

# **NORTH LITTLE ROCK, ARKANSAS MUNICIPAL CODE**

## **Chapter 4**

# **BUILDINGS and BUILDING REGULATIONS**

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# **ARTICLE ONE REGULATIONS**

## **Section 1 IN GENERAL**

### **1.1.1 Codes and Standards adopted.**

- (A) 2012 Arkansas Fire Prevention Code
- (B) 2017 National Electrical Code
- (C) 2006 Arkansas Plumbing Code
- (D) 2006 Arkansas Fuel Gas Code
- (E) 2010 Arkansas Mechanical Code
- (F) 2010 Americans with Disabilities Act
- (G) American National Standards Institute (ANSI) 117 Standards
- (H) North Little Rock Electric Department Construction Standards

### **1.1.2 Definitions.**

- (A) Residential. One and/or two family dwellings, or as provided for in the Arkansas Fire Prevention Code.
- (B) Commercial. All other structures not defined as one and/or two family dwellings, or as provided for in the Arkansas Fire Prevention Code.
- (C) Residence. The place where a person actually lives and which such person regularly intends to occupy over a substantial period of time. If a person has more than one such place where he or she lives, the permanent address shall be the place occupied the majority of the time by such person.

**Ref.** – Ord. 9017 adopted 06-11-18.

- (D) Inspector. An authorized employee(s) of the City of North Little Rock whose job is to ensure that official regulations, codes and/or standards are followed. These employees, for the purpose of this Chapter shall include: the Electrical Inspector, the Plumbing Inspector, the Mechanical Inspector, the Building Inspector, the Fire Marshal, the Building Official and/or their agents.

- (E) Property Owner. The person(s) or entity to whom property tax is assessed, as shown on the latest equalized assessment roll of Pulaski County.
- (F) Planning Department. The Department of Community Planning for the City of North Little Rock.

**1.1.3 Permit required.**

- (A) It shall be unlawful for any person to install, repair, remodel, replace or perform any work in the City without a permit from the Planning Department, except:
  - (1) Painting, interior or exterior
  - (2) Any floor covering
- (B) It shall be unlawful for any person to engage in any activity that alters the existing flow of surface water in the City or that alters vegetation buffering dissimilar zones or uses in the City, without a land alteration permit from the City Engineer. Examples of prohibited conduct may include, without limitation: clearing, harvesting, filling, cutting, quarrying and similar activity.
- (C) It shall be unlawful for any person to install, repair, remodel, replace or perform any work in the City without a permit from the Fire Marshal on the following items:
  - (1) Sprinkler systems
  - (2) Fire alarm systems
  - (3) Kitchen suppression systems
- (D) When a project consists of more than one structure or parcel, each separate structure shall have a separate building permit.
- (E) A no charge building permit shall be required for a repair/remodel, when such repair/remodel cost less than \$3,500 and the work is done by the owner of the property. This provision shall apply to all one or two family dwellings regardless of whether or not they are owner occupied. This provision is not meant to exempt any person from complying with State and Federal Laws.

Ref. – Ord. 8954 adopted 10-23-17.

**1.1.4 Persons eligible for permits.**

Permits to perform work shall be issued by the Planning Department only to persons meeting the following requirements:

- (A) Property owners
  - (1) Any property owner who acts as a residential building contractor for the purpose of constructing their own personal residence may be issued a residential building permit, provided that the property owner does not construct more than one residence per calendar year. The property owner does not need to submit proof of a residential building contractor's license, a bond or a business license.

- (2) Any property owner who acts as a residential building contractor for the purpose of doing repairs, remodeling, or additions to their own personal residence may be issued a residential building permit. The property owner does not need to submit proof of a residential building contractor's license, a bond or a business license.
- (3) Any property owner who acts as a commercial building contractor for the purpose of constructing their own commercial structure(s) may be issued a commercial building permit. The property owner does not need to submit proof of a building contractor's license, a bond or a business license.

(B) Contractors:

- (1) Any contractor doing business in the City shall provide a bond with a surety bonding company in the sum of \$10,000 to indemnify the City or any citizen for any damage caused by the failure of such contractor to comply strictly with the provisions of Chapter 4. No permit shall be issued to any contractor unless such bond has been provided and is in full force and effect.
- (2) Any contractor doing business in the City shall provide a current city business license from any city in the State of Arkansas.
- (3) Any contractor doing business in the City shall provide a current State of Arkansas Contractor's License.

(C) *Exceptions:* No person may be issued a building permit to install, repair, replace or perform any work in the City upon a structure that has been declared to be a public nuisance, unless authorized by City Council.

Ref. – Ord. 9017 adopted 06-11-18.

**1.1.5 Violations.**

Any person found to be in violation of this Chapter shall be penalized as provided for in NLRMC Chapter 1. (Penalty for violations).

**1.1.6 Right of entry.**

Any Inspector shall have the right to enter any building, property or premises in the discharging of their duties or for the purpose of making any inspection or tests.

**1.1.7 Enforcement.**

It shall be the duty of any Inspector to see that all provisions of this Chapter are fully complied with, and to inspect all the work done and to keep proper and permanent records of such inspections. The Inspector shall report the result of inspections to the general contractor or to the owner of the building or structure in or on which the work is being done or has been done, shall cause to be corrected any deviation from the requirements of this Chapter, or issue approval when such requirements are found to be satisfied.

**1.1.8 Inspection; tests; condemnation of violations.**

It shall be the duty of any Inspector to inspect all work. The Inspector shall be empowered to make such tests as they may deem necessary to ascertain the condition of such work and they will have the right to compel the removal of any obstructions such as lath, plastering, ceiling or flooring which may hinder a full and complete inspection of such work. When such work is not in accordance with the requirements of this article, or are found to be unsafe to life or property, they shall have the right to condemn such work as provided in this Chapter.

**1.1.9 Suspension of work.**

Any Inspector shall have the power to issue citations for the violation of any of the provisions of this Chapter and to compel the suspension of any work being done in a manner prohibited by this article.

**1.1.10 Interference with an Inspector.**

It shall be unlawful for any person to hinder or interfere with an Inspector in the discharge of their duties under this Chapter.

**1.1.11 Penalties (working without a permit).**

Where work for which a permit is required under this Chapter, is started or proceeded prior to obtaining said permit, the fee herein specified shall be tripled, but the payment of such triple fee shall not relieve any persons from fully complying with the requirements herein, in the execution of the work nor from any other penalties prescribed herein. No additional permits shall be granted until all fees have been paid.

**1.1.12 Expiration of residential permits.**

- (A) All permits, unless otherwise noted, issued by the Planning Department shall expire one year from the date of issuance. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.
- (B) Demolition of structure permit. A demolition of structure permit shall be valid for 30 days from the date of issuance. All work, including post-demo clearing and complete site clean-up, shall be completed within 30 days.
- (C) Fire remodel/repair permit. A fire remodel/repair permit shall be valid for 90 days from the date of issuance. All work shall be completed within 90 days, including all required inspections.
- (D) Residential remodel/repair permit. A residential remodel/repair permit shall be valid for 180 days from the date of issuance.

Ref. – Ord. 9017 adopted 06-11-18.

**1.1.13 Extension of an unexpired permit.**

A permittee holding an unexpired permit may apply for a one-time 30, 60 or 90 day extension provided they can show good satisfactory reason, and beyond their control, that the work cannot be completed within the one year period from the issue date. A fee of \$30.00 per 30 day period shall be assessed for the extension.

**1.1.14 Renewal of an expired permit.**

A permittee holding an expired permit may apply for a 6 month permit within 30 days of the expiration date. The permit fee shall be one-half the amount required for a new permit, provided no changes have been made in the original plans and specifications for such work. In order to renew work on a permit after 30 days of the expiration date, the permittee shall pay a fee in accordance with this Chapter. The 6 month permit will begin on the day the original permit expired.

**1.1.15 Change of contractor.**

In cases where a change in contractor is made prior to completion of the job, the permit fee shall be assessed based on the stage of approval of inspections. The fee assessment shall be prorated in accordance with the number of remaining inspections.

**1.1.16 Special Districts.**

(A) Argenta Historic District. The building permit fees listed in herein shall not apply to work that is performed on a historic building within the Argenta Historic District.

**1.1.17 Special provisions for permits.**

- (A) No building permit shall be issued authorizing repair, construction, reconstruction or alteration of any building or structure proposed to be or lying within the bounds of proposed public facilities, such as streets, schools, highways, fire stations and other public buildings and areas which have been reserved for acquisition by a public body or agency. Such reservation shall be indicated on the appropriate section of the municipal plan as is now or may hereafter be in full force and effect. Nothing in this section shall apply to emergency repairs.
- (B) Upon application by any person for a building permit for a building or structure located or to be located within the bounds of a proposed public facility as described in subsection (A) above, the Planning Department shall deny the permit, notifying the applicant of the reason for denial; and shall, within seven days, notify the public agency or body responsible for acquisition of the land in question of the action denying the building permit.
- (C) The Planning Department shall issue the building permit as originally applied for if the public agency responsible for acquisition of the property has not purchased, optioned or condemned the land within 90 days of the receipt of notice from the Planning Department.

**1.1.18 Permits for structures condemned by City Council.**

- (A) No permit shall be issued without City Council approval for any structure that has been condemned by City Council.
- (B) This section does not affect any existing City regulations regarding the need to obtain demolition permits.

Ref. – Ord. 9017 adopted 06-11-18.

**1.1.19 Work located out of City limits.**

Work located out of City limits shall be charged an additional surcharge of 50% of total permit charge.

**1.1.20 Appeals.**

- (A) Whenever any Inspector refuses or rejects a permit or inspection, the contractor, owner, or a duly authorized agent may appeal such decision to the Housing and Building Board of Adjustment if they claim that:
  - (1) The provisions of this article do not apply; or
  - (2) This article has been misconstrued or wrongly interpreted.
- (B) A notice of appeal shall be in writing and filed with the Housing and Building Board of Adjustment within 30 days after the decision has been rendered by the Inspector. The Inspector may limit the time for such appeals to a shorter period if, the Inspector determines it is unsafe or dangerous.

**1.1.21 Workmanship.**

The permit holder shall perform all work in a professional and workmanlike manner. The work shall be performed in accordance with any applicable construction codes and professional industry standards.

**1.1.22 Liability.**

Any Inspector charged with the enforcement of Chapter 4 or other chapter of this Code, while acting for the City in good faith and without malice in the discharge of the duties required by Chapter 4 or other chapters of this Code, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as result of any act or by reason of an act or omission in the discharge of official duties.

**Section 2**

**PERMIT FEE SCHEDULES**

The following are hereby established as permit fee schedules for building, electrical, plumbing, mechanical and other related work in the city:

**1.2.1 General fees.**

- (A) Inspection (other than an individual apartment unit)..... \$ 25.00

- (B) Apartment inspection (per individual unit)..... \$ 4.00
- (C) Investigative inspection, consultation ..... \$ 40.00
- (D) Duplicate permit cards (lost, stolen, misplaced, etc.), per card..... \$ 10.00
- (E) Duplicate copy of certificate of occupancy ..... \$ 10.00

**1.2.2 Re-inspection fee.**

A re-inspection fee of \$40 will be charged when an additional trip is made by an Inspector due to rejections, lockouts, insufficient information as to location of building or structure, work not ready for inspection, or any other cause due to neglect or failure on the part of the applicant.

**1.2.3 Minimum permit fee.**

The minimum fee is \$30.

**1.2.4 Reserved**

**1.2.5 Act 474 of 1999 surcharge.**

As required by Act 474 of 1999, a surcharge of \$0.50 per each \$1,000.00 of construction authorized on any commercial permit issued by the City will be imposed, with a maximum surcharge to be \$1,000.00.

Ref. – Ord. 9017 adopted 06-11-18.

**1.2.6 Commercial building permit fees.**

(A) Permit fees shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing, equipment and permanent systems. The permit fee does not include the cost of the property.

<b>Total Valuation</b>	<b>Fee</b>
\$100.00 and less	No fee, unless inspection required, in which case a \$25.00 fee for each inspection shall be charged
\$101.00 to \$50,000	\$50.00 for the first \$2000.00 plus \$4.00 for each additional thousand or fraction thereof
\$50,001 to \$100,000	\$250.00 for the first \$50,000.00 plus \$3.50 for each additional thousand or fraction thereof
\$100,001 to \$500,000	\$350.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof
\$500,001 and up	\$1600.00 for the first \$500,000.00 plus \$2.50 for each additional thousand or fraction thereof.

(B) Plan review fee. When the valuation of the proposed construction exceeds \$500.00 and a plan is required to be submitted by the Arkansas Fire Prevention Code, a plan review fee shall be paid to the Planning Department at the time of submitting plans and specifications for checking. Said plan review fee shall be equal to one-fourth of the building permit fee as set forth in the Arkansas Fire

Prevention Code. Minimum fees for plans review shall be \$50.00 except for new construction (added square feet) having a minimum of \$100.00. Such plan review fee is in addition to the building permit fee and is nonrefundable.

Plan review fee for fences, retaining walls, grading, filling, footings, foundations, pools, impervious surface (parking lots).....	\$ 30.00
(C) House moving fees .....	\$ 50.00
(D) Demolition of structure .....	\$ 50.00
Accessory building .....	30.00
(E) Blasting fee. In addition to insurance and bond as required in Ordinance 6328, Section 5, a permit fee of .....	\$ 100.00
(F) Parking lot fees (impervious surface), per square foot ....	\$ 0.05
(G) Tent permit .....	\$ 50.00
(H) Swimming pools .....	\$ 50.00
(I) Fuel tanks and pumps: Each (new or replacement) .....	\$ 50.00
(J) New towers from ground up, per foot.....	\$ 50.00
(K) Fences and retaining walls .....	\$ 50.00
(L) Foundation and footings .....	\$ 200.00
(M) Satellite dishes, co-located towers, cell sites, fire alarm systems and any other miscellaneous permit, unless previously outlined, shall be set forth in the unit cost schedules set out in subsection (A) above in this section.	

Ref. – Ord. 9017 adopted 06-11-18.

**1.2.7 Residential building permit fees.**

(A) New Construction, per square foot under roof .....	\$ 0.20
Minimum .....	\$ 250.00
(B) Additions to existing structure causing an increase of area under roof, per square foot .....	\$ 0.20
Minimum .....	\$ 75.00

(C) Remodel, repairs, decks, accessory structures, others not listed above (**no** increase in square footage of area under roof of residence) = 0.006 x value

Minimum .....\$ 30.00

(D) Demolition of structure .....\$ 50.00

(E) Swimming pools .....\$ 50.00

(F) Fences and retaining walls .....\$ 30.00

**1.2.8 Electrical permit fees.**

(A) New construction:

One and two family dwellings, per square foot under roof..... \$ 0.10

All other occupancies as set forth in the unit cost schedules in Section 1.2.8(C) below.

(B) Remodels, repairs and/or additions to existing construction as set forth in the unit cost schedules in Section 1.2.8(C) below.

(C) Various fees:

Meter loops:

First .....\$ 15.00

Additional.....\$ 10.00

Load centers (regardless of voltage):

Up to 60 amp.....\$ 10.00

Up to 100 amp.....\$ 20.00

Up to 150 amp.....\$ 25.00

Up to 200 amp.....\$ 35.00

Over 200, per 100 amp over 200 amp.....\$ 5.00

Openings:

01 to 10 .....\$ 10.00

11 to 20 .....\$ 20.00

21 to 40 .....\$ 25.00

41 to 60 .....\$ 30.00

61 to 80 .....\$ 35.00

81 to 100 .....\$ 40.00

101 to 200 .....\$ 55.00

201 to 300 .....\$ 75.00

301 to 400 .....\$ 95.00

Over 400, for each 25 over 400.....\$ 5.00

Motor and generator wiring:\*

1/8 to 1 H.P. or K.W.....\$ 5.00

2 to 4 H.P. or K.W.....\$ 10.00

4 to 10 H.P. or K.W.....\$ 15.00

11 to 15 H.P. or K.W.....	\$ 15.00
16 to 20 H.P. or K.W.....	\$ 20.00
21 or over H.P. or K.W.....	\$ 25.00
<i>*Fraction horsepower motors can be grouped for their total horsepower and paid for as one unit.</i>	
Temporary power to building.....	\$ 20.00
Signs.....	\$ 20.00
Smoke detectors, each.....	\$ 5.00
Electric stoves, ranges, dryers, water heaters.....	\$ 15.00
Vent hoods/bath fan/exhaust fan.....	\$ 6.00
Dishwashers/trash compactors.....	\$ 6.00
Disposals/ceiling fans.....	\$ 6.00
Electric heat:	
One to 15 K.W.....	\$ 10.00
16 to 25 K.W.....	\$ 15.00
Special circuits such as window air conditioners:	
20 to 60 amp.....	\$ 10.00
Special equipment per 1,000 watts.....	\$ 5.00

(E) Temporary power requirements. Before any power is supplied to the permanent distribution system of a building under construction, notice must be submitted to the Planning Department noting the length of time the temporary power will be needed before the final electrical inspection is made, the understanding that the structure will not be occupied until after the final inspection, and that the party submitting the request will assume liability of any damage incurred as a result of disconnection of power from the building as a result of a violation of this ordinance. The time limit on temporary power being furnished to the building will be determined on the basis of need, not to exceed 30 days. An extension of time may be granted only by special permission.

**1.2.9 Plumbing permit fees.**

(A) New construction:  
    One and two family dwellings, per square foot under roof.....\$ 0.10

All other occupancies – As set forth in the unit cost schedules in subsection (B) below.

(B) Remodels, repairs, alterations and/or additions to existing construction:

Unit costs, each plumbing fixture outlet or appliance which shall include each water closet, urinal, bidet, sink, lavatory, basin, laundry sink, wash tray, dishwasher, garbage disposal, ice maker, beer or soda fountain, bath tub, hot tub, shower, sauna, drinking fountain, wet bar, washing machine, hose cabinet or hose rack, fire pump, sewer ejector, cooling tower, sill cock, dental unit, hub drain, floor, area or roof drain, sand trap, grease trap, sump pump or any other plumbing element commonly known as plumbing fixture.	\$ 6.00
RPZ (backflow preventor)	\$ 35.00
Electric water heater	\$ 15.00
Water service.....	\$ 35.00
Lawn sprinkler service.....	\$ 35.00
Water house piping.....	\$ 20.00
Swimming and wading pools.....	\$ 15.00
Gas service (up to five meter openings).....	\$ 20.00
Gas house piping (up to five openings).....	\$ 20.00
Each additional opening.....	\$ 5.00
Each gas-fired appliance.....	\$ 15.00
Shall include each water heater, floor furnace, unit heater, vented wall furnace, clothes dryer, stove, range or oven, or other gas fired appliance not specifically mentioned excluding portable heating stoves and space heaters	

**1.2.10 Mechanical permit fees.**

(A) New construction:

One- and two-family dwellings, per square foot under roof .....	\$ 0.10
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All other occupancies – As set forth in the cost schedules in subsection (B) below.

(B) New commercial, replacements, repairs, remodels, alterations and/or additions.

Heating, ventilating, ductwork, air conditioning, boilers, and refrigeration systems shall be \$40.00 for the first \$1,000.00, or fraction thereof, of valuation of the installation plus \$5.00 for each additional \$1,000.00 or fraction thereof. (Boiler permits only issued with proof of special boiler license.)

# **ARTICLE TWO BUILDING**

## **Section 1 IN GENERAL**

### **2.1.1 Work, compliance with ordinance.**

The Planning Department shall issue no building permits for repair, remodeling or siding work unless the Building Official or the Building Inspector has determined that such work and materials will, when completed, comply with all ordinances of the City.

Ref. – Ord. 9017 adopted 06-11-18.

### **2.1.2 Repairs to substandard structure; conditions to be corrected before certain permits issue.**

When exterior repairs are contemplated to a re-habitable but substandard structure and where such work only partially rehabilitates, while the structure remains substandard after the completion of the work, the building must first be found to be structurally sound by the Building Official or the Building Inspector, and any and all of the following conditions shall be corrected before a permit will be issued for any siding work:

- (1) Foundation shall be repaired when there are indications of uneven settlement, cracked foundations or out of plumb corners.
- (2) Curtain walls of masonry material shall be installed if needed with adequate vents provided for the crawl space.
- (3) All joints shall be adequately caulked or flashed.
- (4) Appropriate methods of termite and decay protection shall be used and all wood showing indications of decay and/or infestation must be replaced.
- (5) Gutters and downspouts shall not be loose or damaged and shall drain properly.
- (6) There shall be no indications of delamination in any plywood used.
- (7) The structure's roof shall not sag and must not give indication of leaks to the interior.
- (8) Exterior walls shall be plumb and without bulges.
- (9) All doors and windows shall be painted, re-glazed and weather-stripped as needed.

- (10) Attic and crawl space shall be adequately vented and the vents must be screened.
- (11) All siding which is loose, cracked, split or warped shall be replaced and any indication of water leakage shall be corrected.

**Ref.** – Ord. 9017 adopted 06-11-18.

**2.1.3 Changes in work in progress; workmanship.**

Where there are any changes in the work, including substitutions of materials, changes in the scope of workmanship required or which may be proposed by the contractor, or found necessary or desirable as the work progresses, such changes shall be approved by the Building Official or the Building Inspector before any work incidental thereto is commenced. Workmanship shall conform to generally accepted good practice.

**2.1.4 Materials.**

Materials shall be in good condition, and of standard grade unless otherwise stipulated in the specifications filed with the Building Official or the Building Inspector and approved by him. Where the repair of existing structural material is called for, the materials are to be placed in "equal to new" condition, either by patching or replacement; all the damaged, loose or rotted parts shall be removed or replaced and the finished work shall match the adjacent material in design and dimension.

**2.1.5 Concrete Slabs.**

All concrete slabs shall require reinforcement in accordance with ACI 332.

**Ref.** – Ord. 9017 adopted 06-11-18.

# **ARTICLE THREE ELECTRICAL**

## **Section 1 IN GENERAL**

### **3.1.1 New Construction.**

- (A) A main disconnect or breaker shall be installed outside of any building.
- (B) The smallest aluminum wire allowed in meter loops shall be no less than 4/0.
- (C) All receptacles shall be installed in a safe and secure manner to prevent movement of the receptacle and to allow the plug to be easily removed.
- (D) Each bathroom group shall be on its own circuit.

### **3.1.2 New Installation or Replacement of Meter Loops and New Breaker Panels.**

- (A) Shall be installed in accordance with the North Little Rock Electric Department Construction Standards.

### **3.1.3 Scope.**

Nothing in this article shall be construed or interpreted as applying to any person engaged in providing communication facilities to the public through a central office operated by such person, or to a person engaged in the generation of electric current for distributing electric energy for light, heat or power, or electrically operated transportation.

## **Section 2 ELECTRICAL INSPECTIONS**

### **3.2.1 Rough inspection.**

Before any interior electrical wiring shall be concealed from view, or in case such wiring is in conduit, before such wiring is in conduit, before such conduits shall be concealed from view, the person installing such wiring shall give notice to the Planning Department who shall, as soon as possible after the receipt of such notice, inspect such work. No such work shall be concealed from view before the Electrical Inspector shall make his inspection and approve such work.

### **3.2.2 Special provisions for buildings under construction.**

Before any electric current is supplied to the permanent distribution system of a building under construction, notice shall be submitted to the Building Official noting the length of time the temporary power will be needed before the final electrical inspection is made, and the structure shall not be occupied until after the final inspection, and that the party submitting the request will assume liability of any damage incurred as a result of disconnection of power from the building as a result of a

violation of this article. The time limit on temporary power being furnished to the building will be determined on the basis of need, not to exceed 30 days. An extension of time may be granted only by special permission by the Building Official.

**3.2.3 Final inspection.**

Before any electrical current shall be used upon any electrical wiring of any character, notice shall be served upon the Electrical Inspector, who shall as soon as possible make a final inspection of such wiring, and if such installation has been constructed in accordance with the requirements of this article, he shall issue a certificate of inspection, which shall contain a general description of the installation and the date of such inspection. No current shall be used prior to the issuance of such certificate, provided that the Electrical Inspector may issue a temporary permit for the use of electrical current during the course of construction or alteration of a building.

**3.2.4 Clearance to furnish current.**

It shall be unlawful for any person operating in the City to furnish current to any new building, tent, structure or outdoor wiring of any kind, nature or description without first obtaining a clearance from the Electrical Inspector stating that such wiring is approved and a permit has been issued for the use of current.

# **ARTICLE FOUR PLUMBING AND GAS**

## **Section 1 IN GENERAL**

### **4.1.1 Copper tubing or plumbing in new construction.**

It shall be required that in any new construction project all copper tubing or plumbing, whether hot or cold, situated underneath concrete slabs must be encased in plastic or have a plastic sheath or covering, and that such plastic covering should protrude six inches above the concrete slab.

## **Section 2 PLUMBING INSPECTIONS AND REGULATIONS**

### **4.2.1 Inspections and tests.**

There shall be two tests and inspections of plumbing or gas systems made by the Plumbing Inspector, who shall be notified by the master plumber when the work is ready for inspection, as follows:

- (1) The soil and vent pipes must be tested by water from the end of the pipe to its termination above the roof, or five pounds of air test in the presence of the Plumbing Inspector. Such tests shall include all drains, soil and vent lines, the lead branches, traps and ferrule joints.
- (2) When all plumbing has been installed complete, the Planning Department shall be notified by the master plumber that the work is ready for final inspection. The Plumbing Inspector shall make a final inspection and, if the work complies with the rules and ordinances, issue a certificate of acceptance. The master plumber shall be present at the final inspection and shall see that the premises are open and available to the Plumbing Inspector. If the work does not comply with all the ordinances, the Plumbing Inspector shall notify the master plumber at once to rectify such work. The Planning Department shall be notified when the work has been rectified and ready for re-inspection.

### **4.2.2 Other regulations.**

- (A) ***Water heaters.*** Water heaters shall not be installed in any location where flammable vapors are likely to be present, unless the design, operation and installation are such to eliminate the probable ignition of the flammable vapors. Water heaters installed where flammable vapors are likely shall be installed so that all burners and/or ignition devices are located not less than 18 inches above the floor. All other gas appliances shall be installed per manufacturer's instructions.

- (B) **Gas meters.** Gas meters shall be located at least three feet from any source of ignition.
- (C) **Downstream from a water closet.** When fixtures, open site drains, floor drains and other openings to the drainage system discharge downstream from a water closet, each fixture discharging downstream shall be vented individually, with exception of another water closet which shall be otherwise vented in accordance to other sections of this Code.
- (D) **Wet venting.** Wet venting shall be limited to the same floor only.
- (E) **Water services.** All water services on new construction (residential and/or commercial) shall be installed under the footing.
- (F) **Gas shut off for fireplaces.** All fireplace units with log lighters shall have a log lighter valve, or appliance valve, installed on the outside of the fireplace unit.
- (G) **Closets on three-inch drain.** No more than two water closets shall drain into a three-inch DWV drain line.
- (H) **Reduced pressure zone (RPZ) valves.** All reduced pressure zone (RPZ) valves, either lawn sprinkler or domestic, shall be installed in the building or as close as possible to the structure being served. At no time shall it be installed in a right-of-way or a utility easement.
- (I) **Lawn sprinkler.** All lawn sprinkler systems shall be protected by an RPZ valve.
- (J) **Double compartment sinks.** All double compartment sinks shall have a "P" trap installed for each compartment.
- (K) **Gas pipe grounding.** When gas pipe is installed new and/or repaired, the installer or repair person shall be responsible for the proper grounding of the gas pipe system.
- (L) **Thermal expansion.** Thermal expansion shall be required on all new water heater installations and/or replacements.
- (M) **Stack vents.** Every building in which plumbing is installed shall have at least one 3 inch minimum stack vent or vent stack and shall run undiminished in size and as directly as possible from the building drain through to the open air or in a vent header that extends to the open air.
- (N) **Island sinks.** Island sinks shall have a minimum 3 inch drain line and shall be properly vented.

# **ARTICLE FIVE MECHANICAL**

## **Section 1 IN GENERAL**

### **5.1.1 Inspection and test.**

There shall be 2 tests and inspections of vent-a-hood systems made by the Mechanical Inspector, who shall be notified by the contractor when the work is ready for inspection.

### **5.1.2 Capture and Containment test.**

The permit holder shall perform a smoke test of the exhaust system and shall be verified visually by observing smoke.

### **5.1.3 Flex Duct.**

- (A) Flex duct shall be allowed only on branch lines.
- (B) Mechanical approved fittings are required for all turns and take-offs in flex duct installations.
- (C) Flex duct shall not be allowed in crawl spaces in residential or commercial occupancies.
- (D) Fiber duct (duct board) shall not be permitted.

### **5.1.4 Condensate Lines.**

- (A) All condensate lines in attics, crawl spaces, concealed in outside walls, unconditioned space, or in other places subjected to freezing; shall be protected from freezing by insulation, heat, or both.
- (B) Condensate shall terminate to an approved location other than the DWV system.

### **5.1.5 Heat Loss/Gain.**

Heat loss and gain calculations shall be submitted with each permit application for new construction.

### **5.1.6 Other regulations.**

- (A) No dryer vents shall be allowed in concrete slabs.
- (B) Restroom exhaust fans shall terminate outside the building (not into the attic).

# ARTICLE SIX DEVELOPMENT FEES AND PERMITS

## Section 1 FEE SCHEDULES

### 6.1.1 Application fees.

(A)	Preliminary Plat, Replat or Final Plat.....	\$250.00
(B)	Site Plan Review.....	\$200.00
(C)	Vacating a Plat.....	\$100.00
(D)	Conditional Use, Special Use.....	\$200.00
(E)	Planned Unit Development (PUD).....	\$200.00
(F)	Rezone to Commercial.....	\$400.00
(G)	Rezone to Industrial.....	\$400.00
(H)	Rezone to Residential.....	\$200.00
(I)	Board of Adjustment.....	\$150.00
(J)	Housing and Building Board of Adjustment (Sign Board).....	\$150.00
(K)	Annexations.....	\$100.00

### 6.1.2 Permits.

(A)	Driveway/Curb Cut.....	\$ 25.00
	<i>Required any time a curb will be cut within street right-of-way or when residential, or commercial driveways will be constructed within street right-of-way.</i>	
(B)	Flood Plain.....	\$ 25.00
	<i>Required for all development within the 100 year floodplain / Special Flood Hazard Area (SFHA).</i>	
(C)	Stormwater	
	<i>For required erosion control on all new developments.</i>	
a.	Single family dwelling.....	\$ 35.00
b.	Single family dwelling (2 or more units).....	\$ 50.00

c.	Commercial and industrial buildings (less than a ¼ acre)	\$ 125.00
d.	Commercial and industrial bldgs. (1/4 to 1 acre)	\$ 150.00
e.	Commercial and industrial bldgs. (more than 1 acre)	\$ 200.00
f.	Commercial and industrial bldg. additions (less than 1 acre)	\$ 75.00
g.	Commercial and industrial bldg.. additions (1 acre +)	\$ 150.00
h.	Parking lots (Less than a ¼ acre)	\$ 35.00
i.	Parking lots (1/4 to 1 acre)	\$ 75.00
j.	Parking lots (more than 1 acre)	\$ 100.00
k.	Subdivisions (up to 5 lots)	\$ 75.00
l.	Subdivisions (6 to 20 lots)	\$ 125.00
m.	Subdivisions (21 lots +)	\$ 150.00
n.	Other activities that disturb less than or equal to 3 acres	\$ 75.00
o.	Other activities that disturb more than 3 acres	\$ 125.00
(D)	Excavation, cuts, borings per 100 square feet <i>Required for all utility excavations within street right-of-way.</i>	
a.	Per 100 square feet in paved portion of the right-of-way	\$200.00
b.	Per 100 square feet in non-paved portion of the right-of-way	\$100.00
(E)	Grading / Fill <i>Required for any excavation, filling or redistribution of soil on a site.</i>	
a.	Less than .5 acres	\$ 50.00
b.	.5 acres to .999 acres	\$ 100.00
c.	1 acre to 1.999 acres	\$ 150.00
d.	2 acres to 2.99 acres	\$ 200.00
e.	3 acres and greater	\$ 300.00

**6.1.3 Fire Department Plan Review and Inspections.**

(A)	Automatic Sprinkler	
a.	Up to 10,000 sq. ft. (building area)	\$ 100.00
b.	10,000 to 50,000 sq. ft. (building area)	\$ 200.00
c.	50,001 sq. ft. and up (building area)	\$ 300.00
(B)	Fire Alarm	
a.	Up to 10,000 sq. ft. (building area)	\$ 50.00
b.	10,000 to 50,000 sq. ft. (building area)	\$ 100.00
c.	50,001 sq. ft. and up (building area)	\$ 150.00
(C)	Type 1 Kitchen Hood Suppression System	
	Per hood system	\$ 25.00