

ORDINANCE NO. 660-22

AN ORDINANCE UPDATING BUILDING CODE REQUIREMENTS AND PERMIT FEES
FOR THE TOWN OF SUMMERDALE

WHEREAS, this ordinance regulates the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of building structures, and fences in the Town of Summerdale and its police jurisdiction; providing for the issuance of permits and collection ordinances and parts of ordinances in conflict therewith.

WHEREAS, the Town of Summerdale will heretofore require that a building permit be obtained by each person, firm, corporation, or other entity engaged in excavation work, street paving, street repairing, landscaping, irrigation installation, building or constructing any individual structure, fence or remodeling, adding to air conditioning, roofing, re-roofing, storage tanks, fire sprinkler systems or repairing any existing structure or fence.

Plans for each such building, construction, addition, remodeling, air conditioning, roofing, re-roofing, or repair and copies of bonafide signed contracts or other evidence of cost of the above referenced work shall be submitted to the Building Official along with a building permit application.

Prior to commencement of work, the building permit must be secured by payment in full of all permit fees and inspection fees provided for herein. For the purpose of determining the fee for the issuance of a building permit, the valuation of the requested work shall be determined by bonafide signed contracts, or other evidence of cost as submitted by the persons, firms, corporations, or other entities requesting a building permit.

Within residential districts, no remodel or new construction work shall commence between the hours 8:00 pm and 7:00 am April through September and no construction work shall commence between the hours of 6:00pm and 7:00am October through March. In addition, within residential districts, no remodel or new construction work shall commence on Sunday.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Summerdale, as follows:

SECTION 1. CODES

That the following codes are, and the same are approved and adopted, subject to the amendments thereto, heretofore adopted by the Town of Summerdale.

- A. International Building Code, 2018
- B. International Fuel Gas Code, 2018
- C. International Mechanical Code, 2018
- D. International Plumbing Code, 2018
- E. International Energy Conservation Code, 2018
- F. International Residential Code, 2018

All residential plans submitted for Plan Review shall show in detail compliance with Wood Frame Construction Manual (WFCM) or SSTD-10 Hurricane

- Resistant Construction Manual (WFCM) or SSTD -10 Hurricane Resistant Construction, for the wind load of 140 mph
- G. International Property Maintenance Code, 2018
 - H. Supplemental Code for Residential Structures in addition to the IRC, 2018
 - I. National Electric Code, 2017 For Commercial Buildings and Residential Building containing more than two (2) dwelling units
 - J. Local Wind Load Code – 3 second gust winds
140 mph – South of I-10
 - K. The Appendix Chapters will be omitted and not adopted as a portion of the jurisdiction building code but can still be of value in application of the code. Provisions in the appendices might provide some degree of assistance in evaluating proposed alternative designs, methods or materials of construction.
 - L. International Fire Code 2018
 - M. International Existing Building Code 2018
 - N. International Swimming Pool and Spa Code 2018

This ordinance adopts any subsequent codes listed above as amended from time to time.

SECTION 2. BUILDING PERMIT FEES

A. NEW RESIDENTIAL AND REMODELING CONSTRUCTION

The Town Council shall establish the rates, fees and charges for new residential and remodeling construction permits by resolution.

B. NEW COMMERCIAL AND REMODELING CONSTRUCTION

The Town Council shall establish the rates, fees and charges for new commercial and remodeling construction permits by resolution.

C. TEMPORARY MOBILE STRUCTURE USE FEES (Commercial Use Only)

The Town Council shall establish the rates, fees and charges for temporary mobile structure use fees by resolution.

D. RE-INSPECTION FEES

The Town Council shall establish the rates, fees and charges for re-inspections fees by resolution.

E. WEEKEND OR AFTER-HOURS INSPECTIONS

The Town Council shall establish the rates, fees and charges for weekends or after-hours inspection fees by resolution.

F. SIGN PERMIT FEES

The Town Council shall establish the rates, fees and charges for sign permit fees by resolution.

G. MISCELLANEOUS FEES (General Use Permit Fee)

The Town Council shall establish the rates, fees and charges for all miscellaneous fees by resolution.

H. SITE PLAN REVIEW

\$50.00 fee for all plans reviews requiring a Site Plan Review.

I. WORKING WITHOUT PERMIT

If a construction project is started prior to obtaining a proper building permit, the building permit fee will be doubled.

SECTION 3. CONDITION OF ISSUED PERMIT

The Building Inspection Department shall act upon an application for a permit with drawings and/or specifications, as application for a permit with drawings and/or specifications, as filed, or as amended, without unreasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Inspection Department from thereafter requiring correction of errors in construction or of violations of this code. Any permit issued shall become invalid unless the work authorized shall have been commenced within 6 months or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Six (6) month extensions may be allowed, in writing, by the Building Inspection Department.

SECTION 4. CONTRACTOR RESPONSIBILITIES

- A. The Contractor must provide the Town of Summerdale with all Subcontractors - Name, Address, Phone Number, and Town License Number and State License Number or post a \$5000.00 bond. The Contractor will be responsible for purchasing a Town Business License and licenses for any sub-contractor who fail to do so. All fees must be paid prior to issuance of Certificate of Occupancy.
- B. Workman's Chemical toilets are required at each site.
- C. The Town is not responsible for drainage of surface water.
- D. Dumpsters are required at each individual construction site. Scrap lumber, metal roofing, etc. in connection with construction or replacement must be placed in dumpsters. Site must be kept free of loose materials that could be blown on the neighboring property.
- E. **Applications for a Building Permit shall include all items from the following checklist:**
 - One (1) set of plans or blueprints drawn sufficient to show specifications, dimensions and value of proposed construction and one (1) digital set showing same.
 - Floor, foundation, electrical, plumbing, truss, sprinkler, and mechanical plans
 - Architectural drawings shall bear the Alabama seal of registration of the Architect who prepared them or under whose supervision they were prepared. Engineered drawings shall bear the Alabama seal of registration (must be signed

and dated) of the Engineer who prepared them or under whose supervision they were prepared.

- Landscape Plans are required for all commercial projects. Landscape plans to be stamped by an Alabama Registered Landscape Architect.
 - Public Sewer Affidavit / Health Department Release (where allowed by ordinance)
 - Site Plan & Plot Plan with setbacks and parking requirements.
 - Address verification letter for all residential/dwelling structures.
- F. All plans for residential and commercial buildings must have a stamped seal and be signed by the Architect/Engineer.
- G. All Commercial buildings must comply with Americans with Disabilities Act of 1991.
- H. For residential developments involving the construction of 3 or more dwelling units and all commercial and industrial developments, a site plan must be reviewed by the Site Review Committee, and approved by the Planning Commission prior to the issuance of building permit.
- I. Applications will be reviewed by the Building Inspector within 5 to 7 working days after receipt of complete application and required attachments.
- J. Inspections
1. No Inspections will be made at any sequence unless the subcontractors have paid for their business license. If a subcontractor fails to purchase a license, the Contractor (permit holder) is responsible for the license fee.
 2. The contractor should notify the building department 24 hours in advance to request required inspections.
 3. A Certificate of Occupancy will be issued only after all permit requirements have been met.
- L. The Contractor shall develop a storm-water pollution prevention plan (SWPPP) by the EPA's best management practice (BMP) to control erosion and sediment and manage storm-water if applicable.
- M. No lead-soldered pipe will be allowed.
- N. Land Disturbance Permit
1. A complete set of plans showing all necessary engineering data and the extent of the land disturbance.
 2. NPDES permit from ADEM is required if land area being developed results in land disturbance equal to or greater than one acre or from construction activities involving less than one acre and which are part of a common plan of development or sale equal to or greater than one acre.
 3. A permit or a release from the Army Core of Engineers will be required for any disturbance of wetlands.

4. Property owner authorization provided. (Contractors must provide an affidavit from property owner.)

SECTION 5. ISSUANCE OF CERTIFICATE OF OCCUPANCY

A Certificate of Occupancy will only be issued after all licenses and fees have been paid, all permit and inspection requirements have been met, and all special conditions complied with.

The following documents are required to be submitted to the Building Department before a Certificate of Occupancy may be issued:

- A. A final inspection by the Building Inspector when called for by the owner/contractor.
- B. If, as permitted by ordinance, the Baldwin County Health Department issues a septic tank permit, a copy of an approved inspection of the installation of the septic tank shall be submitted to the Building Inspector.
- C. Copy of insulation certificate, which may be obtained from an insulation company.
- D. Copy of termite bond, which may be obtained from a termite company.
- E. Copy of Blower Door Test
- F. Copy of compaction test by a professional geotechnical firm.

SECTION 6. STATE LICENSING BOARD FOR GENERAL CONTRACTORS

Owner/Builder Rule: A person, firm, or corporation which undertakes to construct a building or other real property is not required to be licensed as a general contractor if the person, firm, or corporation's own forces are used. The owner/builder may "subcontract" out work but should any "subcontractor" be in excess of \$50,000.00, then the "subcontractor" must be properly licensed as a general contractor by the State of Alabama.

SECTION 7. SEQUENCE OF INSPECTIONS

1. Open trench, waste, DWV rough in, head of water at 10' 0", under slab water supply piping tested at 160 psi.
2. Monolithic foundation, footings for CMU foundation with slab on fill, forms, grading, vapor barrier, reinforcing and termite treatment. Timber and pier foundation with a crawl space, (STAKE-OUT SURVEY TO BE SUBMITTED AT THIS POINT SHOWING FOUNDATION IS WITHIN CONFORMING SETBACKS, UNLESS OTHERWISE STATED BY BUILDING OFFICIAL)
3. Building sewer tie in at some point prior to final inspection
4. Wall sheathing/roof deck sheathing, Roof deck sheathing seams with peel and stick tape.
5. 4-Way inspection: Electrical, plumbing, HVAC and Framing. To Include: Masonry ties, peel and stick to all edges of windows and doors and Insulation at tubs/showers/whirlpools and eave baffles in place.
6. Insulation
7. Final

SECTION 8. REQUIREMENTS NOT SPECIFICALLY COVERED BY CODES:

It is the intent of the Town of Summerdale to require reasonable safeguards for the stability of buildings and the safety of the occupants. Provision in the codes is made for this at the discretion of the Building Official.

The requirements specified in this Code Supplement apply to detached One- and Two-family dwellings not more than three stories above grade plane in height. The provisions of this supplement are intended to complement the locally adopted codes. The elements of design not addressed by the provisions of this supplement shall be in accordance with the locally adopted code. In the event a conflict between this document and the adopted code, the more stringent shall apply.

STRUCTURAL

- A. Whereas we are located in an area subject to experiencing hurricane force winds, we require that all building be secured to the ground from foundation through the roof framing. That includes ties of sill plate to foundation, studs to sill plate, top studs through upper plates across joists to rafters, with collar beams at the ridge as appropriate.
- B. We require the use of plywood, OSB, or other rigid sheathing with vinyl siding application, and on the underside of any open porches or carport ceiling, or to application of other covering.
- C. Unless balloon framed, gable ends over 4-foot high shall be braced with a minimum 2 x 6 horizontal strong back installed at midpoint of the vertical height of the gable end wall. Minimum 2 x 4 diagonal bracing not to exceed 45 degrees or 4 feet OC shall be installed on top of strong back and face nailed with 4-10d nails into side of gable wall framing studs. In addition, when ceiling joists run parallel to the gable end wall, a minimum 2 x 4 x 8 brace shall be installed at maximum 6 feet OC on top of ceiling joists and gable top plate nailed with 2-10d nails at each support. Metal 20-gauge straps shall be installed on top of 2 x 4 lateral brace and over gable top plate into stub below using 10-8d nails top and bottom. Install minimum 2 x 4 bracing under lateral braces adjacent to gable wall.
- D. Wood structural panels with a minimum thickness of 7/16 inch (11 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one and two-story buildings. Panels shall be precut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either Table R301.2(2) (See International Residential Code 2012) or ASCE 7, with the permanent corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 is permitted for building with a mean roof height of 33 feet (10 058 mm) or less where in Wind Zones 1 and 2 in accordance with figure R301.2(4)C. *(Plyox clips are not allowed)*
- E. Stud spacing for all buildings shall be 16 inches on-center throughout for residential and commercial.
- F. We require a 4 inches step-down for all porches, garage, patio, deck, or stoop from the finish house floor.
- G. All walls with plumbing vents and drainage lines must be 2" x 6" to meet code cutting and notching requirements.
- H. Footings for Floating slabs, supporting 8-inch CMU and standard brick shall be a minimum 18 inches wide.

- I. Minimum depth of concrete in footers shall be a minimum of 10 inches. EXCEPTION: Monolithic foundations.
- J. Minimum depth of concrete in footers shall be 16 inches and minimum width of monolithic footings shall be 14 inches.
- K. Flat steel straps used for uplift connected to crawl space floors shall be embedded with a crimp into the concrete footer.
 1. Straps shall be a minimum 2 inches wide, 18 gauge.
 2. Straps shall be installed inside CMU cell to align flush with girder or beam.
 3. Straps shall fasten to girder or beam with 6 - #8 common nails or joist hanger nail.
- L. Masonry Veneer ties shall be installed as per code before a framing inspection and the masonry shall be installed only after an approved framing inspection.
- M. Total Pier foundations systems must be designed by an engineer with the seal and signature of an Architect or Engineer registered in the State of Alabama.
 1. Residences over 3 stories tall or over 2500 square feet of floor space must have a detailed foundation plan (any type) at the time of submittal, and the Building Department has the right to require its approval and signature by Architect or Engineer registered in the State of Alabama.
 2. No fiber mesh concrete allowed without welded wire mesh in any structural slabs. All footer grade stakes must be in place prior to an inspection and must be of a decay resistant material (treated wood or metal).
- N. For all new construction where the structure is setback not more than two hundred (200) feet from the road frontage, the lowest floor shall be a minimum of twelve (12) inches above the highest adjacent grade or crown of the nearest street or road, whichever is greatest. This requirement may be waived when an approved drainage plan, from a registered Alabama engineer is approved by the Public Works Department.

TABLE R301.2.1.2
WINDBORNE DEBRIS PRETECTION FASTENING
SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c,d

FASTENER TYPE	Panel span \leq 4 feet	4 feet < panel span \leq 6 feet	6 feet < panel span \leq 8 feet
No. 8 wood screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood screw-based anchor with 2-inch embedment length	16	12	9
¼ inch lag screw-based anchor with 2-inch embedment length	16	16	16

Sor SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448N, 1 mile per hour = 0.447 m/s.

- a. This table is based on 130 mph wind speeds and a 33-foot mean roof height.
 - b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located a minimum of 1 inch from the edge of the panel.
 - c. Anchors shall penetrate through exterior wall covering with an embedment length of 2 inches minimum into the building frame. Fasteners shall be located a minimum of 2-1/2 inches from the edge of concrete block or concrete.
 - d. Where panels are attached to masonry or masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum ultimate withdrawal capacity of 1500 pounds.
- O. Garage doors shall be rated to or above the applicable wind design load.
- P. Wood frame chimney chases shall be structurally connected to rafters and/or ceiling joists. The attachment must be detailed in the plans or must meet the following minimum requirements:
1. Each corner of the chimney structure must have a tension strap fastened to the corner stud and continues downward to the roof and/or ceiling support members below. The tension strap must have a minimum tension capacity of 700 lbs. at each end.
 2. Chimney framing shall be sheathed with minimum 7/16-inch structural panel on exterior four sides.
 3. The base perimeters of chimney framing must be continuously supported by minimum 2 x 4 blocking fastened to roof framing members with joist hangers.
 4. Exterior and Interior Shear walls and/or braced wall panel locations shall be indicated on the plans and shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge using 8d irregular shank (i.e., ring shank or spiral) nails with full round heads. All exterior walls and gable ends shall be fully sheathed with structural sheathing.
- Q. Exterior and Interior Shear walls and/or braced wall panel locations shall be indicated on the plans and shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge using 8d irregular shank (i.e., ring shank or spiral) nails with full round heads. All exterior walls and gable ends shall be fully sheathed with structural sheathing.

ROOF COVERINGS

ASPHALT SHINGLES – REQUIREMENTS

Wind Speed	Shingle Testing Standard/Classification
110 mph	ASTM D3161 (Class F) or ASTM D7158 Class F, G or H
120 mph	ASTM D7158 Class G or H
130 mph	ASTM D7158 Class H

- A. Asphalt shingles shall be installed according to the manufacturer recommended listed installation instructions for High Wind areas with minimum 6 nails.
- B. All 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 Official may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a

roof covering underlayment. Staples are not approved. Roof underlayment shall be installed and fastened in accordance with the manufacturer's installation instructions. NOTE – Most manufacturers' do not allow staples as an approved fastener or staple button caps.

- C. All Aluminum/Vinyl Soffit covering shall be attached to minimum 7/16 OSB or plywood or minimum 2 x 2 wood supports 8 inches OC maximum.
- D. Roof deck sheathing seams shall be taped with minimum 4" Peel and Stick tape meeting ASTM D-1970, or sheathing seams and each side of roof support shall be sealed with closed cell foam meeting ASTM D-1622, other equal or greater methods may be approved by the Building Official.
- E. Metal roof covering shall be fastened to roof assembly with a maximum 2 foot OC 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.
- F. 1x4 or 2 x 4 wood purlins for attachment of metal roof coverings shall be a maximum 2 feet OC. Wood purlins shall be nailed with a maximum two deformed (spiral, ring shank) #16D nails at maximum of 24 inches OC.
- G. Roof decks shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge, with minimum 8d irregular shank (i.e., ring shank or spiral) nails with full round heads. Staples are not permitted for fastening of the roof decking.
- H. Replacement of roof covering and underlayment of existing one- and two-family dwellings shall require a re-roofing permit from the **Town of Summerdale**. All roof coverings and underlayment shall be removed and any roof decking attached with staples or nailing pattern less than 6" O.C. edge and 6" O.C. intermediate shall be re-nailed with #8 ring shank nails to meet 6" O.C. edge and intermediate. Roof deck seams shall be taped with a minimum 4" Peel and Stick tape meeting ASTM D-1970 to achieve a sealed roof deck or closed cell foam meeting ASTM D-1622 may be applied underneath to each side of framing member and sheathing seams.
- I. Metal Galvalume Roofing will be allowed over one (1) layer of shingles.
- J. We will not allow use of in-line venting devices in lieu of properly installed venting systems.

ENERGY

- A. Attic: minimum insulation R-38 Wall: minimum insulation R-13 Floor: minimum insulation R-13
- B. Batt insulation shall be cut neatly to fit around pipes and wires or be placed behind piping & wiring. Staple insulation to face of stud.
- C. Air permeable insulation shall not be used as a sealing material.
- D. Space between windows & door jams to be sealed.
- E. Corners, headers & sill plates shall be sealed.
- F. Rim joists are to be insulated.
- G. A continuous air barrier shall be installed in the building envelope.
- H. Break or joints in the air barrier shall be sealed (taped).

- I. Access openings to un-air-conditioned spaces shall be sealed (weather stripping).
- J. Building cavities shall not be used as ducts or plenums.
- K. Programmable thermostat shall be used.
- L. A minimum of 75% of lights used shall be of high efficacy.
- M. Recessed light fixtures shall be sealed to be airtight.
- N. Windows must have a minimum U factor of 40 and a SHGC of .25.
- O. At the time of rough-in inspection Peel and Stick aluminum backed tape or other approved material shall be applied to all edges of all windows to prevent air exchange.
- P. All hole's interior and exterior wall top plates shall be sealed with caulking or expandable foam.
- Q. Space around plumbing pipes penetrating interior or exterior wall top plates shall be sealed with caulking or expandable foam.

*****The Town of Summerdale Building Inspection Department may at any time inspect for compliance for items above.*****

PLUMBING

- A. Water service pipe or tubing – underground and outside structure shall have a working pressure rating not less than 160 PSI.
- B. Water supply system test – shall have a pressure rating of not less than 100 PSI.
- C. Potable water supply at working pressure shall be connected to supply piping at time of inspection.
- D. Top out plumbing inspection shall be preformed with Electrical, HVAC and Framing inspection.
- E. The Contractor responsible for construction shall call in for all 4-way inspections.
- F. 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.***
- G. We require schedule 40 pipes for all building sewers.

HVAC

- A. 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.***
- B. Contractor shall provide number of AC units and tonnage of each unit to this

department before the rough in inspection.

- C. 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.***
- D. 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.
- E. Each branch shall have a balancing damper with locking quadrant. Locations that are not accessible do not require a balancing damper.
- F. All insulation shall have a continuous vapor barrier by means of same material "glass fabric tape".
- G. All duct seams, joints and connections shall be sealed with sealer/mastic to prevent air leakage.
- H. All duct board seams and joints shall be stapled a *maximum 2 inches OC* in addition to tape and sealer.
- I. On all new construction rough ins, refrigerant tubing must be soldered closed to an air tight seal.
- J. Excess plenums above the Air Handler shall not be allowed, unless Manual D documentation of compliance is provided to Building Department.
- K. Secondary plenums shall not be allowed, unless Manual D documentation of compliance is provided to Building Department.
- L. Primary contractors are responsible to ensure the design of the house will accommodate compliance with the adopted codes.

Electrical

- A. #12 AWG wire shall be used for all branch circuits and switch legs.
- B. All residential bedroom receptacles shall have (AFCIs) Arc Fault Circuit Interrupters.
- C. All new construction, residential or commercial, shall have underground electrical service connection. The service equipment must be installed by the contractor and as required by the electrical provider.
- D. We require non-removable back-flow prevention on all outside hose bibs.
- E. If exterior doors are to have deadbolt locks, we require that they shall be only single bolt locks. Exterior door must not require a tool or key to open for emergency exit. No exceptions.

FLOOD ZONES

- A. One and Two Single family dwelling construction in a designated AE flood zone shall require stamped and sealed Engineer plans covering all building enhancement requirements for flood zone construction.

OTHER REQUIREMENTS

- A. Smoke Detectors Required: Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels, a smoke detector needs to be installed only on the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a detector is required on each level. A smoke detector is required in a closed in garage that is attached or detached from the main dwelling. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm, which will be audible in all sleeping areas. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

Carbon Monoxide Alarms – For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with smoke detectors located as required for new dwellings; the smoke detectors are not required to be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate concealed interconnected wiring.

Power source. Required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors may be battery operated when installed in buildings without commercial power.

- B. Before any concrete poured, an inspection shall be made by the Building Inspection Department.
- C. Each new residence to be built shall be grass sod or sprigging in the front yard 10 feet, 10 feet side yard and 10 feet back yard from each side of the house.
- D. Climatic and Geographic Design Criteria.
 Ground Snow Load – 0
 Wind Speed (Residential) – 140mph at 3 second gusts, Class C
 Seismic Design Category – C – Exempt
 Weathering – Negligible
 Frost Line Depth – 0
 Termite – Very Heavy
 Decay – Moderate to Severe
 Flood Hazards – 0

- E. Modular Homes:
 1. Submit AMHC (Alabama Manufactured Home Commission) stamped plans.

2. Modular homes shall be certified by an Alabama Registered Engineer to meet adopted wind loads.
3. Submit foundation plan and anchorage to foundation plan. Shall equal or exceed local adopted codes.
4. Any 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 is complete.
6. Modular Homes shall be installed as per the engineered installation instructions.
7. Modular Homes shall be inspected for compliance with engineered instructions any applicable current local adopted codes.
8. In-factory construction and components are not the responsibility of the Building Inspection Department.
9. Existing houses that are moved from one site to another shall comply with Items 3, 4 & 5 and require Final inspection. Any new construction shall be in compliance with current adopted codes.
10. Mobile Homes installed in the Town of Summerdale Town Limits (Zone MH-1) or the extra territorial jurisdiction of Summerdale shall have a solid skirting completely around the foundation perimeter of the mobile home and any deck or porch area attached to the unit. In no way shall the foundation skirting support or act as a support to the mobile home but to only create a barricade and be designed to substantially withstand elements of wind rain and storms under general conditions. The skirting may be constructed out of any materials acceptable to the building code and properly anchored at the top and bottom. The exterior color and material design should match architecturally to the color and design of the mobile home it surrounds.

Attached: Specifications for skirting construction methods using the following materials:

Flexible panels (vinyl or painted sheet metal) with treated wood framing.

Treated plywood panels with treated wood framing

Masonry walls

Stucco with treat wood framing

Detail drawing of the proposed skirting shall be submitted to the building department for approval along with a permit application.

The skirting may be installed by a homeowner or licensed contractor.

The skirting shall be installed by the adopted building code and inspected for compliance. All skirting shall be installed and completed before the final inspection.

Each Skirting installation shall be subject to the current code adopted by the Town of Summerdale. The following headings from the International Residential Code for One- and Two-Family Dwelling shall provide the minimum design and construction of the skirting.

F. Swimming & Wading Pools:

1. Swimming pools and wading pools with a depth of one foot or more in any portion of the pool, and not located within a permanently and completely walled structure shall be completely isolated by a fence at a height of at least five (5) feet.
2. Fences and gates shall be so constructed and of such materials so as to prevent the entry of children and usual household pets in to the pool area.
3. Gates shall be provided with adequate locking devices and shall be locked at all times when pool is not in use.
4. See Section 12 of this supplement for fence regulations.

SECTION 9. DRIVEWAY SPECIFICATION

- A. All driveways shall be 10 feet minimum width consisting of an all-weather surface.
- B. Off street parking pads shall be 10 feet by 20 feet consisting of an all-weather surface.
- C. No shell, gravel, crushed limestone, slag, or similar loose material shall be permitted within four feet (4') of a road or two feet (2') of a sidewalk (acceptable materials include asphalt, concrete, pavers, or other non-eroding material).
- D. No drive or walk may be so constructed as to result in an obstruction or tripping hazard over or across an established sidewalk.
- E. Neither driveways nor sidewalks may be constructed over or around a utility service box.
- F. If a driveway is surfaced with brick, cobblestones, etc. there must be a concrete base or a product specification base.
- G. If the driveway is installed over a culvert, the culvert must be sized and approved by the Public Works Department.
- H. Culvert headwalls are required and shall be constructed from concrete with a slope of not less than 3:1.
- I. Vertical alignment of the driveway surface must be exactly the same elevation as the public access road.

SECTION 10. BUILDING DAMAGE AND REPLACEMENT REQUIREMENTS

If a building has been demolished by a storm, fire, or other means and substantial improvements of a structure are needed, and the cost of improvements will equal or exceed 50% of the market value of the structure before improvements are started, the Building Official may require that the owner remove it.

SECTION 11. EXISTING STRUCTURE REHABILITATION REQUIREMENTS

Construction plans for rehabilitation (remodeling or addition work) will require the following:

- A. Construction Plans (Documents).
 - 1. Plot plan, Foundation's plan with details, Floor plan with Elevation.
- B. Plans should include scaled drawing:
 - 1. Plot plan: address, subdivision, lot number dimensions of lot, and zoning. Location of all the buildings on the property. A survey of the property may be required if the property lines can not be found
 - 2. Foundation Plan: Show dimensions of new work with details.
 - 3. Floor Plan: Room sizes, doors, windows, roof, and details. (Plumbing, HVAC, electrical and special equipment locations and sizes).
 - 4. Elevations: Side drawings of the building with doors, windows, roof, porches, and garage. Mechanical may be shown on the floor plan, unless the detail is too great and may require other separate plans sheets to be a clear drawing. The documents should also include the following or more information:
 - Insulations values
 - HVAC with a duct layout on new and existing equipment tie in

Smoke detector locations
 Electrical outlets, panel and meter location (New service locations if needed, underground or overhead.)
 Plumbing fixture locations on floor plan
 Health department release permit if applicable. (An insulation value report at the final inspection)
 Dollar value of the new work plus demolition if any.
 Copy of the termite bond at final inspection if applicable

- C. During the construction process, you may request to restore the electric service on an individual basis only if your electrical contractor submits a notarized affidavit stating that it is safe to restore the power to the structure and the electrical work has passed inspection.
- D. Building inspection schedule will be the same as the new construction schedule.
- E. If the existing residence is occupied during construction, the new addition will need a final inspection and shall not be used or occupied until the Building Official has given notice of occupancy or a certificate of occupancy is issued. The electrical service for the new addition shall not be connected permanently until the certificate is issued.

NOTE: Additional documents maybe required upon request by the Building Official.

SECTION 12. FENCE REGULATION

WHEREAS, the Town of Summerdale has identified the need to protect property values by establishing regulations regarding fences; and,

WHEREAS, the Town of Summerdale desires to allow fences to be constructed that do not pose a threat to the safety of the public or to private property;

Fences are permitted in every zoning district by right. A building permit must be obtained before construction begins. All fences must adhere to the following requirements:

- A. Fences in Residential Zoning Districts:
 - Maximum Height: 8 feet
 - Any material may be permitted to be used as a fence, except:
 1. No corrugated metal shall be permitted.
 2. No solid sheets of metal shall be permitted.
 3. No plywood, particleboard, or similar materials shall be permitted.
 4. No barbed wire, razor wire, or similar materials may be used in conjunction with a residential fence, except for agricultural purposes in a RA-Residential Agricultural zone.
- B. Fences in Commercial or Industrial Districts (when approved):
 - Maximum Height: 12 feet
 - Any material may be permitted to be used as a fence, except:
 1. No corrugated metal shall be permitted.
 2. No solid sheets of metal shall be permitted.
 3. No plywood, particleboard, or similar materials shall be permitted.
 4. No razor wire shall be permitted.
 5. No barbed wire shall be permitted in a commercial district (it may be permitted in an industrial area)
- C. Fence Placement for all Zoning District:
 - Fences may be permitted on property lines or anywhere else on the lot provided that:
 1. Fences shall not be constructed in a drainage easement, flood way, or other watercourse
 2. Fences may be constructed in a utility easement

3. Fences shall not be constructed in visibility triangles.
4. Fences forward of the building line in residential districts shall not exceed 4 feet in height.

SECTION 13. SIGN REGULATION

Any free-standing sign over 32 sq. ft. or over 9 ft. in total height shall be designed by a professional Alabama engineer.

SECTION 14. PENALTIES

ISSUANCE OF NOTICE OF VIOLATION OR CITATION TO OWNER OF PROPERTY OR EACH PERSON, FIRM, OR CORPORATION ENGAGED IN THE ACTIVITIES REGULATED BY THIS ORDINANCE AND WHOSE ACTIVITIES ARE IN VIOLATION OF THIS ORDINANCE

It shall be unlawful for any person, firm, or corporation to violate, disobey, omit, neglect, refuse to comply with or resist enforcement of any of the provisions of this Ordinance and such person, firm, or corporation shall, upon conviction, be fined not less than \$100.00 or more than \$500.00 and up to 6 months in jail for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

- A. Any official of the Town of Summerdale may post on the property or serve the owner of property or each person, firm, or corporation engaged in the activities regulated hereunder, when activities are being conducted in violation of this Ordinance, a notice of non-compliance.
- B. If the violation is not brought into compliance within 48 hours after notice has been served, any Police Officer of the Town of Summerdale shall issue a citation to appear in the Municipal Court of the Town of Summerdale at a time and date specified thereon to answer the charge of such violation(s) of this Ordinance.
- C. Citations shall be signed by Inspectors finding such violations and shall be sent by certified mail or served by a Police Officer to the contractor or persons responsible for the permit or to the owner of the property on which the violation is found, as such owner's names and address appear in the records of the Baldwin County Tax Assessor's Office.
- D. If the party charged fails to appear and answer such charges in the Municipal Court at the time and place set forth by the citation, a warrant shall be issued charging such party with the violation.
- E. Once the warrant has been issued and tried before the Municipal Court, a person found guilty of such violations shall be guilty of a misdemeanor and shall be punished as provided herein.

SECTION 15. SEVERABILITY CLAUSE

The provisions of this Ordinance are severable. Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance for any reason be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 16. ORDINANCE REPEALED

All Ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

SECTION 17. EFFECTIVE DATE

The provisions of this Ordinance shall be in full force and effect in the Town of Summerdale when adopted and posted as required by law.

This ordinance shall become effective immediately upon adoption and publication, as required by law.

