

ORDINANCE NO. 8-1-2026

AN ORDINANCE ESTABLISHING REGULATIONS FOR REQUIRED BUILDING PERMIT FEES, OTHER FEES AS REQUIRED, PENALTIES FOR VIOLATIONS; AND FOR OTHER MATTERS RELATING THERETO AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASH FLAT, ARKANSAS, THAT:

WHEREAS, it is necessary for the City of Ash Flat, Arkansas to establish various fees for the construction of new homes and businesses and remodel existing buildings, and fees as indicated; and

WHEREAS, the City of Ash Flat, Arkansas has determined that additional revenue is required to compensate for the increased man hours for inspections, etc.

WHEREAS, it is necessary that the rates and fees be set as stated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ash Flat, Arkansas, that the Rates and Fees be set as follows:

SECTION ONE: The City of Ash Flat, Arkansas established the following fee schedule for both residential and commercial building permits within the city are fair, reasonable, and necessary as rates to be charged. *At the discretion of the Ash Flat City Council, the following fees shall increase **3%** each year in January.*

SECTION TWO: NO permit shall be issued until all fees have been paid

SECTION THREE: WORK WITHOUT A PERMIT. Where work for which a permit is required is started or proceeds prior to obtaining said permit, *the fees herein specified shall be doubled.* Payment of such a double fee shall not relieve any persons from fully complying with the requirement of any code in the execution of the work nor from any other applicable penalties.

SECTION FOUR: It is hereby declared to be a violation for any person, after notification by the City of Ash Flat, Arkansas, that a permit is required to continue construction or any other building activity without first obtaining the appropriate permit and paying the applicable/appropriate fee. The penalty shall, upon

conviction, be a fine of not less than \$50.00 or more than \$500.00 per violation. Each day such activity continues, after notification that such construction or other building activity is in violation of this ordinance, shall be considered a separate offense.

Residential Fees

New Construction or relocation of buildings/structures permit-\$500

Includes:

Permit

Plan Review

Foundation inspection

Plumbing, mechanical, gas and electrical inspections

Flood plain review/inspection (if required)

Frame and Masonry inspection

Other inspections (i.e. Fire resistance-rated construction)

Final inspection

Mobile Homes

New installation- \$300

- **Includes: Permits & Plans:** Approved construction plans must be on-site, and the job address must be visibly posted.
- **Site and Footer Inspection:** Verified before installing the home, including soil preparation, footing design, and steel reinforcement.
- **Foundation and Anchoring:** Confirms proper pier placement, anchoring straps, and that the home is secured according to the manufacturer's installation manual.
- **Marriage Wall Inspection:** For multi-section homes, this inspection ensures proper connection before siding is installed.

- **Utilities and Final Inspection:** Inspects plumbing (water/waste), electrical (service connection), and mechanical (HVAC/gas) systems. The final inspection verifies proper installation of skirting, under-floor ventilation, and access to utilities.

Addition to any existing structures including carport, storage buildings, garages, decks, etc. **Permit-\$250**

Alteration Permit-\$50

Includes:

Installation of any new roofing, or the installation of new aluminum or vinyl siding. A **\$200 deposit** is required from the contractor pending a copy of landfill receipt. These items must be disposed of in an approved EPA landfill to ensure proper disposal of hazardous materials meeting EPA regulations

Windows and exterior doors if not installed in existing rough openings

Replacement of electrical load centers

Any repairs or rebuilding resulting from a natural disaster such as tornado, earthquake, or flood

Any new concrete installation that will support other structures (at the discretion of the Code Enforcement Officer)

Fences: Installation or replacement of different type. No lot adjoining a street intersection (corner lot) shall contain fences, walls or shrubbery, which will obstruct the vision of drivers of motor vehicles. Fences, plantings or landscape on any corner lot (any lot adjoining a street Intersection) shall not be permitted to be higher than 3 feet within 15 feet of any intersecting street corner

HVAC \$50 heat pump, air handler, or furnace replacement or alteration (i.e. expansion of existing system)

Demolition Permit Limited to 90 days for completion

\$200 deposit (to be returned when site has been inspected and approved by building officials to meet EPA regulations and lot Cleanliness requirements, and including proof of proper disposal of materials in a designated EPA landfill)

Investigative Fee-In those instances wherein the information submitted to obtain a permit is inadequate, or work has begun without a permit, or an inspection is required to determine the "on-site" conditions prior to issuance or denial of a permit, the Code Enforcement department, may charge an investigative fee of **\$45**. The payment of the investigative fee shall not exempt any person from compliance with the provisions of the code, nor from any penalty prescribed by law.

Swimming Pool Permit- New installation **\$45**, Re-inspection for replacement of pump system, electrical service, lighting, safety fence, etc. **\$25**

Re-Inspection Fee (\$35) 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.

Commercial Fees

New Construction Permit- \$1000 up to 11999 sq. ft. plus State fee (12000 sq. ft. and up \$2000 plus State fee)

Includes:

- Permit

- Plan Review

- Foundation inspection

- Plumbing, mechanical, gas and electrical inspections

- Flood plain review/inspection (if required)

- Frame and Masonry inspection

- Other inspections (i.e. Fire resistance-rated construction)

- Final inspection

Addition Permit-\$750 up to 2500 Sq Ft.(above 2500 sq. ft. \$1000)

HVAC \$100 heat pump, air handler, or furnace replacement or alteration (i.e. expansion of existing system)

Commercial Roof: Permit \$100 for Installation of any new roofing, and a **\$500 deposit** is required from the contractor pending a copy of landfill receipt. These items must be disposed of in an approved EPA landfill to ensure proper disposal of hazardous materials meeting EPA regulations

Alteration Permit- \$750 structural changes, Remodel, installation of new aluminum or vinyl siding.

- Replacement of electrical load centers

- Any repairs or rebuilding resulting from a natural disaster such as tornado, earthquake, or flood

Any new concrete installation that will support other structures (at the discretion of the Code Enforcement Officer)

Fences: Installation or replacement of different type. No lot adjoining a street intersection (corner lot) shall contain fences, walls or shrubbery, which will obstruct the vision of drivers of motor vehicles. Fences, plantings or landscape on any corner lot (any lot adjoining a street Intersection) shall not be permitted to be higher than 3 feet within 15 feet of any intersecting street corner

OTHER PERMITS:

Commercial Water Heater - \$50.00

Commercial Dish Washer - \$50.00

Demolition Permit-\$500 deposit (to be returned when site has been inspected and approved by building officials to meet EPA and lot Cleanliness requirements)
Limited to 90 days for completion

Re-Inspection Fee - \$35 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.

Investigative Fee-In those instances wherein the information submitted to obtain a permit is inadequate, or work has begun without a permit, or an inspection is required to determine the "on-site" conditions prior to issuance or denial of a permit, the Code Enforcement department, may charge an investigative fee of **\$45**. The payment of the investigative fee shall not exempt any person from compliance with the provisions of the code, nor from any penalty prescribed by law.

SECTION FIVE: If any portion of this ordinance shall be held to be invalid, such portion shall be deemed to be invalid, such portion shall be deemed to be severable and the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

SECTION SIX: That all ordinances and resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

EMERGENCY CLAUSE: It being necessary for the continued fiscal planning of the City of Ash Flat and for the orderly development of construction within the city and for certainty for its citizens, the City of Ash Flat, Arkansas, City Council has determined that an emergency exists and that this Ordinance, being necessary for the preservation of the public peace, health, comfort, convenience, morals, safety, and welfare of the City of Ash Flat, Arkansas, shall be in full force from the date of its passage and approval.

PASSED and ADOPTED this the 13th day of August, 2026.

APPROVED:


Larry Fowler, Mayor

ATTEST:


Charlotte Goodwin, Recorder/Treasurer



Creation date: 2-4-2026

Next review: 12-10-2026