

TITLE 12

BUILDING, UTILITY, ETC. CODES¹

CHAPTER

1. APPLICABLE CODES.
2. PRE-CONSTRUCTION INSPECTIONS.

CHAPTER 1

APPLICABLE CODES

SECTION

12-101. Shelby County codes effective within city.

12-101. Shelby County codes effective within city. The building, plumbing, electrical, mechanical, gas, and housing codes in effect in Shelby County shall also be effective within the corporate limits and shall be enforced by Shelby County personnel. (1989 Code, § 4-101, modified)

¹Municipal code reference

Fee schedule; building permits, etc.: appendix A.
Mobile home park regulations: title 14, chapter 5.

CHAPTER 2

PRE-CONSTRUCTION INSPECTIONS

SECTION

- 12-201. Title and purpose.
- 12-202. Inspection required.
- 12-203. Monetary deposit required.
- 12-204. Revocation of deposit.

12-201. Title and purpose. The purpose of this chapter is to protect the health, safety and welfare of the citizens of Lakeland by requiring builders and contractors to control erosion, silt, runoff, construction debris, and trash; to prevent disruption of life of residents within a subdivision development; and to enhance the quality of the environment. (Ord. #189, Aug. 1996)

12-202. Inspection required. Except as otherwise provided in this chapter, it shall be unlawful for any person to erect, construct, enlarge, move or convert any building in the city, or cause the same to be done, without first obtaining a pre-construction inspection by the appropriate city official. The following must be completed in order to receive a building permit:

- (1) Silt fences and erosion control measures must be in place and correctly installed to the satisfaction of the inspector.
- (2) A waste/trash bin or container must be on site for the daily collection of construction debris and trash.
- (3) Portable restroom provisions must be in place on the job site.
- (4) After the inspection is made and the applicant receives a pre-construction site approval, the building permit may then be approved by the city. (Ord. #189, Aug. 1996)

12-203. Monetary deposit required. A refundable deposit in an amount resolved by the board of commissioners is required for each residential and commercial lot. Said deposit will be refunded to the applicant if it has been demonstrated during the course of construction that erosion control practices have remained in place and have not been breached and construction debris and waste has been controlled. (Ord. #189, Aug. 1996)

12-204. Revocation of deposit. (1) Any violation not corrected within two (2) working days from the date of verbal or written notice by the city manager or his designate shall be considered a breach of permit.

(2) Should it become necessary for the city to correct any violation, a fee will be deducted from the deposit and the remaining balance returned to the

applicant upon completion and inspection of the project. Should said fee result in an amount in excess of the deposit the applicant will be required to pay the balance.

(3) The city reserves the right to put a "stop work order" on any project until the inspector has determined that all violations have been corrected. (Ord. #189, Aug. 1996)