

# TOWN OF SNOW LAKE SHORES BUILDING CODE

(REPLACES ALL OTHER BUILDING CODES)

- Section 1 Adoption of 2012 international Residential Code is hereby adopted, and is declared to operate within the corporate limits of the town.
- Section 2 **Definitions**
- (a) Wherever the term “Town Counsel” is used in the building codes, it shall be held to mean the attorney for the Town.
  - (b) Wherever the word “municipality” or “town” is used in the building code, it shall be held to mean the Town of Snow Lake Shores.
- Section 3 **Establishment of building committee**  
The building committee shall be appointed by the Mayor. Appointment shall continue at the will and pleasure of the Mayor.
- Section 3-1 **Duties of the building committee**  
It shall be the duty of the office of the Mayor to enforce all laws relating to construction, alteration, removal and demolition of buildings and structures.
- Section 3-2 The building committee or any employee of the office of the Mayor charged with the enforcement of the building code acting in good faith and without malice for the Town in the discharge of his duties shall not thereby render himself liable for any damage that may accrue to persons of property as a result of any act required or by reason of any act or omission in the discharge of his duties. Any audit brought against the building committee or employee, because of such act or omission performed by him in the enforcement of any provision of this code, shall be defended by the legal department of the town until final determination of the proceedings.
- Section 3-3 **Right of Entry**
- (a) The building committee, Mayor or employees of the Mayor's office in the discharge of official duties and upon proper identification, shall have the authority to enter any building, structure or premises at any reasonable hour.
- Section 3-4 **Permit fees**
- (a) There could be a permit fee to offset costs of inspections etc.
- Section 3-5 **Building permits**
- (a) Before any construction can start on any new project, the property owner shall submit to the Mayor's office the following requirements:
    1. Site plans
    2. Foundation plans
    3. Floor plans
    4. Contact Mississippi health department for septic system before any permit will be issued.

In addition to, the applicant MUST call for an inspection at the following stages of construction:

1. When the building is staked out, corners set. (This will ensure that they observe the minimum setbacks)
2. When footings are excavated, reinforcing is in place and are ready to pour.
3. When Floor framing. If conventional foundation, we need to see the floor framing before they start up with the walls.
4. When the house is framed, electrical is set and they are ready to cover the framing with sheetrock or paneling, we need to be called.
5. The Utility company will want to inspect the electrical and the plumbing, so the owner needs to call them and we need to know that they have been called.

Section 4 **Electrical code**

Section 4-1 **Creation of office of electrical inspector.**

The electrical inspector will fall into the guidelines of the current power supply company to the Town of Snow Lake Shores. It shall be the duty of the electrical inspector to see that the provisions of this article are carried out and to prefer charges against anyone violating any of its provisions. He shall make the inspections provided for herein, issue certificates of approval on electrical wiring meeting the requirements of this article and keep a complete record of inspections made and of certificates issued. A rough in inspection and final inspections are required.

Section 4-2 **Adoption of 2012 International Electrical Code**

The rules and requirements of the most current edition in use by the Holly Springs Utility Department of the National Electric Code as approved by the American Standards Association. All electrical wiring hereafter installed and additions to or alteration made in existing electrical wiring in or on any building or structure within the corporate limits of the Town must be installed and maintained as specified by these rules and requirements.

Section 4-3 **Notice of work to be done; permit required**

Any person, except public utility company operating under a franchise installing line wires, meter signal or communication systems, before doing any electrical wiring or making additions or alterations to existing electrical wiring, shall, after all other provisions of this article have been complied with, file written notice at the Town Clerks office, stating fully the nature of the work to be done and the owner of and location of the property where the work is to be done.

Section 4-4 **Inspection before reconnection**

An installation of electrical wiring on which service of electrical current has been discontinued shall not be reconnected for service until after an inspection has been made by electrical inspector and any life threatening or fire hazards found therein have been eliminated and wiring placed in a reasonably safe condition as determined by the electrical inspector.

Section 4-5 **Concealment of wiring prior to inspection**

- (a) It shall be unlawful for any person to conceal or cause to be concealed, in such a manner that the electrical inspector cannot satisfy himself that the provisions of this article have been complied with, any electrical wiring, until after the wiring has been inspected and approved by the electrical inspector.

- (b) No person shall engage in the business of installing, repairing, or altering electrical unless the work performed in the course of such business is under the direct supervision of a licensed electrician.

Section 4-6      **Provisions not to relieve liability**

This article shall not be construed to relieve from or to lessen the responsibility or liability of any party owning, operating, controlling or installing any electrical wiring for damages to a persons property caused by a defect therein, nor shall the town be held as assuming any such liability by reason of the inspection authorized herein or certificate of approval issued as herein provided.

Section 4-7      **Penalty for violation**

Any person violating any of the provisions of this article shall be a misdemeanor and, upon conviction before any court of competent jurisdiction, be fined in a sum not less than \$5.00 nor more than \$250.00 for each offense.

Section 5        **Plumbing code**

Adoption of the 2012 International plumbing code

Plumbing shall have the meaning defined by the 2012 International plumbing code, including the practices, materials, and fixtures used in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances in connection with any of the following:

1. Sanitary drainage or storm drainage facilities, the venting system, public or private water supply systems within or adjacent to any building, other structure, or conveyance.
2. Stormwater or sewage system of any premises in its connection with any point of public disposal or other terminal.

Section 5-1     **License required**

- (c) No individual shall engage in the business of plumbing in the town unless licensed as a plumber under the provision of this article.
- (d) No person shall engage in the business of installing, repairing, or altering plumbing unless the plumbing work performed in the course of such business is under the direct supervision of a licensed plumber.

Section 6        **Building Lines**

All new construction, additions, outbuilding, garage and other shall be erected NO closer than 10' from property lines. 30' from the roads, 30' from the lake. Any new construction of a house must be a minimum of 1000 square ft. ( heated & cooled)

Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the the requirements thereof, ow who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed , altered , repaired, moved or demolished a building, structure, electrical, gas mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a

misdemeanor. Each such person shall be considered guilty of a separate offense for Each and every day or portion thereof during which any violation of the provisions of this code is committed or continued is a misdemeanor and upon conviction of any such violation such person shall be punished within the limits and as provided by State laws.

**NEW AMENDMENT**

**Any new construction, addition or remodel that adds additional plumbing shall, before construction begins, have the Mississippi Department of Health to inspect the sewage system of the structure to be sure the current sewage system can handle the additional volume. If the current sewage system is found to be inadequate or need of repair by the Mississippi Department of Health then the recommended actions made by said department shall be followed. Any recommendation or report by the Mississippi Department of Health shall be provided to the Town Clerk of the Town of Snow Lake Shores.**

The foregoing ordinance was introduced in writing and was considered. Upon the motion of \_\_\_\_\_, duly seconded by

\_\_\_\_\_. All in favor and the ordinance was adopted during the regular meeting of September 1<sup>st</sup> 2021.

The foregoing ordinance was introduced in writing and was considered. Upon the motion of \_\_\_\_\_, duly seconded by

\_\_\_\_\_. All in favor and the ordinance was adopted during the regular meeting of August 5<sup>th</sup> 2019.

\_\_\_\_\_  
Mayor Doug Irby

Attest:  
\_\_\_\_\_  
Town Clerk-Sheri Briggs