

**ORDINANCE #2021-01
CITY OF MOUNDVILLE
BUILDING INSPECTOR RULES AND PROCEDURE
AND BUILDING CODES AND FEES**

ARTICLE I AUTHORITY AND JURISDICTION

Section 1-1 Enactment

These regulations are adopted by the City of Moundville City Council and are effective this 11th day of February, 2021.

Section 1-2 Eligibility

Minimum Acceptable training and experience for the position of building inspector shall include high school graduation or possession of a high school equivalence diploma and either:

- a. six (6) years of on-site building construction experience in any work directly involved in the construction process, including or supplemented by one (1) year as either a general contractor or a sub-contractor or foreman for a major construction trade such as carpentry, plumbing, heating and ventilating or construction engineer; or
- b. graduation from a two-year post high school trade or technical school in building construction or an Associate's degree in civil or construction technology or engineering science and four (4) years experience as indicated above, including or supplemented by the one (1) year of specified specialized experience; or
- c. a Bachelor's Degree in Engineering or Architecture or other course of study applicable to building construction and two (2) years of experience in the design, construction or supervision of the construction of buildings; or
- d. a satisfactory equivalent combination of the foregoing training and experience.

He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process, or device entering into

or used in or in connection with building construction, alteration, removal, or demolition.

Section 1-3 Responsibilities

The building inspector shall inspect construction and repair of buildings and structures, other than those specifically exempted by ordinances or resolution, and enforce the provisions of the local Zoning Ordinances, including Subdivision Regulations.

The building inspector shall not be required to devote his whole time to the duties of his office. He shall receive applications, issue permits, and furnish the prescribed certificates. He shall examine premises for which permits have been issued, and shall make necessary inspections to see that the provisions of law are complied with, and that construction is carried out safely. He shall enforce all provisions of the technical Codes. He shall, when requested by proper Mayor or council, or when the public interest so requires, make investigations in connection with matters referred to in the technical Codes and render written reports on these investigations. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during the construction, or to require adequate exit facilities in buildings and structures, he shall issue such notices and orders as may be necessary.

Inspections required under the provisions of the technical codes, zoning ordinance or subdivision regulations shall be made by the building inspector. The building inspector may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. No certificate called for by any provision of the technical codes, zoning ordinance or subdivision regulations shall be issued on such reports unless the same are in writing and certified by the building inspector.

The building inspector shall keep comprehensive records of applications, permits issued, certificates issued, inspections made, Reports rendered, and notices or orders issued. He shall retain file copies of required plans and all documents relating to provisions governing retention of records.

All such records shall be open to public inspection for good and sufficient reason during normal office hours, but shall not be removed from the building inspector's office without his written consent.

The building inspector shall attend all council and planning and zoning board meetings and shall make written reports to the Mayor and Council each month, or more often if requested, including records of permits and certificates issued and orders promulgated.

Section 1-4 Authority to enter

The building inspector and duly authorized assistant shall, upon proper identification, have authority to enter any building, structure or premises at any reasonable hour.

Section 1-5 Jurisdictions

The building inspector's jurisdiction shall extend to the area covered by the police jurisdiction.

Section 1-6 Remuneration

The Building Inspector shall receive a monthly salary each month plus ½ the fee charged for inspections. If construction has begun prior to getting permit, fees for permitting may be doubled.

Section 1-7 Conflict of Interest

The Building Inspector shall not inspect construction work he has completed. The Mayor or City Council may appoint an assistant inspector to carry out inspections of work done by the Building Inspector.

Section 1-8 Term of Service

The term of the Building Inspector shall be concurrent with the terms of the Mayor and City Council. He shall be employed at the pleasure of the noted elected officials.

ARTICLE II ADOPTION OF STANDARD CODES

Section 2-1 The Building Codes are hereby adopted by reference as though they were copied herein fully.

2015 International Building Codes

Section R313-2: Building Codes – Page 67

Change - One and two family dwellings shall not be required to have an automatic fire sprinkler system.

Section R309-5:

Change – Private garages shall not have to have a sprinkler system.

Section R313-1: Page 67

Change – Town House Fire Sprinkler Systems will be at the Discretion of the City of Moundville Building Inspector.

2015 International Residential Codes

Mechical Codes

ADD to

Section M1601.4.4: Duct Systems – Page 491

Where Flexible Ducts are used provision shall be made to Prevent sagging, trapping, and crimping, of the duct by the use of hangers and supports, where flexible ducts are hung metal saddle's will be required in the hanger under the flexible duct to extend no less than 8 inches each side of the hanger.

2015 International Plumbing Codes

CHANGES TO SANITARY DRAINAGE CODES

Section 312.2: Drainage and Vent Test – Page 21

No Section shall be tested with less than 5' foot head of water.

Section 312.6: Gravity Sewer Test – Page 21

Change to test with not less than 5' foot head of water.

Section 312.3: Testing with Air on Plastic Piping – Page 21

ADD: Shall be at the discretion of the Building Inspector.

Section 504.6: Water Heater requirement for Discharge piping –
Page 38

All pressure and temp relief valve lines shall be copper, galv.
pipe, stainless steel, C.P.V.C. or materials tested, rated and
approved for such use in accordance with ASME A 112.4.1

If using C.P.V.C. the discharge line shall be one pipe size larger
than the opening on the pressure and temperature valve.

Section 502.3: Water Heater installed in Attics. – Add

The area at the location of the water heater shall be structurally
safe.

Section 702.2: Underground building sanitary drainage and vent
pipe - Page 57

State – that cellular core or composite wall pipe will not be
allowed under slab.

Section 705: Joints – Page 59

705.2.2 Add primer shall be purple in color on all underground
and under slab systems. Primer shall conform to ASTM#656.

Section 708.1.2: Building Sewers – Page 63

Add to section: No building Sewer Line shall be less than 4
inches in size unless it is a force line.

Change to the Plumbing Code Vents...

Section 9/8.1: Air Admittance Valves – Page 80

Air Admittance Valves. a.k.a (Pro Vents) shall only be used at the Discretion of the Building Inspector.

Section 903: Vent Terminals - Page 73

Open vent pipes that extend through a roof shall be terminated not less than 10" inches above the roof.

Section 906: Vent Pipe Sizing – Page 74

906.1 The diameter of a vent shall be no less than 1 ½ inches.

Section 914: Circuit Venting – Page 78

914.3 The Slope on a Horizontal Vent shall not be less than ¼" per foot.

Section 909.3: Crown Vent

A Crown Vent shall not be allowed.

WATER SUPPLY AND DISTRIBUTION

CHAPTER 6 – ADD

Main Water Lines shall not be turned up in exterior walls.

No bundling, or looping of water lines in exterior walls.

Water lines shall be installed so as to prevent freezing as much as possible. There shall be no joints on water lines under slab on grade buildings.

A pressure reducing valve shall be installed if the water pressure is 80 lbs or more and the valve shall be accessible.

RESIDENTIAL CODE ONE AND TWO FAMILY DWELLINGS

Air Admittance Valves (a.k.a) pro vents will be used at the discretion of the Plumbing Inspector.

Main Water Lines shall be turned up in interior walls only in slab on grade houses.

No bundling, looping, or tying together of water lines in exterior walls.

Water Lines under crawl space houses shall be insulated.

No Joints on water piping under slab, on slab grade houses. Silver solder joints shall only be allowed.

All pressure and Temp Relief valve lines shall be copper, galv. pipe, C.P.V.C. Only. If using C.P.V.C. pipe the line shall be one pipe size larger than the opening on the relief valve.

DELETE

SECTION P2904.1.1: Dwelling Unit Fire Sprinkler System – Page 613

That Section should state that Fire Sprinkler Systems will not be required on one and two Family Dwelling.

PLUMBING VENTS

1 1/2" inch Vents can only vent one fixture as in the following...

- 1 – Kitchen Sink
- 1 - Lavatory
- 1 – Washing Machine

1/2 Baths can be vented on 1 1/2 "inch vents.

A 2" inch Vent will be required on a bath group. A bath group consist of the following....

- 1 – Water Closet
- 1 – Tub
- 1 - Shower
- 1 – Lavatory's

All Re-vent's shall be connected on the Vertical of the Main Vent.

A Water pressure – Reducing Valve shall be installed if the Water Pressure is 80 lbs. or more. The Valve shall be accessible.

CLEAN OUT'S

The Clean Out on a washing machine drain shall not be less than 36" inch. Above finishing floor, unless it is in a crawl space.

The Clean Out on the Kitchen Sink shall be no less than 6" inch. Off the floor or in a crawl space.

SANITARY DRAINAGE

Underground Sanitary Drainage Pipe shall be cast iron and approve fittings SCH. #40 P.V.C. and approved fittings primer and solvent cement shall conform to Section P30039.2. Primer must be purple in color.

Cellular Core Pipe may only be used on vents above the flood level of the fixture it is venting.

ADD

SECTION P3005.2.2: Building Sewers – Page 641

All Single family Dwelling's and Town Houses' shall have a separate sewer connection be no less than 4" inch. In size and comply with section P3005.2.2 thru P3005.2.10.

EXCEPTION

2" inch pipe will be allowed if the line is a force line or what size the pump manufacturer recommends.

2015 International Electrical Codes

Amendments

Ground Rod Clamps shall be ACORN type or Brass Saddle Type.
Ground wire on services shall be no smaller than #4 A.W.G.
copper. #6 A.W.G. copper will be allowed on Pools.

Section E3902.16: Page 698

ARC-fault circuit – Interrupter protection will only be required in
bedrooms.

Washing Machines, freezers, and refrigerator, will not have to
be on ground fault interrupter.

Dishwashers will comply with Section E3902.10 - Page 698

Section E3902.1: Bathroom Receptacles change Page 697

Bathroom Receptacles shall be protected by a G.F.C.I.
receptacle or receptacle located in the bathroom it serves and
serve no other area.

DELETE CHAPTER 11

Energy Efficiency Code

ARTICLE III PERMIT FEES

Section 3-1 New Construction Permit Fees **Fees**

Residential

Commercial

New Resident or New
Business Building
Permit Fee

\$82.00 x Sq. Ft
Divided by \$1000
X \$5.00

\$82.00 x Sq. Ft
divided by \$1000
x \$7.00
X \$1.00 (CICT Fee)

Unheated Space

\$20.00 x Sq. Ft.
Divided by \$1000
x \$4.00

\$20.00 x Sq. Ft.
divided by \$1000
x \$7.00
X \$1.00 (CICT Fee)

*Alabama Dept. of Finance Division of Construction Management **Construction Industry Craft Training Fee**

Section 3-2 SINGLE APPLICATION FEES **Fees**

Residential

Commercial

Electrical Permit Fee

\$150.00

\$150.00 for 100 amp
\$200.00 for 200 amp
\$300.00 for 300 amp
\$300.00 for 400 amp & up

Plumbing Permit Fee

\$150.00

\$200.00

Mechanical Permit Fee

\$150.00

\$200.00

Gas Permit Fee

\$100.00

\$150.00

Sign Permit Fee

N/A

\$100.00

Demolition Permit Fee

\$100.00

\$200.00

Section 3-3 MANUFACTURED HOMES

MANUFACTURED HOME SETUP PERMIT INCLUDE THE FOLLOWING...
Electrical Service, H.V.A.C System, Plumbing, Drainage, Water
Connection, Steps, Decks, and Porches.

Permit Fee	\$375.00
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Electrical Service upgrades on Manufactured Home.

Permit Fee	\$150.00
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Section 3-4 ROOFING PERMIT FEES

Commercial

Re-Roofing Building
Permit Fee

\$50.00 x Sq. Ft
Divided by \$1000
X \$5.00

Section 3-5 Remodeling Permit Fees

Residential

\$1-\$10,000 FEE \$200.00

\$10,001.00 - \$20,000.00 FEE \$250.00

\$20,001.00 - \$30,000.00 FEE \$300.00

\$30,001.00 - \$40,000.00 FEE \$350.00

\$40,001.00 - \$50,000.00 FEE \$400.00

EACH \$10,000 OVER \$50,000.00 WILL BE ADDITIONAL
\$50.00...

The owner or contactor may, at the discretion of the Building Inspector, may have to purchase an additional permit if the amount of the job given when permit is purchase is more at a later date in remodeling expensive exceed the original amount stated at permit purchased date.

Commercial

Building Valuation divided per \$1000 x \$6.00 (Minimum \$200.00 permit)

Section 3-6 Building Moving Permit Fees

Building Moving Permit	\$100.00
Required Police Escort (Fees go to Police Dept.)	\$300.00

Section 3-7 Pool Permit Fees

Electrical Grounding, Fences, Gates, Water Supply lines to pool, back flow preventer required.	\$250.00
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Section 3-8 Re-inspection Fees

This fee is at the discretion of the inspector. It must be paid at City Hall before re-inspection is made. \$ 75.00

Section 3-9 Building Permit Expiration

Building permits are only good while continued Construction is being conducted. If construction stops for more than 6 mos. period a new permit must be purchased before inspection can be started again.

Section 3-10 General Contractor License

Alabama General Contractor License required if not being built by owner for his or her residence.

Section 3-11 Building Permit Application Requirements

An application must be filed out and returned to City Hall.

Two Sets of Plans must be present with Application for Building Inspector to sign. One plan will be returned to owner when permit is purchased. One plan kept on file at the City of Moundville City Hall.

Section 3-12 Penalty Fees

A Building Permit shall be required for any new or existing building. No project shall be started without obtaining a building permit. The City of Moundville can asset double the permit fee for jobs started before permit has been purchased.


Section 3-13 Septic Tank Inspections

All septic tanks will have to be approved by the State Health Department. A copy of the approve inspection will be submitted to the City's Building Inspector.

PASSED AND APPROVED THIS THE 8th DAY OF February, 2021.


MAYOR

ATTEST:


CITY CLERK