease trap sizing
 8. Change of Occupancy
 9. Re-roofing inspection
 10. Electrical meter change (per electrical meter)
 11. Other similar existing commercial buildings or property trades

Group E:

- Fee is \$55 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$55.)
- Permit cancellation refund is permit minus \$20 for processing fee.
(For example: permit fee \$55 - \$20 = \$35; therefore, the applicant will be refunded \$35.)
- Fee will be applied to permits pertaining to:
 1. Flood Determination for existing commercial buildings
 2. Other similar existing commercial buildings or property trades

Industrial: (I-1)

Group A:

- Fee will be based on Development (i.e., construction/installation) cost.

Cost Range	Fees
\$0 to \$10,000	\$100 Flat Fee
\$10,001 to \$200,000	\$0.01 x Development Cost
\$200,001 to \$500,000	\$2,000 + .005 x Development Cost Over \$200,000
\$500,001 to \$1,000,000	\$3,500 + .002 x Development Cost Over \$500,000
\$1,000,001 to \$10,000,000	\$4,500 + .001 x Development Cost Over \$1,000,000
\$10,000,001 to \$100,000,000	\$13,500 + .0005 x Development Cost Over \$10,000,000

\$100,000,001 and Up	\$58,500 + .0002 x Development Cost Over \$100,000,000
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- Permit cancellation refund is permit fee minus 45% of permit fee for processing fee.
(For example: permit fee of \$13,500 - (45% of \$13,500 = \$6,075) = \$7,425; therefore, the applicant will be refunded \$7,425.)
- Fee will be applied to permits pertaining to:
 1. Factory
 2. Processing plant
 3. Assembly plant
 4. Tourist and resort facility
 5. Compressor Stations (I-3)
 6. Industries in the Pipeline Transportation sector
 7. Ware-yard with or without buildings
 8. Pipelines with or without buildings
 9. Addition to and/or remodel of existing industrial building
 10. Generators
 11. Detached Accessory
 12. Portable building
 13. Manufactured home
 14. Modular Home
 15. Other similar industrial buildings

Group B:

- Fee is \$450 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$450.)
- Permit cancellation refund is total permit minus \$200 for processing fee.
(For example: permit fee \$450 - \$200 = \$250; therefore, the applicant will be refunded \$250.)
- Fee will be applied to permits pertaining to:
 - o Electrical trade (per electrical meter)
 - o Plumbing trade
 - o Mechanical trade
 - o Fire inspection
 - o Roofing inspection
 - o Demolition
 - o Oil/Grease trap sizing
 - o Change of Occupancy
 - o Re-roofing inspection
 - o Electrical meter change (per electrical meter)
 - o Other similar existing industrial buildings or property trades

Group C:

- Fee is \$150 flat rate.
(For example: regardless of the square footage of the building, permit fee will be \$150.)
- Permit cancellation refund is permit minus \$50 for processing fee.
(For example: permit fee \$150 - \$50 = \$100; therefore, the applicant will be refunded \$100.)
- Fee will be applied to permits pertaining to:
 3. Flood Determination for existing industrial buildings
 4. Other similar existing industrial buildings or property trades

Reference Descriptions

(BO-1) **Building Official:** the officer or other designated authority charged with the administration and enforcement of International Building Code, or a duly authorized representative. The building

official is responsible for applying fees for plan reviews, inspections, and flood zone determinations.

(R-1) **Dwelling unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

(R-1-A) **New Construction:** Site preparation for, and construction of, entirely new structures and or significant extensions to existing structures whether or not the site was previously occupied.

(R-1-B) **Addition:** An extension or increases in the floor area or height of a building or structure.

(R-1-C) **Alteration:** Any construction or renovation to an existing structure other than repair or addition.

(R-1-D) **Barn-dominium:** A combination of a "barn" and a "condominium". A living area built, usually above, a barn, workshop, or shed.

(R-1-E) **Modular Homes:** homes that are built in factories but are governed by local state building codes (although sometimes states will adopt the federal code). Modular homes are either built on a permanent chassis or on a temporary one. Homes built on a permanent chassis are referred to as being "on-frame" and those built on temporary ones are referred to as "off-frame." Whether a home is built on- or off-frame will affect how the home is assembled at its destination site.

(R-1-F) **Manufactured Home:** homes that are completely constructed in a factory and then transported to the home site. Once they arrive at their destinations, they are indistinguishable from site-built homes. They are not usually moved again. This allows the entire process, start to finish, to be overseen with consistency and accuracy, which cuts down on many of the delays and disruptions in traditionally built homes. They are built according to federal construction codes from Housing and Urban Development (HUD).

(R-1-G) **Louisiana State Law Exemption:** Since the adoption of Act 12 in 2005, any property owner who wishes to apply for exemption from the requirements of the State Building Code, in order to build a **Recreational Camp** must execute, and file at the courthouse, an affidavit that attests to entitlement for the exemption.

(R-1-H) **Recreational Vehicle (RV):** A motor vehicle or trailer for recreational dwelling purposes; a motor home or other vehicle with a motor home body style which has its own motor power or is towed by another vehicle.

(R-1-I) **House trailer:** any self-propelled and not self-propelled vehicle so designed, constructed, reconstructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation, when connected to indicated utilities, whether resting on wheels, jacks or other temporary foundation and used or so construed as to permit its being used as a conveyance upon the public streets or highways.

(R-2) **Sleeping unit:** A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

(R-3) **Intended to be occupied as a residence:** this refers to a dwelling unit or sleeping unit that can or will be used all or part of the time as the occupant's place of abode.

(E-1) **Existing Structure:** A structure erected prior to the date of the adoption of the appropriate building code, or one for which a legal building permit has been issued.

(NR-1) **Non-residential building:** A building where the minor part of the building (i.e., less than half of its gross floor area) is used for dwelling purposes.

(NR-1-A) **Detached Accessory Building:** A separate single-story building, without a basement or crawl space, used for the storage or use of hazardous materials and located at an approved distance from all structures.

See Ordinance Sec. 125-231. - Accessory structures.

(Ord. No. 6-91, § III(D)(5), 5-15-1991)

(NR-1-B) **Swimming Pool:** Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, aboveground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

(NR-1-C) **Portable building unit:** The prefabricated structural and other components incorporated and delivered by the manufacturer as a complete inspected unit with a distinct serial number whether in fully assembled, partially assembled, or kit (unassembled) configuration when loaded for transport.

Portable building cannot be used as a living structure unless it was constructed and inspected as livable during construction. These structures should be stamped and labelled as livable, not storage.

(C-1-A) **Commercial Buildings:** Buildings used for commercial purposes, and include office buildings, warehouses, and retail buildings (e.g., convenience stores, 'big box' stores, and shopping malls).

(C-1-B) **Commercial Property:** real estate (buildings and land) intended to generate a profit, either from capital gains or rental income. (e.g., office buildings, medical centers, hotels, malls, retail stores, multi-family housing buildings, restaurants, etc.)

(C-1-C) **Cell Towers:** A cell tower, also known as a cell site, or a Base Transceiver Station, is a structure that produces cellular signal as a "cell" in a cellular network. This is accomplished with a myriad of transceivers, digital signal processors, control electronics, primary and backup electrical power, and GPS receivers. They are, at the most basic level, radio signal transmitters.

(C-1-D) **Transient Campground or Recreational Vehicle (RV) Parks:** Publicly operated facilities or businesses offering 3 or more campground or RV park lots with or without the usual accessory recreational and service facilities, for use for tent camping and/or recreational vehicle camping by the public at large on a transient basis.

(C-1-E) **Non-transient Campground or Recreational Vehicle (RV) Parks:** Planned private communities with recreational and service facilities, including central water and sewer facilities and usually a restaurant and/or bar, lounge, chapel, and community hall, for use only by occupants of tent and/or recreational vehicle sites within the campground.

(C-1-F) **Ware-yard:** space whose predominant use is for storage, distribution, or manufacturing—such as for equipment, repair parts, documents, furnishings, or any other of the innumerable things for which companies require holding space—as opposed to general-purpose areas, offices, data centers, technical labs, parking, and other non-storage uses.

(C-1-G) **Structures created for worship:** a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained, and controlled by a religious body organized to sustain public worship.

A **place of worship** is a specially designed structure or space where individuals or a group of people such as a congregation come to perform acts of devotion, veneration, or religious study. A building constructed or used for this purpose is sometimes called a **house of worship**.

Temples, churches, mosques, and synagogues are examples of structures created for worship. A monastery may serve both to house those belonging to religious orders and as a place of worship for visitors.

(I-1) **Industrial building:** a building or structure suitable for, and intended for or incidental to, use as a factory, mill, shop, processing plant, assembly plant, fabricating plant, warehouse, research and development facility, an engineering, architectural, or design facility, or a tourist and resort facility.

(I-2) **Generator:** Generators are sized based on their electrical output, not their physical dimensions. They're measured in watts (W) or kilowatts (kW), both of which are a measurement of electricity (1kW = 1,000W).

(I-3) **Compressor stations:** large industrial facilities that maintain the flow and pressure of natural gas by receiving gas from the pipeline, re-pressurizing it, and sending it back into the pipeline system. (Pump stations do the same thing for oil.)

NOW, THEREFORE, BE IT ORDAINED, the Parish Council shall approve the amending, correcting, and re-adopting of the Residential, Commercial, and Industrial Development permit fees.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the Parish Council of the Parish of Natchitoches: in regular and legal session convened, does hereby approve Ordinance 006-2022 of the Natchitoches Parish Council to approve the amending, correcting, and re-adopting of Ordinance 08-2014.

On a roll call vote, the vote thereon was as follows:

This ordinance was introduced and adopted at a regular meeting

District	Council Member	Yes	No	Abstain	Absent
1	Chris Paige	☒	☐	☐	☐
2	Patsy Ward-Hoover	☒	☐	☐	☐
3	Jim Kilcoyne	☒	☐	☐	☐
4	Marty Cheatwood	☒	☐	☐	☐
5	John Salter	☒	☐	☐	☐

of the Natchitoches Parish Council on the 23rd day of February, 2022; and if adopted on 21st day of March, 2022 becomes Ordinance 006 of 2022.

ATTEST:

John Salter, Chairman

Sheryl Frederick, Council Clerk

This ordinance was introduced and adopted at a regular meeting

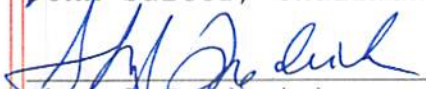
District	Council Member	Yes	No	Abstain	Absent
1	Chris Paige	☒	☐	☐	☐
2	Patsy Ward-Hoover	☒	☐	☐	☐
3	Jim Kilcoyne	☒	☐	☐	☐
4	Marty Cheatwood	☒	☐	☐	☐
5	John Salter	☒	☐	☐	☐

of the Natchitoches Parish Council on the 23rd day of February_____, 2022; and if adopted on 21st day of March_____, 2022 becomes Ordinance 006 of 2022, immediately.

ATTEST:



John Salter, Chairman



Sheryl Frederick,
Council Clerk

SUBMITTAL TO PRESIDENT

The foregoing Ordinance was SUBMITTED by me to the President of the Parish of Natchitoches this 28th day of March, 2022 at 1:00 o'clock pm a.m./pm.

John Salter
John Salter, Chairman

APPROVAL OF ORDINANCE

The foregoing Ordinance is hereby APPROVED by me as President of the Parish of Natchitoches this 28th day of March, 2022 at 10:00 o'clock pm a.m./pm.

John Richmond
John Richmond, President

VETO OF ORDINANCE

The foregoing Ordinance is hereby VETOED by me as President of the Parish of Natchitoches this _____ day of _____, 2022 at _____ o'clock _____ a.m./pm

John Richmond, President

RECEIVED FROM PRESIDENT

The foregoing Ordinance was RECEIVED by me from the President of the Parish of Natchitoches this 28th day of March, 2022 at 1:00 o'clock pm a.m./pm.

John Salter
John Salter, Chairman