

ARTICLE XV: MOVING OF BUILDINGS

SECTION 15.1: Purpose

The purpose of this Article is to set forth a standard set of rules by which structures may be moved into, out of or within the City of Gautier, Mississippi. As a general policy statement it is the intention of the City of Gautier to assure that all relocated structures meet the construction standards as set forth in the International Building Codes as well as all associated codes including, but not limited to electrical, plumbing, mechanical, fire, and housing as adopted by the City Council of the City of Gautier.

Any structure, whether intended for residential or for other uses, that is moved into or within the city shall meet new construction standards in accordance with the above referenced codes.

SECTION 15.2: Structure Inspection.

- A.** All structures intended for moving over the streets and highways within the City of Gautier shall first be inspected by the Building and Zoning Administrator and shall meet the following standards prior to issuance of a moving permit.
- B.** A structure to be moved shall be sufficiently sound so as to assure that it will not disintegrate or otherwise fall apart during transit.
- C.** Said structure shall not have deteriorated in excess of fifty (50) percent of its original value. Should such deterioration be evident the Building and Zoning Administrator shall require that partial rehabilitation be performed prior to issuance of a moving permit. Deterioration shall include aging, storm, insects, fire, or any other event or process.
- D.** Following inspection the applicant shall be given a list of deficiencies in the structure. It shall be the responsibility of the Building and Zoning Administrator to determine not only if the building can be safely transported but also necessary upgrades including structural, electrical, mechanical, plumbing, general housing requirements, as defined by the Standard Housing Codes; living area requirements according to the zone in which said structure is to be located; and, other requirements as set forth by the City of Gautier for new house construction.

SECTION 15.3: Refusal of Applications

If in the opinion of the Building and Zoning Administrator or the Economic Development Director, the moving of any building will cause serious injury to persons or property or serious injury to the streets or other public improvements, or the building to be moved has deteriorated more than fifty (50) percent of its original value by natural disaster or other elements, or the moving will violate any of the requirements of this code or of the zoning regulations of the City of Gautier, the permit shall not be issued.

Applicants/owners shall acknowledge in writing that they have been made aware of these deficiencies and that they are required to complete repairs and/or up-grade sufficient to meet those requirements within one hundred twenty (120) days of placing a structure on a new location within the City of Gautier.

SECTION 15.4: Prefabricated or Modularly Constructed Buildings

Newly constructed, prefabricated components or modularly constructed components are not considered to be a structure when being moved and, therefore, are excluded from the moving

requirements set forth herein. However, all such construction is considered new work and as such, will require issuance of a building permit and inspections in accordance with adopted codes of the City of Gautier.

SECTION 15.5: Necessary repairs

It shall be the responsibility of the building permit holder to make within the prescribed one hundred twenty-day (120) period, all repairs defined on the evaluation report. Said repairs may include, but are not limited to the following:

- A.** All electrical wiring, service panels, load centers, necessary ground fault breakers, receptacles and other electrical appurtenances shall be installed in accordance with standards set forth in the National Electrical Code.
- B.** All plumbing shall be in accordance with the Southern Standard Plumbing Code and structures are required to be properly connected to city water and sewage.
- C.** Gas piping will be pressure tested following relocation and must meet standard gas codes.
- D.** Heating and ventilation shall meet standard mechanical codes.
- E.** From a structural perspective all relocated buildings must meet new construction standards. Building permit holders shall be required to comply with the Building and Zoning Administrator's evaluation report which may require, where necessary, the following:
 - 1.** All deteriorated exterior surfaces shall be replaced with matching materials or approved substitutes. This may include, but is not limited to, facias, soffits, external wall, window and door frames and facings and porches.
 - 2.** Where roofs are required to be repaired the entire roof, including sheathing if necessary, will be replaced when more than twenty-five (25) percent of the existing roof is damaged or deteriorated.
 - 3.** Structural framing, including but not limited to rafters, ceiling joists, headers, studs, floor joists and sills will be examined for proper sizing, spacing and for termites or rot damage. Relocated structures must meet hurricane clip and strip requirements. Findings will be noted in the evaluation report and all such deficiencies will be repaired prior to issuance of a Certificate of Occupancy.
 - 4.** Minimum housing codes as defined in the International Building Code which has been adopted by the City shall be met with particular reference to required facilities such as sanitary facilities, availability of hot and cold water, cooking devices, fire and smoke detectors and adequate heat, light and ventilation.
 - 5.** Additionally, relocated buildings must meet City codes relative to proper zoning; setbacks; minimum lot size; in the case of residential structures, minimum living area (heating and/or cooled); and, necessary hard surface parking-either concrete or asphalt parking pads suitable for two (2) parking spaces per household or as defined by the Economic Development Department for nonresidential structures.

- F. Inspection of repairs. It shall be the responsibility of the building permit holder to call for inspections of all repair work, within the prescribed one hundred twenty-day (120) period.
- G. Extension of the repair period may be granted by the Economic Development Department provided that repair efforts have been curtailed due to inclement weather, natural disasters, or other physical constraints beyond the control of the building permit holder. Said extension must be requested in writing and presented to Economic Development Department on or before the end of the one hundred twenty (120) day period. Extensions for any cleared and cleaned property, other reasons or a second extension may only be approved by the Planning Commission.

SECTION 15.6: Prohibited Activities

- A. Where structures are found to have been moved into the City without a moving permit, the Economic Development Department shall notify the owner and give them ten (10) days in which to request a permit. Fees for said permit will be double the normal fee and the owner will be subject to all other provisions pertaining to inspections, repairs and time periods as set forth herein.
- B. Where structures are found to be in the process of being moved into the City without a moving permit, the Economic Development Department or any police officer of the City shall sign an affidavit charging the owner of the structure being moved and the person or persons moving said structure with a violation of this ordinance.
- C. Where in the process of being moved, permit holders fail to comply with repairs and/or upgrades as specified in the evaluation report defined in section 3.2 of this policy and where no extension has been granted in accordance with section 4.3 of this policy, the Economic Development Department shall notify the permit holder in writing that an affidavit will be filed within ten (10) days requiring the permit holder to appear before the municipal court for final disposition.
- D. The Building and Zoning Administrator or the Economic Development Director shall refuse to issue a Certificate of Occupancy to any permit holder who fails to meet requirements as set forth herein; he may also petition the municipal courts to authorize removal of any structure found not in compliance of these regulations or may petition the City Council to condemn said property and to have the structure removed and all costs levied as a lien against taxes on the property on which said structure is located.