

ORDINANCE NO. 2008-01

**AN ORDINANCE TO ESTABLISH AND ENFORCE
COMPREHENSIVE REGULATIONS, GUIDELINES AND
STANDARDS FOR THE CONSTRUCTION OR REMODELING OF
COMMERCIAL AND INDUSTRIAL BUILDINGS OR STRUCTURES
WITHIN THE CITY OF CLINTON; PROVIDING FOR THE
PERMITTING AND INSPECTION THEREOF, AND FOR OTHER
PURPOSES**

WHEREAS, the City of Clinton has experienced a dramatic growth in both commercial and industrial uses within the City; and,

WHEREAS, there currently exist no meaningful regulations to require that structures erected or remodeled for commercial or industrial use are constructed or remodeled in such a manner as to insure that said buildings or structures are as safe as possible for persons working there as well as for persons entering the buildings or structures for any other purpose; and,

WHEREAS, the City of Clinton desires that such regulations and guidelines be enacted to protect the public health, welfare and safety,

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Clinton, Arkansas, as follows:

Section 1. Prior to the start of any building or structure designed or intended to be used for either a commercial or industrial purpose, including but not limited to any public assembly facility, or any new construction or remodeling any building or structure within the City of Clinton, regardless of the intended use, the owner of the property or the owner's agent or contractor shall submit to the Clinton

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Zoning Official a request for a building permit of said building or structure that contains the following:

- a. Plans that include foundations, floor plans and all outside elevations.
- b. A description and plan for all driveways and entrances and exits to and from the property from any public street or highway.
- c. A detailed parking plan.
- d. A landscaping plan together with all fences required by city ordinance.
- e. Drawings of any retaining wall and drainage system that may be required.
- f. Any other details required to comply with current building codes or ordinances, in the City of Clinton, including but not limited to any required environmental impact requirements.
- g. Complete wiring and plumbing plans as well as heating and air conditioning plans, mechanical drawings and sprinkler systems.
- h. Plans for compliance with all Fire Code requirements mandated by the State Fire Code.
- i. Plans for placement of fire hydrants as well as for compliance with required fire and safety equipment required by the City or the State including but not limited to fire doors, panic hardware, exit signs and emergency lighting.

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- j. Any other detail required by city ordinance or by any version of the State or City Building Code and Fire Code in force and effect at the time of the application.
- k. Said plans shall be drawn by a licensed architectural firm.

Section 2. The design of the front exterior facade or the design of the front of the building or structure itself must be approved by Planning and Zoning prior to the issuance of any permits of any kind. Planning and Zoning may require additional construction and landscaping in the exterior design for appearance only, in order for permit to be issued.

Section 3. All contractors and subcontractors used in the construction or remodeling of any commercial or industrial building or structure shall be licensed and bonded for the type of construction or remodeling work they are performing on the building or structure.

Section 4. All construction and remodeling work must conform to the requirements of the State of Arkansas and or the City of Clinton Building and or Fire Code that is in force and effect at the time of the construction or remodeling.

Section 5. All fees due pursuant to any City of Clinton Ordinance for permits of any and all kinds shall be paid at the time of application.

Section 6. Inspections will be required during and on completion of all construction or remodeling of any commercial or industrial building or structure for: foundations; framing; erection; electrical; plumbing, mechanical; fire safety; drainage; street repair or construction or any other phase required by the Zoning Official. Inspectors shall be appointed by the Mayor and may be compensated as approved by the City Council.


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Section 7. A Certificate of Occupancy must be issued by the Zoning Official prior to any occupancy of any newly constructed building or structure or prior to the occupancy of any remodeled area covered by this Ordinance.

PASSED: January 10, 2008

ATTEST:

Roger Rorie, Mayor



Merl Eoff, Recorder Treasurer CMC

APPROVED AS TO LEGAL FORM:

Joseph B. Marshall, City Attorney

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