

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.