

ORDINANCE NO. 599-2022

**AN ORDINANCE AMENDING ORDINANCE NO. 541-2019 WHICH
ADOPTED VARIOUS STANDARD CODES BY REFERENCE AND PROVIDED
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. Section 3 of Ordinance No. 541-2019 is hereby amended to read in its entirety as follows:

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. Failure to obtain a valid permit prior to commencement of work shall result in double the applicable permit fee per IRC Section R108.6.

- 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
\$30.00 per Square Foot of gross unheated area.

Building Permit Fee = \$4.00 per \$1,000.00 of Valuation
For One and Two Family Structures and
Accessory Structures.

Minimum Residential Building Permit Fee = \$25.00

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

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

New Construction = \$110.00
Residential Electric Service Upgrade = \$50.00
Residential HVAC replacement = \$50.00
Renovation and Remodeling = \$55.00 over 400 Square Feet
\$25.00 under 400 Square feet
Residential Swimming Pool Permit = \$50.00
Residential Swimming Pool Electrical Permit = \$25.00
Residential Roof Covering Replacement Permit = \$25.00
Residential Foundation Permit for Moved Structure = \$75.00
Residential Fence Permit (required for fences over 8 feet tall) = \$25.00
Residential Demolition Permit = \$75.00

Manufactured Homes or Mobile Homes:
Moving, Set-up and Inspection Fee = \$35.00
Electrical Permit = \$25.00
Plumbing Permit = \$25.00

Mobile Home Park - Manufactured Housing: Permit Fee = \$20.00 per lot
Park Electrical Permit = \$10.00 Park Plumbing Permit = \$10.00

Recreational Vehicle Park:
Permit Fee = \$20.00 per lot
Park Electrical Permit = \$10.00
Park Plumbing Permit = \$10.00

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

- 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, grandstands, canopies, etc.:

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

Commercial Building Permit Fee = \$7.00 per \$1,000.00 of valuation.
Town Houses, Condominiums and Apartments = \$7.00 per \$1,000.00 of valuation.

Commercial Plan Review Fee (for new structures):

<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

Commercial Plan Review for tenant build-outs and remodels: \$100.00
Minimum Non-Residential Building Permit Fee = \$50.00
Commercial Demolition Permit Fee = \$150.00
Electrical, Plumbing and Sprinkler Systems, Mechanical (fire hoods and ventilation systems), HVAC, Fire/Burglar Alarm Systems (low voltage), and Roofing will be \$7.00 per \$1,000.00 of value of subcontractors contract price.

- C. Miscellaneous Commercial Permits:

Tents = \$25.00
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

- D. Sign Permits = \$7.00 per \$1000.00 of sign and installation, minimum \$50.00

- E. Piers, bulkheads, boat houses, docks and dunes and wetland walkover:
Permit Fee = \$75.00

- F. 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

- G. Permit Extension Fee (after one year) = One half (1/2) the Building Permit Fee

SECTION 2. Repealer Clause.

Except as expressly amended herein, all terms and conditions set forth in Ordinance No. 541-2019 shall remain in full force and effect. 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.

SECTION 3. 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 7th day of February, 2022.



Michael M. McMillan
Mayor

Attest:



Rebecca A. Gaines
City Clerk