

PROPOSED ORDINANCE AMENDING SECTION 123-5 OF THE STAMFORD CODE OF ORDINANCES REQUIRING A CERTIFICATE OF OCCUPANCY AND A CERTIFICATE OF APPROVAL FOR CERTAIN WORK AND FEES FOR FAILURE TO COMPLY WITH SAID REQUIREMENT WITHIN PRESCRIBED TIMEFRAMES

WHEREAS, the relevant provision of Section 123.5(D) of the Stamford Code of Ordinances requires the payment of an additional fee of One Thousand Dollars and Zero Cents (\$1,000.00) whenever a year or more has elapsed after final inspections; and

WHEREAS, said section lacks a fee in certain circumstances in which occupancy has been allowed prior to the issuance of, as the case may be, a Certificate of Occupancy or a Certificate of Approval before the inspection or finalization in violation of the Connecticut State Building Code; and

WHEREAS, the existing Section 123.5 of the Stamford Code of Ordinances does not currently impose a fee **when an Electrical, Plumbing or Mechanical permit is issued for any work, and such work has been completed but no Certificate of Approval has been obtained within one year of completion**; and

WHEREAS, the City is desirous of enforcing strict compliance with the Connecticut State Building Code whenever certain work is performed on certain buildings and accessory structures as set forth generally in these recitals and more particularly below; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

Section 123.5 of the Stamford Code of Ordinances is hereby amended as follows:

ARTICLE V. INVESTIGATION AND REINSPECTION FEES

Sec. 123-5. Fees Assessed.

A. Whenever any work for which a permit is required has been commenced without first obtaining said permit, an investigation fee may be assessed in addition to the permit fee. When assessed, the investigation fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required but in no case shall the investigation fee be less than two hundred dollars (\$200.00).

B. Whenever it becomes necessary for the Building Inspector to reinspect any construction work to determine that violations of the Building Code have been corrected, a reinspection fee of fifty dollars (\$50.00) may be assessed. All such assessments shall be made payable to the Building Bureau in advance of such reinspection.

C. Certificates of Occupancy shall be required for all new construction, ~~alterations,~~ ~~renovation,~~ pools, decks or accessory structures before occupancy **where the work has not been inspected or finalized in accordance with the Connecticut State Building Code. Alterations and renovations shall require a Certificate of Approval for all**

completed work that does not require a Certificate of Occupancy. Any person, owner or contractor who allows occupancy **and has not obtained an approval** before final inspections are made, ~~may~~ **shall** be subject to a fee of ~~\$200.00~~ **One Thousand Dollars (\$1,000.00).**

D. Whenever a Certificate of Occupancy is requested by an owner from the Building Department for construction, alterations or any activity requiring a permit, one year or more after final inspections have been performed (or partial Certificates of Occupancy have been issued), an additional fee of One Thousand Dollars (\$1,000.00) must be paid by the owner before said certificate is issued.

E. Whenever any Electrical, Plumbing or Mechanical permit is issued for any work, and such work has been completed but no Certificate of Approval has been obtained within one year of completion, the permittee shall pay a fee of Two Hundred Dollars (\$200.00).

This ordinance amendment shall take effect upon enactment.

Attest:
Eileen Heaphy, Chair, Legislative & Rules Committee
Annie M. Summerville, Clerk, 28th Board of Representatives