

ORDINANCE NO. 294-2007

AN ORDINANCE ADOPTING VARIOUS STANDARD CODES BY REFERENCE AND PROVIDING FOR CERTAIN FEES AND PENALTIES FOR VIOLATIONS OF SAID CODES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPANISH FORT, ALABAMA, AS FOLLOWS:

SECTION 1. Adoption of Standard Codes and Standards by Reference.

The following standard codes and standards are hereby adopted by reference as though set forth fully herein in accordance with Ala. Code §11-45-8 (1975):

- International Building Code - 2006 Edition with all Appendices except Appendix D and Appendix H.
- International Residential Code – 2006 Edition with all Appendices
- International Plumbing Code - 2006 Edition with all Appendices except Appendix A and Appendix C.
- International Mechanical Code - 2006 Edition with all Appendices except Appendix B.
- International Fuel Gas Code - 2006 Edition with all Appendices
- International Existing Buildings Code - 2006
- International Fire Code – 2006 Edition
- National Electric Code - 2005 Edition with all Appendices.
- ICC/ANSI A117.1 – 2003 Edition

SECTION 2. Additions, Deletions and Insertions in the International Residential Code – 2006 Edition.

The following sections of the International Residential Code, Edition 2006, are hereby revised to read in their entirety to read as follows:

Section R 106.1 Submittal Documents.

Construction documents, special inspection and structural observation programs and other data shall be submitted in two sets with each application for a permit. The construction documents shall be prepared by a registered design professional when the square footage meets or exceeds 1500 square feet under roof. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception:

The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

Section R 905.2.3 Underlayment.

Roofing underlayment shall be of a synthetic tear resistant polypropylene, polyester or fiberglass fabric certified by an approved testing agency or ICC-ES report. The building official may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a roof covering underlayment. Approved roof underlayment shall be fastened in accordance with the manufacturer's installation instructions.

Section 905.2.6 Attachment.

Asphalt shingles shall have the minimum numbers of fasteners required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof with not less than six fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds twenty (20) units horizontal (167% slope), special methods of fastening are required.

SECTION 3. Permit, Plan Review and Other Fees.

Building contractors and any other persons, corporations or entities, including owners, shall pay to the City of Spanish Fort, prior to the commencement of any construction, installation, alteration, improvement, re-inspection, moving, demolition of any structure or work within the permitting jurisdiction of the City of Spanish Fort, Alabama, any and all applicable fees set forth below.

- a. Residential Buildings and Modular Residential Buildings built on-site (except Manufactured or Mobile Homes), one and two family dwellings (not over three stories), town houses, condominiums, apartments, detached residential garages, swimming pools, carports and all residential accessory buildings (except common service and accessory buildings associated with town houses and condominiums):

Valuation = \$60.00 per Square Foot of gross heated area plus
\$25.00 per Square Foot of gross unheated area.

Building Permit Fee = \$3.50 per \$1,000.00 of Valuation
For One and Two Family Structures and
Accessory Structures.

\$5.00 per \$1,000.00 of Valuation for Town
Houses, Condominiums and Apartments.

Minimum Residential Building Permit Fee = \$25.00

Electrical, Plumbing, and Mechanical Residential Permit Fees shall each be paid in the following amounts per permit issued:

New Construction = \$110.00

Residential HVAC replacement = \$35.00

Renovation and Remodeling = \$55.00 over 400 Square Feet
\$25.00 under 400 Square feet

Swimming Pool Permit = \$50.00

Residential Swimming Pool Electrical Permit = \$25.00

Residential Plan Review Fee = 25% of the Building Permit Fee
50% in FEMA Regulated Flood Zones

- b. All permanent and temporary commercial buildings for all occupancies, except where noted herein for residential structures and occupancies, pre-engineered steel or metal buildings and agricultural or farm buildings, including, but not limited to, storage buildings and warehouses, detached accessory structures both incidental and not incidental to the commercial business, common area facilities and structures incidental to town houses and condominiums, parking structures, signs, grandstands, canopies, etc.:

Permanent foundation, moving structures fees = \$100

Demolition Permit Fees = \$75.00 Residential
\$150.00 Commercial

Valuation for commercial structures will be determined by submission of construction contract documents approved by the owner/developer.

Building Permit Fee = \$6.00 per \$1,000.00 of valuation.

Minimum Non- Residential Building Permit Fee = \$50.00

Electrical, Plumbing and Sprinkler Systems, Mechanical (fire hoods and ventilation systems) and HVAC will be \$6.00 per \$1,000.00 of value of subcontractors contract price.

Fire/Burglar Alarm Systems (low voltage) = \$50.00

Commercial Plan Review Fee:

<u>Building Valuation</u>	<u>Fee</u>
\$0.00 - \$500,000	\$500 or 50% of Building Permit Fee (whichever is less)
\$500,001 - \$5,000,000	\$500 plus \$.50 per \$1,000 in excess of \$500,000
\$5,000,001 and up	\$2,750 plus \$.40 per \$1,000 in excess of \$5,000,000

Miscellaneous Commercial Permits:

Tents = \$25.00

Canopies = \$10.00

Grandstands – Permanent = \$50.00

Grandstands – Temporary = \$25.00

Amusement Devices and Rides = \$15.00 per device or ride

Fruit and Vegetable Stands = \$50.00

Swimming Pool Permit = \$50.00

Commercial Job Site Trailer = \$75.00

c. Manufactured Homes or Mobile Homes:

Moving, Set-up and Inspection Fee = \$35.00

Electrical Permit = \$50.00

Plumbing Permit = \$50.00

d. Mobile Home Park-Manufactured Housing:

Permit Fee = \$10.00 per lot

Park Plumbing Permit = \$5.00 per lot

Park Electrical Permit = \$5.00 per lot

Plan Review Fee = \$150.00

e. Recreational Vehicle Park:

Permit Fee = \$10.00 per lot

Plumbing Permit = \$5.00 per lot

Park Electric Service = \$5.00 per lot

Plan Review Fee = \$150.00

f. Modular and Pre-Manufactured Housing (built off site):

Foundation Permit Fee = \$75.00

Electrical Permit = \$25.00

Plumbing Permit = \$25.00

Mechanical Permit = \$25.00

g. Piers, bulkheads, boat houses, docks and dunes and wetland walkover:

Permit Fee = \$75.00

- h. Re-inspection Fee for failure to correct previous inspection comments or failure to cancel a previously scheduled inspection when project was not ready for inspection = \$35.00
- i. Permit Extension Fee (90 Day Period) = One half (1/2) the Building Permit Fee

SECTION 4. Designation of Official.

Whenever a code or standard adopted by reference herein and/or this ordinance refers to the duties of certain officials named therein, the designated official of the City of Spanish Fort who has duties corresponding to those of the named official in said code or standard shall be deemed to be the responsible official under the said code or standard and this ordinance.

SECTION 5. Penalties.

Any building contractor, person, corporation or other entity found to be in violation of the provisions of this ordinance and/or any of the standard codes or standards adopted by reference herein shall, upon conviction, be punished by a fine of not less than One Dollar (\$1.00) nor more than Five Hundred Dollars (\$500.00) and/or may be imprisoned or sentenced to hard labor for the City of Spanish Fort for a period not exceeding six (6) months, at the discretion of the court trying the case. Each day such violation continues shall constitute a separate offense. Nothing herein shall prevent the City of Spanish Fort from taking any other administrative or lawful action deemed necessary to prevent or remedy any violation.

SECTION 6. Repealer Clause.

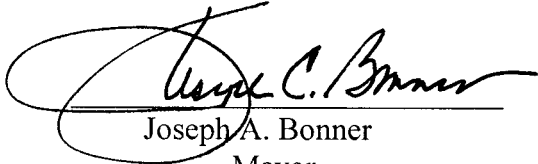
Any ordinance heretofore adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict. Ordinance No. 81-97 is hereby repealed in its entirety.

SECTION 7. Severability Clause.

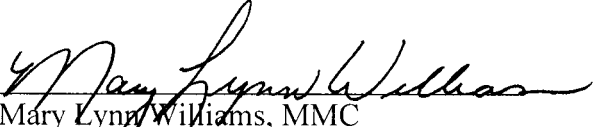
If any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance which shall continue in full force and effect notwithstanding such holding.

This Ordinance shall become effective upon its adoption.

ADOPTED AND APPROVED this 6th day of August, 2007.


Joseph A. Bonner
Mayor

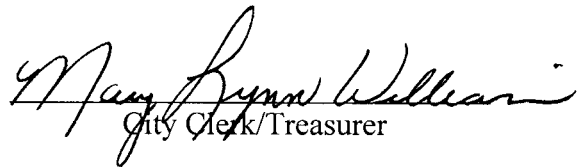
ATTEST:


Mary Lynn Williams, MMC
City Clerk

CERTIFICATE AS TO PUBLICATION

I, the undersigned Acting City Clerk of the City of Spanish Fort, Alabama, hereby certify that the foregoing Ordinance was published by me by posting thereof on August 7, 2007, in not less than five public places within the corporate limits of the City of Spanish Fort, to wit: **Spanish Fort City Hall, Spanish Fort Post Office, Spanish Fort Water System, Inc. Office, and businesses Papa John's and Bruno's**, and each of said copies remained continuously so posted for a period of not less than five consecutive days.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official corporate seal of the City of Spanish Fort, Alabama.


City Clerk/Treasurer