

Codes Adopted by City of Waveland

International Codes 2012 Editions

Building Code
Residential Code
Mechanical Code
Plumbing Code
Fuel Gas Code
Private Sewer Disposal Code
Swimming Pool & Spa Code
Existing Building Code
Property Maintenance Code
Fire Code

Please See Ord. #360 for a complete list of adopted appendices & local revisions

Standard Codes

Amusement Device Code–2012 Edition
Unsafe Building Abatement Code–2010 Ed.
ICC 600 Residential Hurricane Resistant
Construction

NFPA Codes

Life Safety Code 2011 Ed.
National Electrical Code 2011 Edition

Building Inspector Code Enforcement Officer

Josh Hayes, CFM

Certifications

Residential Building Inspector
Residential Plumbing Inspector
Commercial Building Inspector
Property Maintenance & Housing Inspector
Accessibility Inspector / Plans Examiner
ASFPM Certified Floodplain Manager

****Once your Building Permit has been issued, please head to the Utilities Department which is found on the first floor of City Hall.****

Utilities Department

For Residential, you will need to bring with you:

1. Your Warranty Deed
2. Driver's License
3. Deposit Payment (Cash, Check, or Credit/Debit Card)
 - a. **\$196.05** for Water & Sewer (add **\$75.00** if you want Gas)
 - b. IF you need new taps for water, sewer, or gas, it will be **\$428.00** per tap needed.
4. Deposit Application (in the office)

*The Bills are processed & mailed Monthly.

*The monthly base charge is \$54.35 (for water, sewer, & garbage) & then \$5.00 will be charged to your account for every 1,000 gallons of water used.

- Water = \$20.00 + 2.25/1,000 gal.
- Sewer = \$25.00 + 2.75/1,000 gal.
- Garbage = \$9.35

**If you need Gas service, then your bill will also include \$17.65 for the monthly base charge with 1,000 cubic feet of usage included & an extra \$1.00 per 100 cubic feet of usage thereafter.

During the Construction process, you will be billed for water usage ONLY. After all inspections are complete, you will be issued a Certificate of Occupancy from the Building Department. Once you receive your Certificate of Occupancy, the other services will be added to your account & you will be billed for them monthly.

If you have any questions or concerns, please contact either the Building or Utilities Office & we will be happy to assist you!



301 Coleman Ave.

New Construction Permit & Utilities Guide

Building Permit & Inspection Office
Phone# 228-466-2549
Fax# 228-467-5177

David Draz - Office Manager
ddraz@waveland-ms.gov
Jeanne Conrad – Clerk
jconrad@waveland-ms.gov
Josh Hayes - Building Inspector
jhayes@waveland-ms.gov

Utilities & Public Works Office
Phone# 228-467-9248
Fax# 228-467-9845

Larry Holland – Office Manager
lholland@waveland-ms.gov
Marcia Ory – Utility Clerk
m.ory@waveland-ms.gov
Lisa Ladner – Utility Clerk
lladner@waveland-ms.gov
Julie Bromwell – Utility Clerk
jbromwell@waveland-ms.gov
Eugene Thomas – Meter Reader

City Website: waveland.ms.gov

Residential New Construction

Present two complete sets of drawings on minimum 18” by 24” paper with a minimum ¼ scale that include:

1. Site plan that includes location of all Existing buildings, proposed buildings, driveways, fences and all Setback of proposed buildings from Property lines.
2. Floor Plan
3. Electrical Plan including service and distribution panel location.
4. Foundation layout.
5. Drawing of typical wall and roof section, including bracing.
6. Elevation Certificate of land, existing buildings and new buildings if property is located in a flood prone area.
7. Total project cost. (If price of construction submitted to the permit office is below average construction cost as printed in the Building Valuation Data Sheet issued by ICC, the permit office will adjust cost for permitting purpose).
8. Name, current mailing address and telephone number of property owner as well as the Parcel number for the property.
9. A Mississippi Certified Architect or Engineer must stamp all plans for buildings three stories or more and all buildings in excess of 7,500 square feet.
10. When plans have been reviewed and approved by the Building Official, one copy of the plans will be returned to the contractor with the permit. This copy of the plans will be marked with the corrections and stamped by the Building Official. The approved copy of the plans must be kept on the job site at all times.

Commercial New Construction

In addition to the requirements for a “New Home”, additional information will be required on the site plan.

1. All green space, parking, trees, trash containment, lighting of parking lot, mechanical equipment location and sidewalks.
2. The fire department will need location of all hydrants and their distance from buildings.
3. Location of all fire lanes, fire department connections and fire truck access lanes shall be indicated on site plan or on and additional plan.
4. A complete drainage plan designed and stamped by an engineer that indicates flow, elevations and complies with storm water management requirements of the City’s ordinance.

****All permits will be issued to licensed contractors and/or sub-contractors.**

Remodeling/Accessory Structures

The extent of drawings necessary to obtain a building permit for accessory structures will be such that code compliance can be assured if stick built.

Buildings that are pre-manufactured and brought into the city must have a Design Professional’s stamp certifying compliance with wind requirement adopted by the city.

Alterations to land

If you plan to alter your property in any way, this includes cutting of trees or filling your lot, please contact this department so we may monitor the city’s needs for possible drainage improvements.

Trees

City of Waveland protects certain sizes of Magnolia Grandiflora and Live Oaks trees. Check with us before you cut any trees.

Zoning & Floodplain Management

The Building department is also charged with the duties of assisting clients with city zoning as well as FEMA flood zone inquiries please feel free to contact for assistance.

Homeowners

A property owner who desires to construct, repair or alter his own residence is not required to be licensed. A Permit is still required. **ALL WORK MUST BE DONE IN CONFORMANCE WITH ADOPTED CODES.** Further requirements for homeowners are available at the permit office.

****All Forms & Packets required for the New Construction process can be found online on the City’s Website****