



**ORDINANCE O-06142022-1**

**ORDINANCE AMENDING BUILDING ORDINANCE**

**AN ORDINANCE REGARDING THE CONSTRUCTION, ALTERATION, RELOCATION, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO SUCH BUILDINGS OR STRUCTURES; CREATING A PENALTY FOR COMMENCING WORK PRIOR TO A PERMIT BEING ISSUED, AND SETTING A FINE FOR ANY VIOLATIONS, PER APPLICABLE LAW.**

**WHEREAS**, the City of Leonard, at a duly called meeting on November 10, 2015, adopted by Ordinance 051298-A to adopt various standard codes relating to inspection activities of the City of Leonard, and enforcement of the building provisions in such codes, 2012 International Building Code being one of the adopted codes; and

**WHEREAS**, International Building Code states requires permits for the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached thereto; and

**WHEREAS**, the City of Leonard, at a duly called meeting on August 13, 2019, adopted Ordinance 08132019-1 providing a penalty for any violations of the regulatory ordinances of the city, in accordance with Chapter 54 of the Local Government Code; and

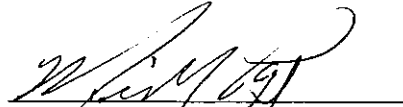
**WHEREAS**, it is the desire of the City of Leonard to record the penalty and fine amounts for commencing work prior to a permit being issued.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS:**

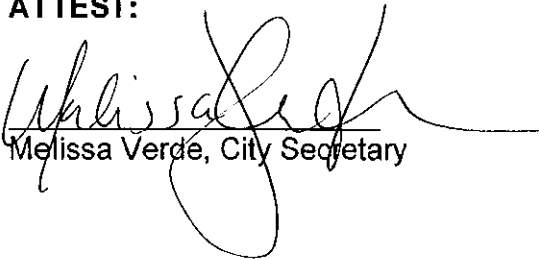
**THAT**, commencement of any construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached thereto; prior to a permit being properly issued constitutes a violation of the Building Code of the City of Leonard and the property owner will be subject to a fine twice the amount of the regular permit, not to exceed \$500 for regular permit violations, and not to exceed \$2,000 for permit violations regarding zoning, fire safety, or public health and sanitation. Each day the violation continues constitutes a separate violation.

*For Example: If a building permit for replacing electrical service is typically \$100, then the penalty for commencing work without a permit will be \$200, thereby making the full cost of the permit and fine \$300. If the property owner fails to obtain the permit for three days, the total amount of the permit and fines could potentially be \$700.*

**PASSED AND APPROVED** this, the 14<sup>th</sup> day of June, 2022 by  
the City Council of the City of Leonard, Fannin County, Texas.

  
Michael Pye, Mayor

**ATTEST:**

  
Melissa Verde, City Secretary