

ORDINANCE NO. 067-09

An Ordinance to amend Chapter 4, of the Pelham Code of Ordinances concerning Buildings, Construction and related activities, and Chapter 7, of the Pelham Code of Ordinances concerning Fire Protection and Prevention

AN ORDINANCE AMENDING ORDINANCE NUMBER 067-07 OF THE PELHAM CODE OF ORDINANCES ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL BUILDING CODE, AND THE 2015 INTERNATIONAL FIRE CODE FOR THE CITY OF PELHAM, ALABAMA.

Section 1. Be it ordained by the Mayor and City Council of the City of Pelham, Alabama that the Pelham Code of Ordinances be amended or omitted as follows:

International Residential Code adopted.

- 1) A certain document, a copy of which is on file in the office of the Department of Building and Revenue of the City of Pelham, being marked and designated as the *International Residential Code*, 2015 edition, including appendix chapters A, B, C, D, E, F, G, H, J, K,M, N, O and P as published by the International Code Council, be and is hereby adopted as the *Residential Code of the City of Pelham*, in the State of Alabama, for regulation and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhomes) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code on file in the office of the Department of Building and Revenue are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in Section (b)

(b) The following sections are added or hereby revised in their entirety to read as follows:

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings of the City of Pelham*, and shall be cited as such and will be referred to herein as "this code."

R108.2.1 Fee Schedule. See ARTICLE 1, Section 4-2 Building Permit Fees.

R1 13.5 Violation Penalties. See ARTICLE 1 Administration.

R114.3 Stop Work Orders. See ARTICLE 1 Administration

R203 Sleeping Room. Rooms that have a closet shall be classified as a sleeping room and shall meet all emergency egress safety requirements out of that room. The building official or his/her designee may grant exceptions if a room, by its design, cannot function as a sleeping room. Sewing rooms, dens, studios, lofts, game rooms, and any other conditioned room along an exterior wall which is 70 square feet or greater in size will be considered to be sleeping rooms unless the room is specifically exempted. If a home office, library or similar room is proposed, it may be exempted from being considered a sleeping room if there is no closet and at least one of the following is present: a) permanently built-in bookcases, desks and other features that encumber the room in such a way that it cannot be used as a sleeping room; b) a minimum 4 foot opening, without doors, into another room; or c) a half wall (4 foot maximum height) between the room and another room.

Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
5	115	No	No	No	B	Moderate	12 in.	Very Heavy	21° F	No	9/13/2010	96	62° F

R309.5 Fire Sprinklers. This section shall be deleted in its entirety.

R312.2.3 Window opening control devices limitations. Window opening control devices shall not be used in a bedroom on new construction of residential homes, 2nd story additions, and bedroom additions to existing homes.

R313.2 One- and Two-Family Dwellings Automatic Fire Systems. This section shall be deleted in its entirety.

R314.3 Smoke Alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area, in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling including stairway access attics.
4. In each garage and subdivided basement area.

When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling.

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings to include extensive renovations and the addition of stories to an existing structure. Existing footings for additional stories shall comply with section R403.1.1, in addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2 (1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC & PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof
2. When interior basement and foundations walls are constructed at intervals not exceeding 50 feet (15 240mm)

Wood foundations in Seismic Design Category 0°, D 1, or O 2 shall be designed in accordance with accepted engineering practice.

R401.4.3 Foundation. Footing and foundations for new construction and additions installed on a lot or parcel that has an average grade slope exceeding 1/3 shall be designed by a State of Alabama licensed engineer. A geotechnical engineer shall be required to evaluate the site and inspect the footings and foundations.

R403.1.1 Minimum Size Required on All Footings. The minimum size for concrete footings and reinforcement shall be:

Exterior Walls: 10" thick by 24" width with two #4 rods continuous

Interior Piers: 12" thick by 24" square width with four #4 rods interior

Grade Beams: 8" thick by 18" width with two #4 rods continuous

Additional Regulations:

(A). All footings shall have a minimum of two No. 4 reinforcing bars placed in the lower third of the footing at least one inch above the bottom of the footing. All reinforcing bars shall be supported on metal brackets or chairs and shall be overlapped at least one foot at each joint. All bars shall be wired to the chairs and at each overlapping joint. Additional reinforcing bars or bars of a larger size may be required at the discretion of the Building Inspector. In the event of any differences between the above stated minimum requirements and the requirements of the architect's or engineer's design, the more stringent criteria will apply. It is the responsibility of the architect or engineer to provide a structurally sound design.

(B). Erosion and siltation measures shall be required at each construction site regardless of the size of the site. Silt fences, staked hay bales, or other necessary measures are required to retain silt, mud and debris on the construction site and prevent siltation of adjacent properties, roadways and drainage ways. All work shall be done in accordance with best management practices.

(C). A foundation survey shall be provided to the Building Official after footing is poured to insure that all zoning requirements are met.

2015 International Plumbing Code.

P2801.9 Water Heaters Installed in Attics. Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than 30inches (762mm) high and 22inches (559mm) wide and not more than 20 feet (6,096mm) in length when measured along the centerline of the passageway from the opening to the water heater. The clear access opening dimensions shall be a minimum of 20inches by 30inches (508mm by 762mm) where such dimensions are large enough to allow removal of the water heater. An automatic shutoff valve and water sensor shall be installed to protect rooms below.

P3002.1.1 Pipe installed under slabs. Drain and waste pipe installed in the ground and under slabs shall be polyvinyl chloride (PVC) plastic pipe schedule 40 or better.

P3103.1 Roof Extension. All open vent pipes which extend through a roof shall be terminated at least 6inches (152mm) above the roof or 3inches (76mm) above the anticipated snow accumulation, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet (2,134mm) above the roof.

P3114.2 Installation of Air Admittance Valves. The air admittance valves shall be approved by the Building Official before installation. The valves shall not be used in new construction or additions where a vent thru the roof is available. If the valve is approved, it shall be installed in accordance with the requirements of this section and the manufacture's installation instructions. Air admittance valves shall be installed after the DWV testing required by Section P2503.5.2 has been performed."

International Building Code adopted.

- 1) A certain document, a copy of which is on file in the office of the Department of Building and Revenue of the City of Pelham, being marked and designated as the *International Building Code*, 2015 edition, including appendix chapters B, E, F, G, H, I, J and K as published by the International Code Council, be and is hereby adopted as the *Building Code of the City of Pelham*, in the State of Alabama, for regulation and governing the conditions essential to provide that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said *Building Code* on file in the Office of the Department of Building and Revenue, are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in subsection (b)

- (b) The following sections are added or hereby revised in their entirety to read as follows:

101.4.4 Property Maintenance. This section shall be deleted in its entirety.

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. Once plans are approved by the respective parties, an electronic set of

construction documents shall be submitted for review on a CD or flash drive saved as a PDF File.

The construction documents shall be prepared by a registered design professional present to section 107.1.1 where required by the City of Pelham. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

107.1.1 All Building Plans Shall Be Prepared by a Design Professional. The design professional shall be an architect or engineer legally registered under the laws of the State of Alabama regulating the practice of architecture or engineering and shall affix his/her official seal and signature to said drawings. Engineered plans shall be submitted for electrical, mechanical and plumbing work including specifications and accompanying data. All group occupancies excluding R-3 (Single Family Homes) shall be designed by an architect.

109.2 Fee Schedule. See ARTICLE 1, Section 4-2 Building Permit Fees.

TABLE 1020.1
CORRIDOR FIRE-RESISTANCE RATING

REQUIRED FIRE-RESISTANCE RATING (Hours)			
Occupancy	Occupant Load Served By Corridor	Without Sprinkler System	With Sprinkler System
H-1,H-2,H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A,B,E,F,M,S,U	Greater than 30	1	0a
R	Greater than 10	Not Permitted	0.5
1-2A, 1-4	All	Not Permitted	0
1-1, 1-3	All	Not Permitted	1b

- A. Or required for occupancies in Group 1-2, See Sections 407.2 and 407.3
- B. For a reduction in the fire-resistance rating for occupancies in Group 1-3, See Section 408.8
- C. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.
- D. Group A, B & E occupants in a building exceeding 3000 square feet gross area and/or buildings of any occupancy group occupied by two or more tenants where the Common path of egress travel is through corridors, lobbies, shafts or open vertical exit enclosures shall be protected with walls in accordance with Section 71.1 (smoke partitions)

1210.2.2.1 Surrounding Material. Tile or sealed masonry shall be required in group A, E, M and B occupancies. Approved alternate material may be used in business occupancies less than 1500 square feet in area.

1612.3 Establishment of Flood Hazard Areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and support data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for City of Pelham, Alabama," dated September 3, 2010 or current effective date, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data as amended or revised are hereby adopted by reference and declared to be a part of this section."



101.4.8 Electrical. The current published edition provisions of the *2014 National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment appliances, fixtures, fittings and appurtenances thereto.

Article 1. In General

Section 4-1. Technical codes adopted.

Section 7-1. Technical codes adopted.

(A) The following codes are hereby adopted by reference as though they were copied herein fully:

- 1) International Building Code, 2015 Edition

The following sections shall read as follows:

Section 101.1 Insert: City of Pelham

Section 109.3 Insert: Class C Misdemeanor, \$500, 5 days

Section 111.4 Insert: \$50, \$500

- 2) International Existing Building Code, 2015 Edition
- 3) International Fuel Gas Code, 2015 Edition
- 4) International Plumbing Code, 2015 Edition
- 5) National Electrical Code, 2014 Edition
- 6) International Mechanical Code, 2015 Edition

(B) In the event that any two or more of the adopted codes contain conflicting requirements, the more protective requirement shall prevail.

(C) Nothing contained herein shall prevent the city from adopting additional regulations as required for the public welfare.

(D) Within said codes when reference is made to the duties of certain officials named therein that designated official in the city who has duties corresponding to those of the named officials in said code shall be deemed the responsible official insofar as enforcing the provisions of said code concerned.

(E) This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 10 days from and after the date of its final passage adoption.

2015 International Fire Code adopted.

International Fire Code, 2015 edition (with the following amendments and exceptions) and Appendix Chapters A, B, C, D, E, F, H, I and J.

Amendment 1: Chapter 80, Referenced Standards, paragraph one, shall read as follows:

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that references the standard. The application of the referenced standards shall be as specified in Section 102.7.

Amendment 2: Chapter 1, Section 102, 102.7, Referenced codes and standards, shall read as follows:

The codes and standards referenced in this code shall be those that are listed in Chapter 80 and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

(A) 102.7.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provision of this code shall apply.

(A) 102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

Amendment 3: Chapter 1, Section 105, Permits. The following sections shall be omitted:

(1) Sections 105.6.1

(2) Section 105.6.3

(3) Section 105.6.4

(4) Section 105.6.6

(5) Section 105.6.7

(6) Section 105.6.8

(7) Section 105.6.9

(8) Section 105.6.10

(9) Section 105.6.11

(10) Section 105.6.12

(11) Section 105.6.13

(12) Section 105.6.17

(13) Section 105.6.18

(14) Section 105.6.19

(15) Section 105.6.20

(16) Section 105.6.21

(17) Section 105.6.22

(18) Section 105.6.23

(19) Section 105.6.24

(20) Section 105.6.25

(21) Section 105.6.26

(22) Section 105.6.27

(23) Section 105.6.28

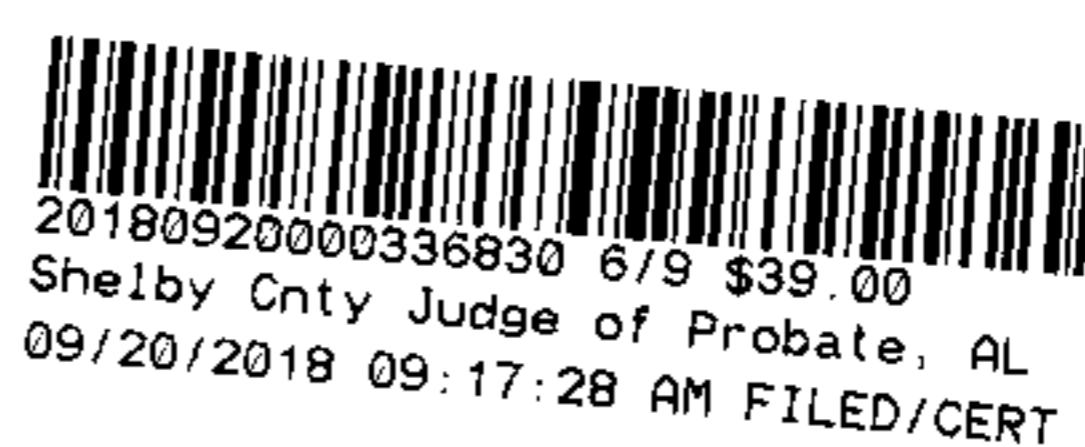
(24) Section 105.6.29

(25) Section 105.6.30

(26) Section 105.6.31

(27) Section 105.6.33

(28) Section 105.6.34



- (29) Section 105.6.35
- (30) Section 105.6.36
- (31) Section 105.6.37
- (32) Section 105.6.39
- (33) Section 105.6.40
- (34) Section 105.6.41
- (35) Section 105.6.42
- (36) Section 105.6.43
- (37) Section 105.6.44
- (38) Section 105.6.46
- (39) Section 105.6.47
- (40) Section 105.6.48

Amendment 4: The following exception shall be omitted:

Section 5601.1.3 Fireworks, exception number 4

Amendment 5: The following sections shall read as follows:

Section 101.1. Insert: City of Pelham

Section 109.4. Insert: Class C misdemeanor, \$500, 5 days

Section 111.4. Insert: \$50, \$500

Section 2. All Ordinances or parts of Ordinances contrary to the provisions of this Ordinance are hereby specifically repealed.

Section 3. In the event that any two or more of the adopted codes contain conflicting requirements, the more protective requirement shall prevail.

Section 4. Nothing contained herein shall prevent the city from adopting additional regulations as required for the public welfare.

Section 5. Within said codes when reference is made to the duties of certain officials named therein that designated official in the city who has duties corresponding to those of the named officials in said code shall be deemed the responsible official insofar as enforcing the provisions of said code concerned.

Section 6. The provisions of this Ordinance are severable, and if any part of this Ordinance is declared invalid or unconstitutional, that declaration shall not affect the remainder of this Ordinance, which shall remain in full force and effect.

Section 7. This Ordinance shall become effective upon its passage and publication or posting as required by law.

THEREUPON Beth McMillan, a councilmember moved and Maurice Mercer, a councilmember seconded the motion that Ordinance No. 067-09 be given vote. The roll call vote on said motion was recorded as follows:



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Shelby Cnty Judge of Probate, AL
09/20/2018 09:17:28 AM FILED/CERT

Rick Hayes
President of the Council Yes

Ron Scott
Council Member Yes

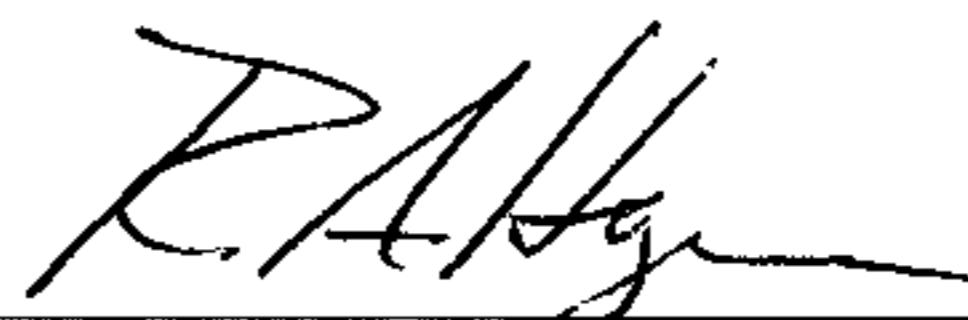
Beth McMillan
Council Member Yes

Maurice Mercer
Council Member Yes

Mildred Lanier
Council Member Yes

Ordinance No. 067-09 passed by a majority vote of all members of the Council present and the Council President declared the same passed.

ADOPTED this the 4th day of September 2018.



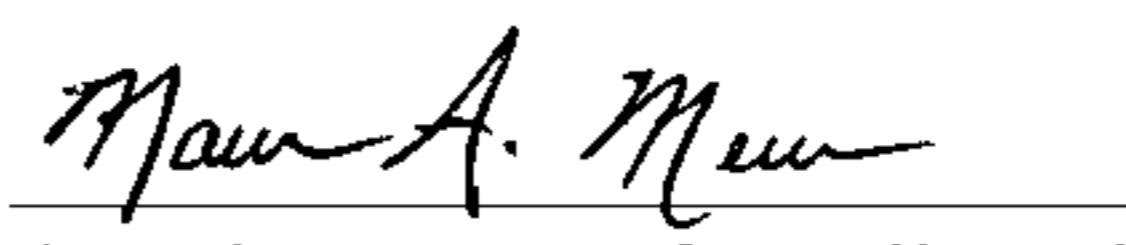
Rick Hayes, Council President



Ron Scott, Councilmember



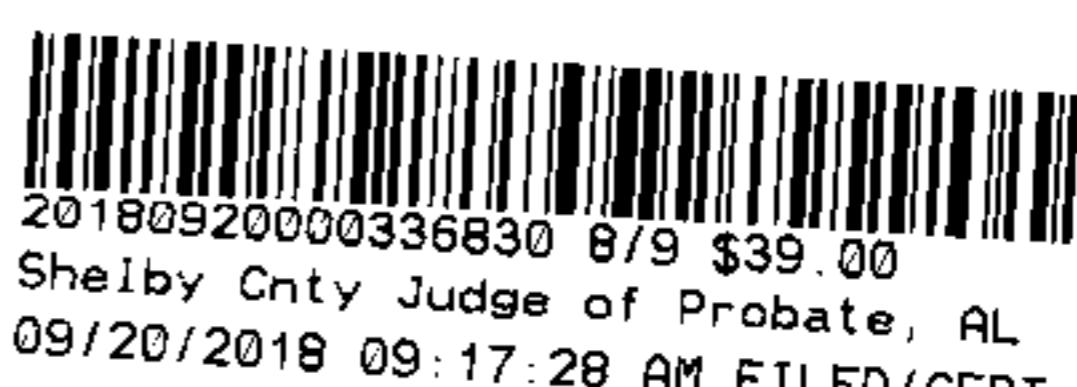
Beth McMillan, Councilmember



Maurice Mercer, Councilmember



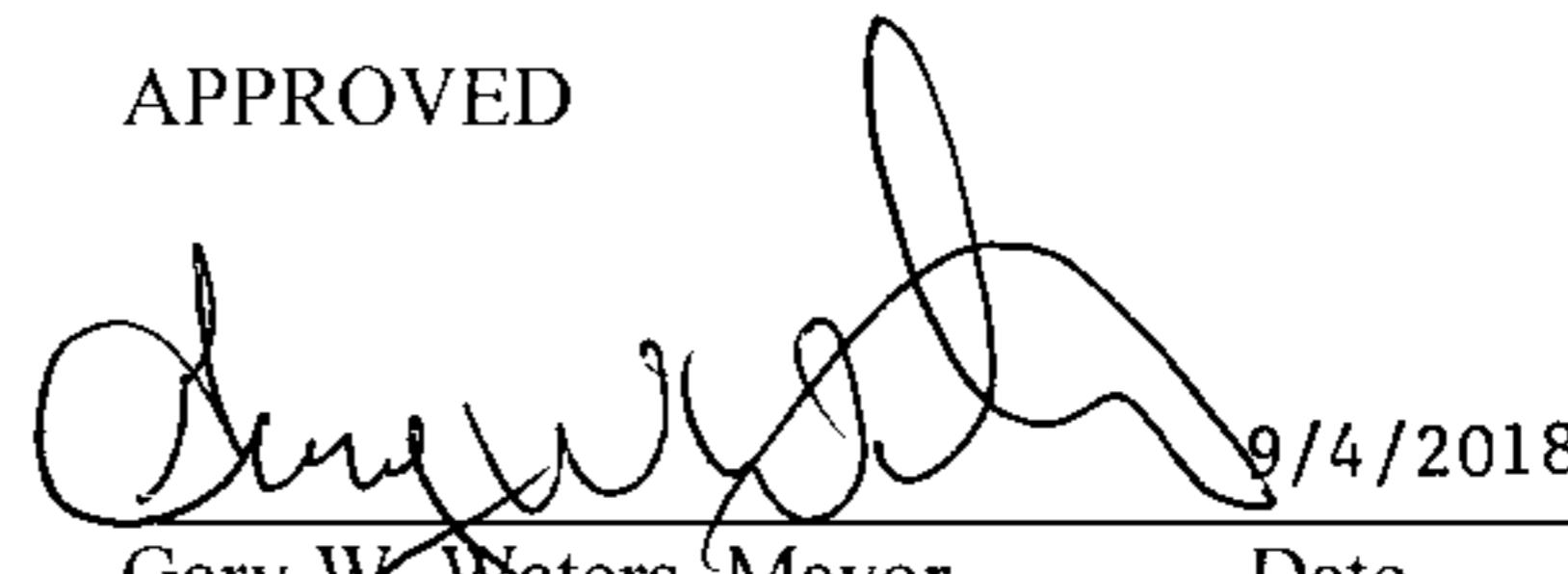
Mildred Lanier, Councilmember



ATTEST


Tom Seale, MMC, City Clerk/Treasurer

APPROVED


Gary W. Waters, Mayor 9/4/2018 Date

POSTING AFFIDAVIT

I, the undersigned qualified City Clerk/Treasurer of the City of Pelham, Alabama, do hereby certify that the above and foregoing **ORDINANCE NO. 067-09** was duly ordained, adopted, and passed by the City Council of the City of Pelham, Alabama at a regular meeting of such Council held on the 4th day of September 2018 and duly published by posting an exact copy thereof on the 5th day of September 2018 at four public places within the City of Pelham, including the Mayor's Office at City Hall, City Park, Library, Water Works and www.pelhamalabama.gov. I further certify that said ordinance is on file in the office of the City Clerk/Treasurer and a copy of the full ordinance may be obtained from the office of the City Clerk/Treasurer during normal business hours.



Tom Seale, MMC, City Clerk/Treasurer

