

International Codes 2018 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

NEPA Codes

National Electrical Code 2017 Edition

*Please See Ord. #375 for a complete list of fees, adopted appendices & local revisions.

**Building Official &
Code Enforcement Officer**

Josh Hayes, CFM

*25 years of experience in the building industry. 15 years in Municipal Government

Certifications

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



**New Construction
Permit Guide**

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

Josh Hayes, CFM - Building Official
jhayes@waveland-ms.gov

Jeanne Conrad – Building Department Clerk
jconrad@waveland-ms.gov

David Draz - Zoning Official
ddraz@waveland-ms.gov

Department Website:
<http://waveland.ms.gov/>

Residential New Construction

Present two complete sets of drawings on minimum 18" by 24" paper with a minimum 1/4 scale that include:

1. A completed building permit application.
2. A scaled site plan based on a current survey that includes location of all Existing buildings, proposed buildings, driveways, fences and all Setbacks of proposed buildings from Property lines.
3. Floor Plan
4. Electrical Plan including service and distribution panel location.
5. Foundation details and layout (a certified engineer stamp is required if in a v-zone or top of supporting member exceeds 10 ft. from grade).
6. Drawing of typical wall and roof section, including bracing.
7. Elevation Certificate if the building is located in a special flood hazard area.
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. The permit fee is based from the national average of construction cost as printed in the Building Valuation Data Sheet issued by ICC.
11. 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.

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 complete a land development permit application.

Trees

City of Waveland protects certain sizes of Magnolia Grandiflora and Live Oaks trees. You must receive a tree removal permit before cutting these 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 Building 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 other trade permits require a state license or passed examination, see requirements.

***Typical time for review of Single Family Dwellings is 3-5 days and 7-14 days for commercial projects.**