

ORDINANCE NO. 101

**AN ORDINANCE REGARDING REQUIRED
INSPECTIONS RELATED TO CONSTRUCTION, TO DECLARE
AN EMERGENCY, AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Goshen has previously adopted various codes and desires to clarify the various inspections required by the City of Goshen during construction.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF GOSHEN, ARKANSAS:

SECTION 1. REQUIRED BUILDING INSPECTIONS

The following inspections are required and shall be conducted by the Building Official or other person as designated by the Mayor:

BUILDING

1. Footing*
2. Foundation Walls*
3. Slab*
4. Framing*
5. Insulation*/Final

PLUMBING

If the water source is a well, Goshen does the plumbing inspection. If not a well, contact the water service provider

1. Rough-In
2. Yard line
3. Top Out
4. Final

MECHANICAL

1. In/Under Slab
2. Rough-In*
3. Final

ELECTRICAL

1. Temporary Construction Meter
2. Underground
3. In/Under Concrete
4. Rough-In*
5. Final

GAS

Goshen provides all natural gas inspections excluding propane

1. Rough-In
2. Yard Line
3. Final/Air Test

PUBLIC SIDEWALK/DRIVE APPROACH

1. Inspection Required Before Concrete Poured
2. Final

* Dumpster required at each job site at least by third day of construction.

SECTION 2. ORDER OF BUILDING INSPECTIONS:

1. Electrical-Temporary Construction Meter
2. Building-Footing
3. Building-Foundation walls (Basements)
4. Building-Slab; Mechanical-In/Under Slab; Electrical-In/Under Concrete
5. Building-Framing; Mechanical-Rough-In; Electrical-Rough-In, including Underground, Gas
6. Insulation
7. Final in all areas and insulation

Site drainage, driveway, curb cut, and sidewalk shall be complete and shall be inspected on final inspection. Driveways must be inspected prior to pour. Twenty (20) feet minimum setback from side property line required at driveway apron intersection with the street for a depth of fifteen (15) feet (see Ord. No. 68). Mailbox supports shall not interfere with required sidewalk depth.

SECTION 3. CONFORMITY WITH CURRENT AND FUTURE LAW

Inspections shall be done by the Building Official or other person as designated by the Mayor, as required by this Ordinance, the ordinances of the City of Goshen, both now in force and as may enacted in the future, as well as all codes and statutes, now in force and as may be enacted in the future, to ensure all requirements are completed and building and site improvements conform to codes, ordinances, and laws before Certificates of Compliance/Occupancy are executed and issued.

SECTION 4: SEVERABILITY

The provisions of this ordinance are hereby declared to be severable, and if any provisions shall for any reason be illegal or invalid, such holding shall not effect the validity of the remainder of this ordinance.

SECTION 5: REPEALER


All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 6. EMERGENCY CLAUSE

The need for clarity in the number of inspections and the expected order of building inspections as required by the building codes is both necessary and beneficial to the citizens of the City of Goshen seeking to improve property. There is uncertainty in this regard which affects both the proper enforcement and the collection of the appropriate revenue to do the work of the City in building inspections. Thus, it is the view of the City Council that an immediate solution

is necessary thereby creating an emergency. It is hereby declared that based on the conditions set forth herein, an emergency exists and this Ordinance, being necessary for the immediate protection of the health, safety, and welfare of the citizens of Goshen, Arkansas, shall be in effect immediately upon its passage, approval, and publication.

PASSED AND APPROVED this 13th day of August, 2013.




Joe Benson, Mayor

ATTEST:



Sharon Baggett, City Recorder

APPROVED AS TO FORM:



Charles Harwell, City Attorney

ROLL CALL VOTE ADOPTING THE ORDINANCE

Names Of Those Voting YEA

Andy Bethell
Richard Seddon
Paula Anderson
Lanny Samuels
Max Poye
Brian Buell

Names Of Those Voting NAY

None

Absent

None

ROLL CALL VOTE ADOPTING THE EMERGENCY CLAUSE

Names Of Those Voting YEA

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Andy Bethell
Richard Seddon
Paula Anderson
Lanny Samuels
Max Poye
Brian Buell

None

Absent

None