

STATE OF LOUISIANA
VILLAGE OF CHOUDRANT

ORDINANCE NO. 60

MOTION BY: Bob Hogan

SECOND BY: Regan Aswell

AN ORDINANCE PERTAINING TO THE ADOPTION OF VARIOUS STANDARD CODES, SPECIFICALLY, THE STANDARD BUILDING CODE, THE NATIONAL ELECTRICAL CODE, THE STANDARD PLUMBING CODE, THE STANDARD GAS CODE, AND THE STANDARD MECHANICAL CODE; RELATING TO INSPECTION ACTIVITIES OF THE VILLAGE OF CHOUDRANT; TO CONSOLIDATE THE PREVIOUSLY ADOPTED ORDINANCE PERTAINING TO THE ESTABLISHMENT OF A MUNICIPAL PLANNING COMMISSION INTO A NEWLY ESTABLISHED CODE OF ORDINANCES; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the Board of Aldermen of the Village of Choudrant has determined that the best interests of the residents of the village will be served by the application of specific codes and regulations to all development; and

WHEREAS, the Board of Aldermen has determined that the adoption of regulations widely accepted and generally in use throughout the construction industry are the regulations most advantageous and applicable to the village of Choudrant; and

WHEREAS, the Board of Aldermen has determined that these regulations be specifically defined, or adopted by reference with certain exceptions, and incorporated into a single document to be known as the *Code of Ordinances of the Village of Choudrant*, and

WHEREAS, the Board of Aldermen has determined that the previously adopted and enacted ordinance related to development which established and defined the membership, duties, and responsibilities of the Choudrant Planning Commission should also be included in the newly defined *Code of Ordinances of the Village of Choudrant*.

Now therefore,

Section 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the Village of Choudrant, Louisiana, in regular and legal session convened, that the following be renumbered, reenacted, and incorporated as Chapter I. Boards and Commissions into a complete and official *Code of Ordinances of the Village of Choudrant*, to wit:

CHAPTER I. BOARDS AND COMMISSIONS

Section 1-1. Planning Commission Created

There is hereby created a Planning Commission which shall also serve as a Zoning Commission.

Section 1-2. Membership

- A. The Planning Commission shall consist of five (5) members, all appointed by the mayor, who may remove any member of the commission, after public hearing for inefficiency, neglect of duty or malfeasance. The first-appointed members of the commission shall hold office for terms of one (1), two (2), three (3), four (4) and five (5) years respectively. Their successors shall be appointed for a term of five (5) years from and after the expiration of the term of their predecessors in office. If a vacancy occurs otherwise than by expiration of term, it shall be filled by appointment for the unexpired term.
- B. All members of the commission shall serve without compensation and shall hold no other public office.

Section 1-3. Powers and Duties of the Commission

- A. The Planning Commission shall make, adopt, publish, and occasionally revise a Comprehensive Plan for the continued physical development of the Village of Choudrant, considering present and future conditions.
 1. Such plan, with its accompanying maps, plats, charts, and other descriptive matter shall show a commission's recommendations for the development of the town, including, among other things:
 - (a) the general location, character, and extent of public rights-of-way, facilities, utilities, etc.;
 - (b) the nature and extent of land use regulations that may be adopted or amended by the town;
 - (c) the character, extent, and layout of public housing and of the replanning of blighted districts and slum areas; and
 - (d) the character, extent, and layout of subdivisions according to duly adopted subdivision ordinance provisions.
 2. The Planning Commission may promote interest in and understanding of the Comprehensive Plan and may employ such means as is necessary to do so.
 3. As the work of making the whole Comprehensive plan progresses, the commission may from time to time adopt and publish a part or parts thereof, any such part to cover one or more major sections or divisions of the town or one or more of the functional matters to be included in the plan.
 4. After adoption of such plan, all new or expanded rights-of-way, public and private facilities, utilities, etc. shall be in accordance with such plan.
 5. The Planning Commission may from time to time amend, extend, or add to the Comprehensive plan.
- B. The Planning Commission shall recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof.
- C. The Planning Commission shall also serve as the Zoning Commission for the Village of Choudrant; and, when acting as such, shall hold separate meetings with separate minutes and records.

Section 1-4. Membership

- A. The Planning Commission shall consist of five (5) members, all appointed by the mayor, who may remove any member of the commission, after public hearing for inefficiency, neglect of duty or malfeasance. The first-appointed members of the commission shall hold office for terms of one (1), two (2), three (3), four (4) and five (5) years respectively. Their successors shall be appointed for a term of five (5) years from and after the expiration of the term of their predecessors in office. If a vacancy occurs otherwise than by expiration of term, it shall be filled by appointment for the unexpired term.
- B. All members of the commission shall serve without compensation and shall hold no other public office.

Section 1-5. Powers and Duties of the Commission

- A. The Planning Commission shall make, adopt, publish, and occasionally revise a Comprehensive Plan for the continued physical development of the Village of Choudrant, considering present and future conditions.
 - 1. Such plan, with its accompanying maps, plats, charts, and other descriptive matter shall show a commissionÆs recommendations for the development of the town, including, among other things:
 - (a) the general location, character, and extent of public rights-of-way, facilities, utilities, etc.;
 - (b) the nature and extent of land use regulations that may be adopted or amended by the town;
 - (c) the character, extent, and layout of public housing and of the replanning of blighted districts and slum areas; and
 - (d) the character, extent, and layout of subdivisions according to duly adopted subdivision ordinance provisions.
 - 2. The Planning Commission may promote interest in and understanding of the Comprehensive Plan and may employ such means as is necessary to do so.
 - 3. As the work of making the whole Comprehensive plan progresses, the commission may from time to time adopt and publish a part or parts thereof, any such part to cover one or more major sections or divisions of the town or one or more of the functional matters to be included in the plan.
 - 4. After adoption of such plan, all new or expanded rights-of-way, public and private facilities, utilities, etc. shall be in accordance with such plan.
 - 5. The Planning Commission may from time to time amend, extend, or add to the Comprehensive plan.
- B. The Planning Commission shall recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof.
- C. The Planning Commission shall also serve as the Zoning Commission for the Village of Choudrant; and, when acting as such, shall hold separate meetings with separate minutes and records.

Sections 1-6 through 1-10 (reserved)

Section 2. BE IT ORDAINED by the Mayor and Board of Aldermen of the Village of Choudrant, Louisiana, in regular and legal session convened, that the following be enacted and incorporated as Chapter II. Building and Development Regulations into the complete and official *Code of Ordinances of the Village of Choudrant*, to wit:

**CHAPTER II. BUILDING AND DEVELOPMENT REGULATIONS
ARTICLE A. BUILDING CODES ADOPTED**

Section 2-1. Adoption of Building Code

- A. For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location, and maintenance of buildings and structures, the Village of Choudrant hereby adopts that certain building code known as the *Standard Building Code*, prepared by the Standard Building Code Congress International (SBCCI), 900 Montclair Rd., Birmingham, Alabama, being in particular the 1997 edition thereof.
- B. Except for the appeals board provisions, the whole of said code is adopted by reference and incorporated as fully as if set out at length herein; and the provisions of said code shall hereafter govern the construction and maintenance of all buildings and other structures within Choudrant.

Section 2-2. Adoption of Electrical Code

- A. For the purpose of establishing rules and regulations for the construction, installation, alteration, and operation of electrical systems and to set standards for the materials to be used in said systems, the Village of Choudrant hereby adopts that certain building code known as the *National Electrical Code, 1999 Edition*, published by the National Fire Protection Association.
- B. The whole of said code is adopted by reference and incorporated as fully as if set out at length herein, and the provisions of said code shall hereafter govern the construction and maintenance of all buildings and other structures within Choudrant.

Section 2-3. Adoption of Plumbing Code

- A. For the purpose of establishing rules and regulations for the construction, installation, alteration, and operation of plumbing facilities and to set standards for the materials to be used in said plumbing installations, the Village of Choudrant hereby adopts that certain building code known as the *Standard Plumbing Code*, prepared by the Standard Building Code Congress International (SBCCI), 900 Montclair Rd., Birmingham, Alabama, being in particular the 1997 edition thereof.
- B. Except for the appeals board provisions, the whole of said code is adopted by reference and incorporated as fully as if set out at length herein; and the provisions of said code shall hereafter govern the construction and maintenance of all buildings and other structures within Choudrant.

Section 2-4. Adoption of Gas Code

- A. For the purpose of establishing rules and regulations for the construction, installation, alteration, and operation of gas piping systems and to set standards for the materials to be used in said systems, the Village of Choudrant hereby adopts

that certain building code known as the *Standard Fuel Gas Code*, prepared by the Standard Building Code Congress International (SBCCI), 900 Montclair Rd., Birmingham, Alabama, being in particular the 1997 edition thereof.

- B. Except for the appeals board provisions, the whole of said code is adopted by reference and incorporated as fully as if set out at length herein; and the provisions of said code shall hereafter govern the construction and maintenance of all buildings and other structures within Choudrant.

Section 2-5. Adoption of Mechanical Code

- A. For the purpose of establishing rules and regulations for the construction, installation, alteration, and operation of air conditioning, heating, and ventilating equipment, refrigeration equipment, incinerators, and related mechanical systems and to set standards for the materials to be used in said systems, the Village of Choudrant hereby adopts that certain building code known as the *Standard Mechanical Code*, prepared by the Standard Building Code Congress International (SBCCI), 900 Montclair Rd., Birmingham, Alabama, being in particular the 1997 edition thereof.
- B. Except for the appeals board provisions, the whole of said code is adopted by reference and incorporated as fully as if set out at length herein; and the provisions of said code shall hereafter govern the construction and maintenance of all buildings and other structures within Choudrant.

Section 2-6. Adoption of Sanitary Code.

- A. For the purpose of establishing rules and regulations for the construction and maintenance of dwellings, public facilities, and public places and safe and sanitary living conditions in the Village of Choudrant, there is hereby adopted by reference a certain code known as the Sanitary Code of the State of Louisiana, promulgated by the Louisiana State Board of Health and the same as is currently in force and as is amended from time to time by the State of Louisiana.
- B. The whole of said code is adopted by reference and incorporated as fully as if set out at length herein; and the provisions of said code shall hereafter govern the construction and maintenance of all buildings and other structures within Choudrant.

Section 2-7 through 2-10 (reserved)

ARTICLE B. ADMINISTRATION OF DEVELOPMENT CODES

Section 2-11. Code Enforcement Department Established

- A. There is hereby established in the Village of Choudrant the Department of Code Enforcement.
- B. The Mayor or his designee shall be the Head of said Department of Code Enforcement.
- C. The Code Enforcement Officer shall be responsible to require that all development in the Village of Choudrant shall be undertaken in compliance with the provisions of adopted codes and regulations as set out in the Code of Ordinances of the Village of Choudrant.

Section 2-12. Administration and Enforcement, Penalties

- A. *Permits and Licenses.* No building or other permit, license, or other document of approval, the use of which may be subject to the provisions of this Ordinance shall be issued in Choudrant until the Code Enforcement Officer shall have certified that the use to be made of the permit, license, or other document is in full compliance with the provisions of this Ordinance.
- B. *Plans Required.* Each application for a new structure or for the alteration of an existing structure shall be accompanied by a drawing, in duplicate, showing the site plan, the location of the building on the site, accurate dimensions of the building and site, location of off-street parking and off-street loading spaces required, and such other information as may be necessary for the enforcement of these regulations.
- C. *Construction Begun Prior to Effective Date of Ordinance.* Nothing herein contained shall require any change in the plans, construction or designated use of a structure the construction of which shall have legally and actually begun prior to the effective date of this Ordinance.
- D. *Violations.* Any person, firm, or corporation violating any provision of this Ordinance shall be fined upon conviction not less than ten dollars (\$10.00) and not more than twenty-five dollars (\$25.00) or imprisoned for not more than thirty (30) days, or both, for each offense; each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any penalty hereunder shall not preclude the Building Inspector, Zoning Administrator, municipal counsel, or other appropriate authority of the municipality, or any adjacent or neighboring property owner who would be specifically damaged by such violation, from instituting injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate such violation, or to prevent the occupancy of such building, structure, or land.

Section 2-13 through 2-20 (reserved)

Section 3. The above ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular session convened, voted on by yea or nay vote, passed and adopted this 7th day of August, 2000, the final vote being as follows:

YEA: 3
NAY: 0
NOT VOTING: 0
ABSENT: 0

ATTEST: _____

APPROVED THIS 7TH DAY OF AUGUST, 2000

-S-
WAYNE BROOKS, VILLAGE CLERK
VILLAGE OF CHOUDRANT
STATE OF LOUISIANA

-S-
BILL SANDERSON, MAYOR
VILLAGE OF CHOUDRANT
STATE OF LOUISIANA