CITY OF WRIGHTSVILLE

BUILDING AND CONSTRUCTION CODE

Adopted by the Wrightsville City Council
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ARTICLE I. PURPOSE AND GENERAL PROVISIONS

These regulations are intended to ensure public health, safety, and welfare of residents and property owners of the City of Wrightsville by ensuring minimum standards for the construction of buildings and structures.

Section 1.01.0. Applicability

These regulations shall apply to all structures and premises within the City of Wrightsville.

Section 1.02.0. Building Official

The provisions of this Code shall be administered by the Building Official, which shall be a person or persons designated by the Mayor. The Building Official may be provided with the assistance of such other persons as directed by the Mayor. Decisions by the Building Official may be appealed to the Board of Zoning Adjustment. The Building Official shall keep records of all permits issued or denied, all certificates of occupancy issued or denied, records of all inspections and all violation complaints received along with action taken on violation complaints.

The Building Official shall enforce the provisions of this Code, and in addition shall have authority to:

A. Examine and approve any application pertaining to the use of buildings, signs, or structures to determine if the application conforms to the provisions of this Code.

B. Issue or deny building permits and certificates of occupancy based upon compliance with this Code and other applicable codes. Written notice stating the reasons for denial will be provided with any building permit or certificate of occupancy that is denied.

C. Conduct inspections of buildings, structures, and use of land as is necessary to determine compliance with the regulations of this Code.

D. Revoke approvals where provisions of this Code are being violated.

It shall be unlawful for the Building Official to engage in the business of the sale, installation or maintenance of construction materials or equipment, either directly or indirectly, and he shall have no financial interest in any concern engaged in such business in the city of Wrightsville, Arkansas, at any time while holding such office.

Section 1.03.0. Building Codes by Reference

All fabrication, erection, construction, enlargement, alteration, repairs of buildings or structures shall meet the Arkansas Fire Prevention Code, or other applicable state and city building codes, current editions, including Arkansas State Gas Code, Arkansas State Mechanical Code, Arkansas State Plumbing Code, Arkansas (National) Electrical Code, Arkansas State Energy Code, International Residential Code (IRC) 2021 edition, and International Existing Building Code (IEBC) 2021 edition.

In the event of any conflict between the standards set forth in any of the publications, the more restrictive shall control.

ARTICLE II. BUILDING PERMIT

Section 2.01.0. Building Permit Required

A building permit shall be required for all the following forms of construction:

A. New construction of a primary building on a site.

B. Additions of porches and decks that increase the footprint of a building.

C. Interior remodels that involve new plumbing, new electrical circuits, adding load to electrical circuits, replacement/addition of central HVAC units, changes to a load bearing or exterior wall.

D. Solar panels, swimming pools, or generators.

E. Accessory buildings over 100 sq. ft. in area.

Section 2.02.0. Building Permit Application and Approval

2.02.1. Application

All applications for building permits shall be provided to the Building Official and be accompanied by two (2) sets of the following:

A. A plot plan, drawn to scale on a copy of an original survey and stamped by a licensed surveyor, showing the legal description of the property, the location of the structure to be erected, and indicating the setback from the property lines. The location and type of the planned driveway shall be shown on the plot plan.

B. Drawings and plans must be stamped in red by a licensed architect when such plans are required by the Building Code (indicating copies of original documents).

C. A foundation plan, drawn to scale and showing the relationship to the actual site conditions of the proposed project. The drawing shall reflect the grade differentials from the top of the footing to the top of the foundation wall. Applicant shall specify also the required reinforcement, both horizontal and vertical for both the footings and the foundation walls per the applicable codes. This shall apply to both concrete and masonry block foundation walls. Design of footings and foundation walls exceeding eight (8) feet in height require drawings approved by a certified engineer.

D. A floor plan, drawn to scale, fully dimensioned, with all areas clearly identified.

E. Electrical drawings (power and lighting) may be shown on the architectural plan. Plan shall indicate the area enclosed by the structure.

F. All elevations and partial elevations, drawn to scale, indicating all openings and materials to be used. Elevation drawings will show the relationship of existing and proposed grades to the house.

G. All exterior materials shall be clearly indicated on the construction drawing.

H. A copy of the license of all Arkansas licensed Building Contractors, Master Plumbers, Master Electricians, and Heat and Air contractors supervising or performing all plumbing, electrical, and heating and air conditioning work for said construction, shall be on file with the Building Official.

2.02.2. Approval

A. Upon approval of the application for Building Permit, one (1) set of stamped construction plans and the survey showing the plot plan will be returned to the applicant, along with two (2) copies of the Building Permit. One (1) copy of the permit shall be posted at the job site and visible at all times during construction.

B. Construction must be initiated within ninety (90) days from the date of the permit application or the permit will be null and void and permit fees will be forfeited. Upon the issuance of the Building Permit, construction is to be completed within (365) consecutive calendar days. Failure to complete construction within the timeframe constraints will require the issuance of a new Building Permit in the amount of $400.00. This Permit will extend the original permit time by (182) consecutive calendar days. In the event it is determined that the construction will not be completed in the specified time, the builder shall advise the Building Official at least ninety (90) days prior to the expiration of said permit by submitting a request for an extension of time to the Building Official for consideration by the Building Official.

C. Size, for the purposes of the building permit, is based upon the number of square feet of gross heated space plus any additional habitable living area including decks, porches, screened porches, sunrooms, garages, carports, breezeways, or similar features when located above grade.

D. The Building Official shall issue to the property owner or builder representing the owner a packet containing a copy of the Building Permit, a job inspection card, and a copy of these regulations.

Section 2.03.0. Certificate of Occupancy

No building erected or structurally altered shall be used, occupied or changed in use until a Certificate of Occupancy shall have been issued by the Building Official, stating that the building or proposed use of a building or premises complies with the provisions of these regulations. The Building Official shall maintain a record of all Certificates of Occupancy.

A Certificate of Occupancy may be revoked by the Building Official when it is found that the building or land does not conform to the use or condition, if any, in the Certificate. Each day a use continues after revocation of the Certificate shall constitute a separate offence and shall be punished as provided herein.

It shall be unlawful for any public or private utility to connect utility service to a building hereinafter erected or structurally altered for which a Certificate of Occupancy has not been issued and evidence of such issuance delivered to the public or private utility.

ARTICLE III. ENFORCEMENT

Section 3.01.0. Acceptance

Each property owner and builder contractor, by virtue of acceptance and signing of the building permit, does agree to abide by the rules and regulations set forth in this document, and, in the event of a violation thereof, do agree to submit themselves to the jurisdiction of the courts of Pulaski County, Arkansas.

Section 3.02.0. Enforcement Responsibilities

If the Building Official shall find that the provisions of these regulations are being violated, (s)he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. A STOP CONSTRUCTION notice shall be posted at the building site if violations are not remedied before any additional work is performed on the site.

Should the person responsible for such violations fail to take the necessary action to correct it, the Building Official shall notify the City Attorney, and the City Attorney shall within ten (10) days apply for an injunction, mandamus, or other process to prevent, enjoin, abate, or remove said violation to these regulations.

Whenever a violation of these regulations occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall fully state the causes and basis thereof and shall be filed with the Building Official. (S)he shall record properly such complaint, immediately investigate, and take action thereon as provided by these regulations.

Section 3.03.0. Penalty for Violation

Any person or corporation who shall violate any of the provisions of these regulations or fail to comply with any of the requirements, or who shall build or alter any building in violation of the detailed statement of plans submitted and approved hereunder shall be deemed guilty of a misdemeanor and shall be liable to a fine of not more than one hundred dollars ($100.00). Each day such violation is permitted to exist shall constitute a separate offense.

The owner or owners of any building or premises or part of a building/premises, where anything in violation of these regulations shall be placed, or shall exist; and any architect, builder, contractor, agent, engineer, person, or other corporation employed in connection with and who may have assisted in the commission of any such violation, shall be deemed guilty of a separate offense and upon conviction shall be fined.

Repeat offences may result in a suspension of the offender's prohibition from obtaining future building permits.