

Sec. 5-1. Technical codes--Adopted by reference.

For the purpose of regulating the various facets of construction and repair and to ensure safe and healthful occupancy, there are hereby adopted the following technical codes, copies of which are hereby adopted the following technical codes, copies of which are on file in the building inspector's office; subject, however, to all amendment, deletions, and conflicting provisions contained in this Code:

- (1) 2006 Edition of the International Building Code, International Code Council.
- (2) NFPA 70 National Electrical Code, 2005 Edition, National Fire Protection Association.(for all commercial & industrial buildings and residential buildings containing more than 2 dwelling units)
- (3) 2006 Edition of the International Fuel Gas Code, International Code Council.
- (4) 2006 Edition of the International Mechanical Code, International Code Council.
- (5) 2006 Edition of the International Plumbing Code, International Code Council.
- (6) 2006 Edition of the International Fire Prevention Code, International Code Council.
- (7) Standard Swimming Pool Code, 1985 Edition, Southern Building Code Congress International, Inc.
- (8) Code of Alabama 1975, Division 3, Title 23-1-270 through 23-1-288, entitled Highway Beautification-Outdoor Advertising.
- (9) Standard Amusement Device Code, 1985 Edition, Southern Building Code Congress International, Inc.
- (10) 2006 Edition of the International Residential Code, International Code Council in addition to the City of Robertsdale Supplemental Code for Residential Structures.

(Adopted by Ordinance 007-09 – October 19, 2009)

Sec. 5-2. Same--Violations.

Any person violating any provision of any of the codes hereinabove adopted shall be subject to punishment as provided in section 1-8 of the Code. Anyone occupying a structure prior to a Certificate of Occupancy being issued by the building inspector, will be subject to punishment as provided in section 1-8 of the Code and if determined to be appropriate by the building inspector, the utilities may be disconnected in order to protect life and property.

Sec. 5-3. Permit--Required.

It shall be unlawful for any person to erect any building, or addition to any existing building, within the building jurisdiction of the city, without first having secured a permit therefor from the building inspector. If a construction project is started prior to obtaining a proper building permit, the building permit fee will be doubled.

Sec. 5-4. Same--Application; plans.

Any person desiring a building permit, shall make application to the building inspector in writing, accompanied by full plans, and the amount of floor space for the proposed construction. Said plans must be approved by the building inspector and zoning enforcement officer before a permit can be issued.

Sec. 5-5. Same structures where explosive substance or material will be stored.

The building inspector or zoning enforcement officer may refuse to approve a permit for the erection of any building, plant, warehouse, tank or other structure for the storage of gasoline, naphtha or other explosive liquids or explosive material, unless and until one and/or both of them has fully investigated the same and is of the opinion that the storage of such explosive liquids or explosive material at the place and in the manner proposed shall not endanger lives and property within the city.

Sec. 5-6. Same--Fees.

(a) Residential new construction/major addition. Fee shall be based on the following:

TABLE INSET:

Site plan review		\$30.00
Single-family	- Valuation:	\$70.00 per sq. ft. heated area
Multi-family	- Valuation:	\$70.00 per sq. ft. heated area
Townhouse	- Valuation:	\$70.00 per sq. ft. heated area

Condo/apartment	- Valuation:	\$70.00 per sq. ft. heated area
Garages	- Valuation:	\$30.00 per sq. ft.
Covered patio	- Valuation:	\$30.00 per sq. ft.
Porches	- Valuation:	\$30.00 per sq. ft.
Basements, etc.	- Valuation:	\$30.00 per sq. ft.
Unheated area	- Valuation:	\$30.00 per sq. ft.

BUILDING PERMIT FEES

TABLE INSET:

Single-family	\$4.00 per \$1,000.00
Multi-family	\$5.00 per \$1,000.00
Townhouse	\$5.00 per \$1,000.00
Condo/Apartment	\$5.00 per \$1,000.00
Electrical fee	\$110.00 per unit
HVAC fee	\$110.00 per unit
Plumbing fee	\$110.00 per unit

- (b) Minor additions, fences, pool, other construction requiring permit. Fee shall be based on the following:

BUILDING PERMIT FEES

TABLE INSET:

Total Cost	Fee
\$100.00 or less	No permit required
\$101.00 to \$2,000.00	\$25.00
\$2,001.00 to \$15,000.00	\$25.00 for the first \$2,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$15,000.00.
\$15,001.00 to \$50,000.00	\$64.00 for the first \$15,000.00 plus \$2.50 for each additional thousand or fraction

	thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$166.50 for the first \$50,000.00 plus \$2.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$266.50 for the first \$100,000.00 plus \$1.25 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up	\$766.50 for the first \$500,000.00 plus \$0.75 for each additional thousand or fraction thereof.

For moving any building or structure . . . \$175.00

For demolition of any building or structure . . . \$175.00

TABLE INSET:

Electrical fee	\$50.00 per unit - If applicable
HVAC fee	\$50.00 per unit - If applicable
Plumbing fee	\$78.00 per unit - If applicable

(c) Commercial. Fee shall be based on the following:

BUILDING PERMIT FEES

TABLE INSET:

Total Cost of Project	Fee
Commercial Plan Review:	
\$500,000.00 or less	\$500.00
\$500,001.00 and up	\$500.00 for the first \$500,000.00, plus \$1.00 for each additional thousand or fraction thereof.
Total contract amount including labor and materials	\$25.00 plus \$5.00 per \$1,000.00 or fraction thereof.
Electrical fee	\$1.00 per \$1,000.00 or fraction thereof, based on original contract

	price of structure.
HVAC fee	\$1.00 per \$1,000.00 or fraction thereof, based on original contract price of structure.
Plumbing fee	\$1.00 per \$1,000.00 or fraction thereof, based on original contract price of structure.

(d) Trailers/mobile homes. [Fee shall be based on the following:

TABLE INSET:

Moving and inspection	\$40.00
Electrical fee	\$30.00
Plumbing fee	\$30.00

(e) Additional Administrative Fees:

If an inspection fails more than once or a project is not ready for an inspection at the time the inspection is scheduled for, a re-inspection fee will be charged. The first re-inspection fee is \$25.00. Each additional re-inspection fee will be increased by \$25.00 each time. These fees must be paid prior to a re-inspection being scheduled.

No furnishings, other than appliances, shall be placed in structure prior to passing the final inspection. If this takes place, the building inspector shall not perform the inspection and a re-inspection fee will be charged as per this section.

and by adding ARTICLE IV

ARTICLE IV SUPPLEMENTAL RESIDENTIAL CODE IN ADDITION TO THE ADOPTED RESIDENTIAL CODE

Sec. 5-109

In the event a conflict between this document and the adopted code, the more stringent shall apply.

Sec. 5-110 Roof Coverings

- (1) Asphalt shingles shall be installed according to the manufacturer recommended listed installation instructions for High Wind areas with 6 nails.
- (2) Asphalt shingle roof covering 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 inspector may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a roof covering underlayment.
 - (a) Roof underlayment shall be fastened in accordance with the manufacturer's installation instructions.
- (3) Metal roof covering shall be fastened to roof assembly with a maximum 2 foot on center spacing of fasteners in the length dimensions of the panels. Minimum number of fasteners in width dimension of the panel shall be no less than 4.
- (4) 2 x 4 wood purlins for attachment of metal roof coverings shall be a maximum 2 feet on center. Wood purlins shall be nailed with a maximum two deformed (spiral, ring shank) 16d nails at maximum of 24 inches on center.

Sec. 5-111 Energy

- (1) At the time of rough-in inspection Peel and Seal aluminum backed tape or other approved material shall be applied to all edges of all windows to prevent air exchange.
- (2) The contractor or owner contractor shall be responsible for compliance of items a, b & c below:
 - (a) Doors shall be caulked or latex foamed from the inside between frame and rough opening,
 - (b) All holes interior and exterior wall top plates shall be sealed with caulking or expandable foam,
 - (c) Space around plumbing pipes penetrating interior or exterior wall top plates shall be sealed with caulking or expandable foam.

The City of Robertsdale Building Inspector may at any time inspect for compliance for items a, b & c above.

Sec. 5-112 Plumbing

- (1) Pex supply piping shall be inspected at working water pressure, minimum pressure shall be 50 lbs.
- (2) Potable water supply at working pressure shall be connected to supply piping at time of inspection.
- (3) Top out plumbing inspection shall be performed with electrical, HVAC and framing inspection.
- (4) The Contractor responsible for construction shall call in for all 4-way inspections.
- (5) All Bathtubs and showers shall be connected to the drain waste and vent system at the time of top out inspection. Exception: Whirlpool and Garden tubs may be installed after top out inspection. The trap servicing the whirlpool and garden tub shall be installed at the time of inspection.

Sec. 5-113 HVAC

- (1) Air Handler's return air filters shall have a minimum one square inch of filter for every 2 CFM of air the HVAC moves. This equals 400 CFM per ton of AC capacity. (Example: A 3 ton system will require a minimum of 600 square inch of return air filter area.)
- (2) Contractor shall provide number of AC units and tonnage of each unit to this department before the rough in inspection.
- (3) The maximum length of flexible duct allowable in any application shall be limited to 12 feet. Any duct run longer than 12 feet shall be same size snap lock pipe or equal. Exception: flexible duct may exceed the 12 feet maximum length provided a Manual D and Manual J depicting supply air CFM, duct size length and layout of system are provided to this Department before rough in inspection is scheduled.
- (4) All 90 degree turns, elbows, tees or taps in rectangular duct construction with the exception of transfer duct shall have turn vanes or 2-piece 45 degree or 3-piece 90 degree elbow, 90 degree turns shall be of a long sweep design.
- (5) Each branch shall have a balancing damper with locking quadrant. Locations that are not accessible do not require a balancing damper.
- (6) All insulation shall have a continuous vapor barrier by means of same material "glass fabric tape".
- (7) All duct seams, joints and connections shall be sealed with sealer/mastic to prevent air leakage.
- (8) All duct board seams and joints shall be stapled a maximum 2 inches on center in addition to tape and sealer.
- (9) On all new construction refrigerant tubing must be soldered closed to an air tight seal during the rough-in construction.

- (10) Excess plenums above the Air Handler shall not be allowed, unless Manual D documentation of compliance is provided to this Department.
- (11) Secondary plenums shall not be allowed, unless Manual D documentation of compliance is provided to this Department.
- (12) Primary contractors are responsible to insure the design of the house will accommodate compliance with the adopted codes

Sec. 5-114 Modular Homes

- (1) A stamped set of plans must be submitted at the time of building permitting from the AMHC (Alabama Manufactured Home Commission).
- (2) Modular Homes shall be certified by an Alabama Registered Engineer to meet adopted wind loads.
- (3) Submit foundation plans and anchorage to foundation plan. Shall equal or exceed local adopted codes.
- (4) And other on-site construction shall require a separate permit by the Building Inspection Department.
- (5) Modular Homes shall be required to have a Final Inspection after exterior of structure and any on-site construction are complete.
- (6) Modular Homes shall be installed as per the engineered installation instructions
- (7) Modular Homes shall be inspected for compliance with engineered instructions and any applicable current local adopted codes.
- (8) In factory construction and components are not the responsibility of the City of Robertsdale Building Inspection Department.
- (9) Existing houses that are moved from one site to another shall comply with Items 3, 4 & 5 and require a Final Inspection. Any new construction shall be in compliance with current adopted codes.

Sec. 5-115 Homes in Flood Zones

- (1) One and Two Single family dwelling construction in a designated AE or VE flood zone shall require stamped and sealed Engineer plans for structural components and applicable wind loads.