

SECTION NINE: ARTICLE 100 OF THE 2014 NATIONAL ELECTRICAL CODE TO BE AMENDED AS FOLLOWS:

AMEND ARTICLE 100 AS FOLLOWS:

Amend "ARTICLE 100, Paragraph I. General." by adding "the following definitions" to read as follows:

Code Official. The officer or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative.

Department. Shall mean the Building Inspection Department of the City of Saraland.

Electrician. A person who is engaged in the trade or business of electrical construction, maintenance or repair, and who is qualified under the terms and provisions of this code with the required certificate of competency.

Electrical Contractor. Shall mean a person, firm, or corporation engaged in the business of electrical contracting. An electrical contractor must be under the direction of a "master electrician."

Electrical Fence. Shall mean a barrier that uses electrical shocks to deter animals or people from crossing a boundary.

Helper and Apprentice. A person who is employed to assist in electrical installations and is not recognized as a qualified Journeyman or Master Electrician.

Journeyman Electrician. Shall mean a person who possesses the necessary qualifications, training and technical knowledge to install electrical wiring, apparatus, or equipment for light, heat or power, and who is qualified under the terms and provisions of this code, and who shall be capable of doing electrical work according to the plans and specifications furnished, and in accordance with the standard rules and regulations governing wiring installations in the city.

Low Voltage Contractor. Shall mean a person licensed by the Alabama Electronics Security Board to perform electrical work of 50 volts or less for installations of sound, radio and television receiving equipment, smoke, fire, burglary and other security alarm and recordation systems, banking, photographic, merchandising, dispensing, cleaning, and other electrical and electronic systems, provided these systems are not attached to the electrical wiring system of the building or structure.

Master Electrician. A person who possesses the necessary qualifications, training and technical knowledge to plan, lay out, and supervise the installation of electrical wiring, apparatus or equipment for light, heat, or power, and who is qualified under the provisions of this code with the required certificate of competency.

Maintenance Electrician. Shall mean a person who is employed to maintain existing branch circuits, fixtures, apparatus or equipment connected thereto, within the premises or building owned, occupied, or controlled by his or her employer. Work shall not include the installation or replacement of service conductors, equipment, or any feeder to any center or centers of service distribution.

Qualified Person. Any person qualified under the terms and provisions of this code to perform electrical work, including any home owner who desires to perform electrical work on his/her premises in accordance with the terms and provisions of this code.

Repairs. Shall mean repairs to or replacement of wiring devices, ballasts, securing conduits, and cables, re-splicing, re-insulating, guarding, etc. Replacement of conduits, feeders, and branch circuit conductors and the relocation of receptacles, switches, and outlets shall be considered as new installations, not repairs.

Service Repairs. Shall mean repairs to service and meter equipment, electrode grounding, and to the wiring system on the line-side of service connects or disconnects.

Amend “ARTICLE 110, Requirements for Electrical Installations.” to read as follows:

Add Article 110.8 (A) as follows: When rewiring, renovating, or upgrading a wiring system, it shall be the responsibility of the electrical contractor to remove all obsolete and abandoned equipment, wiring, and conduits, when practical.

SECTION TEN: ARTICLE 200 OF THE 2014 NATIONAL ELECTRICAL CODE TO BE AMENDED AS FOLLOWS:

AMEND ARTICLE 200 AS FOLLOWS:

Add Article 230.28 (A) as follows: If a service mast is used for the attachment and support of service drop conductors, it shall consist of rigid steel conduit or equivalent, not less than two (2) inches (trade size) in diameter.

Add Article 230.70 (A) (1) (a) as follows: Except as hereinafter specified, every building or structure in which electricity is used for light, heat or power, shall have the main service disconnect or disconnects located as nearly as practicable to an outside service entrance. This location shall be accessible to police, fire fighter, and all occupants of such building or structure.

SECTION ELEVEN: ARTICLE 500 OF THE 2014 NATIONAL ELECTRICAL CODE TO BE AMENDED AS FOLLOWS:

AMEND ARTICLE 500 AS FOLLOWS:

Add Article 590.4 (C) as follows: Temporary services shall be properly identified and adequate for any load that may be connected.

SECTION TWELVE: ARTICLE 690 OF THE 2014 NATIONAL ELECTRICAL CODE TO BE AMENDED AS FOLLOWS:

AMEND ARTICLE 690 AS FOLLOWS:

Amend Article 690.4 (C) as follows: Qualified Personnel. The installations of equipment and all associated wiring and interconnections shall be performed only by qualified persons with a certification from the National Board of Certified Energy Practitioners or an equivalent certification as approved by the Building Official.

SECTION THIRTEEN: SEPARATION CLAUSE

If any section, sub-section, sentence, clause or phrase of this Code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code. The City Council of the City of Saraland hereby declares that it would have passed this Code and each section, subsection, clause or phase thereof, irrespective of the fact that any one or more sections, subsections, sentences or phrases be declared unconstitutional.

ADOPTED AND APPROVED THIS THE 20th day of May 2019.

Motion was made by Councilmember Biggs, seconded by Councilmember Cromer, to suspend the rules to allow for immediate consideration of the proposed ordinance. The following votes were recorded:

- Yes: Council President Joe McDonald
- Councilmember Newton Cromer
- Councilmember Wayne Biggs
- Councilmember Veronica Hudson
- Councilmember Paul Stanley

Motion carried.

Motion was made by Councilmember Biggs, seconded by Councilmember Cromer, to adopt the proposed ordinance of the 2014 International Electrical Code with amendments. The following votes were recorded:

- Yes: Council President Joe McDonald
- Councilmember Newton Cromer
- Councilmember Wayne Biggs
- Councilmember Veronica Hudson
- Councilmember Paul Stanley

Motion carried.

Councilmember Biggs introduced the ordinance adopting the 2015 International Residential Code.

ORDINACE 1139

AN ORDINANCE TO ADOPT A RESIDENTIAL BUILDING CODE FOR THE CITY OF SARALAND

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SARALAND, ALABAMA, As Follows:

SECTION ONE: Code and Appendices. That, pursuant to Alabama Code Section 11-45-8 (1975), the 2015 Edition of the International Residential Code and Appendices, along with the

amendments to the same contained in this ordinance, which has been on file in the office of the City Clerk of the City of Saraland, Alabama, pursuant to a resolution adopted by the City Council of the City of Saraland, Alabama, on, May 21, 2019, is hereby adopted as the "Residential Building Code of the City of Saraland."

SECTION TWO: Published Ordinance. A copy of this ordinance shall be published pursuant and according to law, after its adoption, but it shall not be necessary for the said 2015 International Residential Code to be published in a newspaper, nor shall the same be spread at length upon the Minutes of this Council, but this ordinance shall be recorded in said Minutes.

SECTION THREE: Effective Date. The said 2015 International Residential Code shall be in full force and become effective sixty days after its adoption, and all ordinances heretofore adopted by the City of Saraland in conflict are hereby repealed.

SECTION FOUR: Contractors Criteria and Qualifications. Criteria and qualifications for all contractors shall be set forth herein.

Contractor Responsibilities. It shall be the duty of every contractor who shall make contracts for the construction, installation, repair or modifications of buildings, for which a permit is required, to be properly licensed and bonded in accordance with all the City of Saraland and State of Alabama requirements. The contractor shall register his/her name in a register with the Building Official in a book provided for that purpose. The said book shall record the full name, residence and place of business and it shall be the contractor's responsibility to notify the City of Saraland of any changes.

In addition to the requirements as set forth herein, all individuals, agents or businesses who perform work that exceeds \$10,000 are required to be a homebuilder, remodeler or general contractor in accordance with all the statutory requirements of the State of Alabama and City of Saraland.

SECTION FIVE: Surety Bond. In addition to the requirements as set forth herein, it shall be the duty of every builder, contractor and sub-contractor to provide and have on file a current License and Permit Bond for \$10,000. The bond is subject to the approval of City of Saraland Legal Department and shall be provided by a surety company qualified to do business in the State of Alabama

Such bond shall insure that the licensee complies with laws, ordinances and building regulations of the applicable governing body. The local governing body shall be indemnified and saved harmless from all claims arising from accidents and damage of any character whatsoever caused by the negligence of such person, firm, or corporation engaged in the building business or by any other unfaithful, inadequate work done either by themselves or their agents or employees.

SECTION SIX: Criteria for Owners to Obtain Permits. For the purpose of this code, an owner physically doing the work themselves on the residence they occupy may be issued a permit upon the Building Official's satisfaction that the owner is competent to perform the work for which the permit is requested and upon completion of a Building Affidavit. Any individual

other than the owner doing the work on the property is considered a contractor and shall meet the requirements of a contractor and shall comply with all applicable laws, codes and ordinances. All inspections criteria shall be the same as for contractors in section R109. All other properties will be considered as commercial and subject to Section Four in this Ordinance.

SECTION SEVEN: Vehicular Signs. All trucks and similar vehicles used by contractors and sub-contractors shall have signs on both sides of the body of said vehicle indicating the full name, address, and telephone number of the firm to which it belongs. Lettering may be any color in contrast to the color of the body, but letters must be at least 1 ½ inches high, identifying the firm's name.

SECTION EIGHT: Chapter 1 of the 2015 International Residential Code shall be amended as follows:

SECTION R101 GENERAL. Amend as follows:

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

SECTION R102 APPLICABILITY. Amend as follows:

R102.4. Referenced codes and standards. Add as follows:

R102.4.2 Mechanical. Add as follows:

R102.4.2 Mechanical. The provisions of the 2015 International Mechanical Code, and adopted ordinances shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

R102.4.3 Plumbing. Add as follows:

R102.4.3 Plumbing. The provisions of the 2015 International Plumbing Code, and adopted ordinances shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

R102.4.4 Property Maintenance. Add as follows:

R102.4.4 Property Maintenance. The provisions of the 2015 International Property Maintenance Code, and adopted ordinances shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards;

responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

R102.4.5 Fire Prevention. Add as follows:

R102.4.5 Fire Prevention. The provisions of the **2015** International Fire Code, and adopted ordinances shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

R102.5 Appendices. Amend as follows:

R102.5 Appendices. The following appendices shall be adopted:

- Appendix E – Manufactured Housing Used as Dwellings
- Appendix F – Radon Control Methods
- Appendix G – Piping Standards for Various Applications
- Appendix H - Patio Covers
- Appendix J - Existing Buildings and Structures
- Appendix K - Sound Transmission
- Appendix M -Home day care R-3 Occupancy

SECTION R 103 DEPARTMENT OF BUILDING SAFETY. Amend as follows:

R103.1 Creation of enforcement agency. Amend as follows:

R103.1 Creation of enforcement agency. The Department of Building Safety, herein shall be called **Building Inspection Department**, is hereby created and the official in charge there of shall be known as the Building Official.

SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL. Amend as follows:

104.10 Modifications. Amend as follows:

R104.10.1 Areas prone to flooding. The Building Official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2(1) without the granting of a variance to such provisions by the City of Saraland Adopted Storm Water Ordinances. Shall be in accordance with International Building Code; applicable section, which is adopted by separate ordinance.

SECTION R105 PERMITS. Amend as follows:

R105.2 Work exempt from permits. Amend as follows:

R105.2 Work exempt from permits. Permits shall not be required for the following. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

Building: By deleting the following:

105.2 Work exempt from permit. Delete sub-paragraph 2, 9 under "Building".

Delete: Electrical, Gas, Mechanical or Plumbing, Section R105.2 Exemption.

R105.3 Application for permit. Amend as follows:

R105.3 Application for permit. Add sub-paragraphs as follows:

8. Applicant must provide proper identification.
9. Applicant must verify ownership of property.

SECTION R108 FEES. Amend as follows:

R108.2 Schedule of permit fees Amend as follows:

R108.2 Schedule of permit fees. On all buildings, structures, electrical, plumbing and mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the fee schedule as established by the City of Saraland and adopted in a separate ordinance.

SECTION R109 INSPECTIONS: Add as follows.

R109.1.5.2 Post construction erosion control. New residential construction shall have a minimum of twenty-five feet (25') of approved and established vegetation such as grass or ground cover for post construction erosion control surrounding the building at the time of final inspection and prior to occupancy.

R109.1.5.3 Required driveways and walkways.

New residential construction shall have an approved driveway and walkway constructed of gravel, asphalt, concrete, brick, pavers or other approved methods to the residence and shall be installed before the time of final inspection and occupancy. The driveway and walkway shall be designed as to not increase erosion or is detrimental to any adjoining properties.

R109.1.5.4 Dumpster or trash container locations. No construction dumpster or trash container can be located blocking or damaging a city street, sidewalk or roadway.

SECTION R112 BOARD OF APPEALS. Amend as follows:**Delete R112.1 through R112.4****R112.1 General Add as follows:****Section R112.1 General.**

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Construction Board of Appeals, hereafter referred to as "the Board of Appeals".

112.5 Membership of the Board. The board of appeals shall be composed of the members of the Saraland Board of Adjustments as it is presently constituted and as it shall from time to time hereafter be constituted. The appointments, membership, terms, procedures and powers shall be defined by the bylaws of the Saraland Board of Adjustments and Section 21 of the Land Use and Development Ordinance (Ordinance 757) for the City of Saraland.

113.5 Administration. The building official for the Board of Appeals shall be defined as the code official having jurisdiction over each of the applicable codes adopted in separate ordinances by the City of Saraland. The building official shall take immediate action in accordance with the decision of the board.

R112.2 Determination of Substantial Improvements in flood prone areas. Add as follows:

Section R112.2 Determination of substantial improvements. Shall be in accordance with the City of Saraland Storm Water and Drainage Ordinance. Already administered and enforced by the City of Saraland.

R112.3 Criteria for Issuance of a Variance for areas prone to flooding. Add as follows:

R112.3: Criteria of issuance of a variance for areas prone to flooding. Variance for areas prone to flooding shall be in accordance with the City of Saraland Storm Water Drainage Ordinance.

SECTION R113. VIOLATIONS. Amend as follows:

R113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, in accordance with the applicable sections of the Saraland City Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(a) Violation of the provisions of this code shall be subject to \$200.00 fine unless otherwise listed below:

- 1. Occupying a commercial building without a Certificate of Occupancy \$250.00
- 2. Working without proper license and certifications \$250.00
- 3. Occupying a residential building without a Certificate of Occupancy \$250.00
- 4. Signage on all vehicles used by contractor \$250.00
- 5. Interference with code official \$500.00
- 6. Construction dumpster or trash container on roadway \$250.00

SECTION NINE: Chapter 2 of the 2009 International Residential Code shall be amended as follows:

CHAPTER 2, DEFINITIONS. Add as follows:

FLOOD HAZARD AREA. The area designed as a flood hazard area in accordance with the Storm Water Ordinance adopted and administered by the City of Saraland Building Inspection Department.

HISTORIC BUILDING. Any building or structure that is: listed in the Alabama Register of Landmarks and Heritage, in the National Register of Historic Places, designated as a historic property under local or state designation, certified as a contributing resource within a National Register, listed as a locally designated historic district or with an opinion or certification that the property is eligible to be listed in the Alabama Register or the National Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

SECTION TEN: Chapter 3 of the 2015 International Residential Code shall be amended as follows:

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEM. Amend as follows:

SECTION R313. Delete in its entirety

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEM. Add as follows.

SECTION R313. AUTOMATIC FIRE SPRINKLER SYSTEM. Shall be in accordance with the State of Alabama Energy Conservation Code.

SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES. Amend as follows:

R318.2.1 Treatment verification. Add as follows:

R318.2.1 Treatment verification. It shall be the responsibility of the permit holder to provide a receipt from a licensed and bonded pest control specialist to certify soil treatment or field applied wood treatment and materials used.

SECTION R322 FLOOD-RESISTANT CONSTRUCTION. Amend as follows:

R322.1 General. Amend as follows:

R322.1 Establishment of special flood hazard area. Add to the following paragraphs:

R322.1 Establishment of special flood hazard areas. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in the most current adopted Flood Insurance Study entitled “The Flood Insurance Study for Mobile County, Alabama and incorporated areas”, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

The adopted “Storm Water Drainage Ordinance”, flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section. Where there is a difference between the ordinances relating to flood hazard areas, flood hazard map, supporting data or code, the more stringent provision shall prevail.

The variance and appeal procedure shall be in accordance with the applicable sections of the adopted “Storm Water Drainage Ordinance” which is administered and enforced by the City of Saraland Building Inspection Department.

SECTION ELEVEN: Appendix “E” of the 2015 International Residential Code shall be amended as follows:

APPENDICES. Amend as follows:

AE304 FEES. Delete in its entirety.

SECTION TWELVE: Chapter 11 through Chapter 23 of the 2015 International Residential Code shall be amended as follows:

Chapter 11 through Chapter 23 Delete its entirety. All references to mechanical systems shall be deleted in its entirety; and design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the 2015 International Mechanical Code which is adopted by separate ordinance.

SECTION THIRTEEN: Chapter 24 of the 2014 International Residential Code shall be amended as follows:

Chapter 24 Fuel Gas. Delete its entirety.

SECTION FOURTEEN: Chapter 25 through Chapter 33 of the 2015 International Residential Code shall be amended as follows:

Chapter 25 through Chapter 33. Delete its entirety. All references to plumbing systems shall be deleted in their entirety; and design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the 2015 International Plumbing Code which is adopted by separate ordinance.

SECTION FIFTEEN: Chapter 34 through Chapter 43 of the 2015 International Residential Code shall be amended as follows:

Chapter 34 through Chapter 43. Delete its entirety. All references to electrical systems shall be deleted in their entirety; and design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the 2015 National Electrical Code which is adopted by separate ordinance.

SECTION SEVENTEEN: SEPARATION CLAUSE: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Saraland hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, or phrases be declared unconstitutional.

ADOPTED AND APPROVED THIS THE 20th day of May 2019.

Motion was made by Councilmember Biggs, seconded by Councilmember Cromer, to suspend the rules to allow for immediate consideration of the proposed ordinance. The following votes were recorded:

Yes: Council President Joe McDonald
Councilmember Newton Cromer
Councilmember Wayne Biggs
Councilmember Veronica Hudson
Councilmember Paul Stanley

Motion carried.

Motion was made by Councilmember Biggs, seconded by Councilmember Cromer, to adopt the proposed ordinance of the 2015 International Residential Code with amendments. The following votes were recorded:

Yes: Council President Joe McDonald
Councilmember Newton Cromer
Councilmember Wayne Biggs
Councilmember Veronica Hudson
Councilmember Paul Stanley

Motion carried.

Councilmember Biggs introduced the ordinance adopting the 2015 International Existing Building Code.

ORDINANCE 1140

AN ORDINANCE TO ADOPT AN EXISTING BUILDING CODE FOR THE CITY OF SARALAND, ALABAMA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SARALAND,
ALABAMA, AS FOLLOWS:

SECTION ONE: Code and appendices; That, pursuant to Alabama Code Section 11-45-8 (1975), the 2015 Edition of the International Existing Building Code, along with the amendments to the same contained in this ordinance, which has been on file in the office of the City Clerk of the City of Saraland, Alabama, pursuant to a resolution adopted by the City Council of the City of Saraland, Alabama on May 21, 2019, is hereby adopted as the "Existing Building Code of the City of Saraland."

SECTION TWO: Published Ordinance. A copy of this ordinance shall be published pursuant and according to law, after its adoption, but it shall not be necessary for the said 2009 International Existing Code to be published in a newspaper, nor shall the same be spread at length upon the minutes of this Council, but this Ordinance shall be recorded in said minutes.

SECTION THREE: Effective Date. The said 2015 International Existing Building Code shall be in full force and become effective sixty days after its adoption, and all ordinances heretofore adopted by the City of Saraland in conflict are hereby repealed.

SECTION FOUR: Contractors Criteria and Qualifications. Criteria and qualifications for all contractors shall be set forth herein.

Building Contractor's Responsibility. In addition to the requirements as set forth herein, all individuals, agents or businesses who perform work that exceeds \$10,000 are required to be a homebuilder, remodeler or general contractor in accordance with all the statutory requirements of the State of Alabama and City of Saraland.

Electrical Contractor's Responsibility. In addition to the requirements as set forth herein, all individuals, agents or businesses who install, alter or modify all or part of an electrical system shall furnish proof that they are a licensed, registered Master Electrician in accordance with the policies and the statutory requirements of the State of Alabama and City of Saraland. Where any electrical work is being undertaken, a Master or Journeyman Electrician shall be present at the job site and in actual control and in charge of the work being performed.

Mechanical Contractor's Responsibility. In addition to the requirements as set forth herein, all individuals, agents or businesses who install all or part of a heating ventilation and air

conditioning (HVAC) system shall furnish proof that they are licensed, registered and hold an active certification with the Alabama State Board of Heating and Air Conditioning Contractors in accordance with all the statutory requirements of the State of Alabama and City of Saraland.

Plumbing Contractor's Responsibilities. Before any person, firm, or corporation shall engage in the plumbing business, he/she shall be qualified as set forth herein, and a license shall be obtained from the City, County, or State as required, and a proper bond posted. Where any plumbing work is being performed, a Master or Journeyman Plumber shall at all times be present on the job and in actual control and in charge of the work being done. All plumbers shall be certified by the State of Alabama and Master Plumbers must be duly registered with the State of Alabama. An Alabama certified Master or Journeyman Plumber must be present at the time of the inspection for any below ground or concealed space areas. For all other inspection's, their presence is not required.

Contractor License. It shall be the duty of every contractor who shall make contracts for the installation or repair of building, electrical, mechanical and plumbing systems for which a permit is required and every contractor making such contracts and subletting the same, or any part thereof, to pay a license tax as provided in the general license ordinance, and to register his name with the City of Saraland for that purpose and with the applicable code official, giving full name, residence, and place of business, and, in case of removal from one place to another to have made corresponding change in said register accordingly.

SECTION FIVE: Surety Bond. In addition to the requirements as set forth herein: it shall be the duty of every builder, contractor and sub-contractor to provide and have on file a current License and Permit Bond for \$10,000. The bond is subject to the approval of City of Saraland Legal Department and shall be provided by a surety company qualified to do business in the State of Alabama

Such bond shall insure that the licensee complies with laws, ordinances and building regulations of the applicable governing body. The local governing body shall be indemnified and saved harmless from all claims arising from accidents and damage of any character whatsoever caused by the negligence of such person, firm, or corporation engaged in the building business or by any other unfaithful, inadequate work done either by themselves or their agents or employees.

SECTION SIX: Criteria for Owner to Obtain Permits

Homeowner's personally doing work on the residence that they occupy, may obtain permits for their residence if they are deemed competent by the applicable code official. All applicants must complete and sign an affidavit stating ownership and responsibility for the appropriate work. Any individual other than the owner doing the work on the property is considered a contractor and shall meet the requirements of a contractor as set forth herein. All inspection criteria shall be the same as for contractors in the respective sections of the applicable code and ordinances. All other properties will be considered as commercial and subject to Section Four of this Ordinance.

SECTION SEVEN: Vehicular Signs. All trucks and similar vehicles used by contractors shall have signs on the body on both sides of body, including the full name, address and telephone

number of the firm to which it belongs. Lettering may be any color in contrast to the color of the body, but letters must be at least 1 ½' high, identifying the firm's name.

SECTION EIGHT: Chapter 1 of the 2015 International Existing Building Code shall be amended as follows:

SECTION 101 GENERAL. Amend as follows:

101.1 Title. Amend as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of the City of Saraland, Alabama, herein after referred to as, "this code."

101.7 Appendices. Amend as follows:

101.7 Appendices. The following appendices shall be adopted:

- A – Guidelines for the Seismic Retrofit of Existing Buildings
- B – Supplementary Accessibility Requirements

102.4.1. Energy Conservation. Add as follows:

102.4.1 Energy Conservation. Where referenced, the International Energy Conservation Code shall be the energy code adopted and enforced by the State of Alabama.

102.4.2 Mechanical. Where applicable, the provisions of the 2015 International Mechanical Code, and adopted ordinances shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

102.4.3 Plumbing. Add as follows:

102.4.3 Plumbing. Where applicable, the provisions of the 2015 International Plumbing Code, and adopted ordinances shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

102.4.4 Property Maintenance. Add as follows:

102.4.4 Property Maintenance. Where applicable, the provisions of the 2015 International Property Maintenance Code, and adopted ordinances shall apply to: existing structures and premises, equipment and facilities, light, ventilation, space heating, sanitation, life and fire safety

hazards; responsibilities of owners, operators and occupants, and occupancy of existing premises and structures.

102.4.5 Fire Prevention. Add as follows:

102.4.5 Fire Prevention. Where applicable, the provisions of the **2015** International Fire Code, and adopted ordinances shall apply to: matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

102.4.6 Building. Add as follows:

102.4.6 Building. Where applicable, the provisions of the **2015** International Building Code, and adopted ordinances, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures

102.4.6 Electrical. Add as follows:

102.4.6 Electrical. Where applicable, the provisions of the **2014** National Electrical Code, and adopted ordinances, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

104.10.1 Flood Hazard Areas. For existing buildings located in flood hazard areas for which repairs, alterations and additions constitute substantial improvement, the code official shall not grant modifications to provisions related to flood resistance unless in accordance with the adopted "Storm Water Drainage Ordinance" which procedure is administered and enforced by the City of Saraland Building Inspection Department.

104.10.1 Flood hazard Areas. Delete sub-paragraphs 1, 2, 3, 4, and 5.

SECTION 105 PERMITS. Amend as follows:

105.1.1 Annual permit. Delete in its entirety.

105.1.2 Annual permit records. Delete in its entirety.

105.2 Work exempt from permit. Delete subparagraph 5 under "Building".

105.2 Work exempt from permit. Delete Gas in its entirety.

105.3 Application for permit. Add sub-paragraphs 8 and 9 as follows:

8. Applicant must provide proper identification.
9. Applicant must verify ownership of property.

SECTION 106 CONSTRUCTION DOCUMENTS. Amend as follows:

106.2.1.1 Letter of supervision. Add as follows:

106.2.1.1 Letter of Supervision. The registered design professional shall provide the code official a letter stating that he/she is the design professional in charge on each project and is responsible for construction administration.

106.2.1.2 Certificate of Substantial Completion. Add as follows:

106.2.1.2 Certificate of Substantial Completion. Upon completion of construction for each project and prior to the use of a building or portion thereof, the registered design professional shall submit a letter or certificate of substantial completion.

SECTION 108 FEES. Amend as follows:

108.2 Schedule of permit fees. Amend as follows.

108.2 Schedule of permit fees. On building, electrical, mechanical, and plumbing systems or *alterations* requiring a permit, a fee for each permit shall be paid as required in accordance with the Schedule of Permit Fees adopted by separate ordinance.

SECTION 112 BOARD OF APPEALS. Amend as follows:

112.1 BOARD OF APPEALS. To read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Construction Board of Appeals, hereafter referred to as "the Board of Appeals".

112.2 Membership of the Board. The board of appeals shall be composed of the members of the Saraland Board of Adjustments as it is presently constituted and as it shall from time to time hereafter be constituted. The appointments, membership, terms, procedures and powers shall be defined by the bylaws of the Saraland Board of Adjustments and Section 21 of the Land Use and Development Ordinance (Ordinance 757) for the City of Saraland.

112.3 Administration. The building official for the Board of Appeals shall be defined as the code official having jurisdiction over each of the applicable codes adopted in separate ordinances by the City of Saraland. The building official shall take immediate action in accordance with the decision of the board.

SECTION 113 VIOLATIONS. Amend as follows:

113.4 Violation penalties. To read as follows:

113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, in accordance with the applicable sections of the Saraland City Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(a) Violation of the provisions of this code shall be subject to \$200.00 fine unless otherwise listed below:

- | | |
|---|----------|
| 11. Occupying a commercial building without a Certificate of Occupancy | \$250.00 |
| 12. Working without proper license and certifications | \$250.00 |
| 13. Occupying a residential building without a Certificate of Occupancy | \$250.00 |
| 14. Signage on all vehicles used by contractor | \$250.00 |
| 15. Interference with code official | \$500.00 |

SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT. Amend as follows:**115.3.1 Procedures. Add as follows:****115.3.1 Procedures. UNSAFE STRUCTURES AND EQUIPMENT. To read as follows:**

115.3.1 Notice. All buildings or structures which are unsafe, unsanitary, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are severally in contempt of this Section, Unsafe Structures and Equipment. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the following procedure:

1. Whenever the Building Official shall find any building or structure or portion thereof to be unsafe, as defined in this Section, he shall, in accordance with established procedure for legal notice, as required by Alabama Act 140, 1971, as amended by Act 581, 1973, give the mortgagee(s), regulatory boards, the person last assessing the property for state taxes, and the owner, agent, or person in control of such building or structure written notice setting forth the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements, or to demolish and remove the building or structure or portion hereof.
2. If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not re-occupied until the specified repairs and improvements are completed, inspected and approved by the Building Official. The Building Official shall cause to be posted at each entrance to such building a notice stating: **THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY**

THE BUILDING OFFICIAL. Such notice shall remain posted until the required repairs are made, or demolition is completed. It shall be unlawful for any person, firm or corporation or their agents, or other servants, to remove such notice without written permission of the Building Official, or for any person to enter the building except for the purpose of making the required repairs or of demolishing same.

3. The mortgagee(s), regulatory boards, last person assessing for state taxation, and if other than those listed, the owner, agent or person in control shall have the right, except in cases of emergency, to appeal from the decision of the Building Official, as provided hereinafter, and to appear before the Board of Adjustment and Appeals at a specified time and place to show cause why he should not comply with said notice.

4. In case the mortgagee(s), regulatory boards, last person assessing for state taxation, and the owner, agent or person in control cannot be found within the stated time limit, or, if such owner, agent or person in control shall fail, neglect or refuse to comply with notice to repair, rehabilitate or to demolish and remove said building or structure or portion thereof, the Building Official, after having ascertained the cost, shall cause such building or structure or portion thereof, to be secured or required to remain vacant in accord with Section 102.4.a.1, and/or demolished in accord with Alabama Act 140, 1971.

5. The decision of the Building Official shall be final in cases of emergency, which, in his/her opinion, involve imminent danger to human life or health. He shall promptly cause such building, structure or portion thereof to be made safe or cause its removal. For this purpose, he may at once enter such structure or land on which it stands, or abutting land or structures, with assistance and at such cost as he may deem necessary. He may order the vacation of adjacent structures and may require the protection of the public by appropriate fence or such other means as may be necessary and for this purpose may close a public or private way.

6. Costs included under Paragraphs 103.4(a) and 103.4(a) (5) of Alabama Act 140, 1971 shall be charged to the owner of the premises involved and shall be collected in the manner provided by law.

7. The provisions of this code shall not be held to deprive any Federal or State agency, or any applicable governing authority having jurisdiction of any power or authority.

SECTION NINE: Chapter 2 of the 2015 International Existing Building Code shall be amended as follows:

SECTION 202 GENERAL DEFINITIONS. Add definition as follows:

PEER REVIEW. An alternative assessment for prescriptive code requirements that is performed by a registered or licensed design professional who is independent from the design professional of record.

SECTION TEN: Chapter 13 of the 2015 International Existing Building Code shall be amended as follows:

SECTION 1301 GENERAL. Amend as follows:

1301.2 Applicability. Amend as follows:

1301.2 Applicability. Structures existing prior to the effective enforcement date of this code, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or provisions of Chapters 4 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I.

SECTION ELEVEN: SEPARATION CLAUSE

If any section, sub-section, sentence, clause or phrase of this Code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code. The City Council of the City of Saraland hereby declares that it would have passed this Code and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences or phrases be declared unconstitutional.

ADOPTED AND APPROVED THIS THE 20th day of May 2019.

Motion was made by Councilmember Biggs, seconded by Councilmember Cromer, to suspend the rules to allow for immediate consideration of the proposed ordinance. The following votes were recorded:

- Yes: Council President Joe McDonald
- Councilmember Newton Cromer
- Councilmember Wayne Biggs
- Councilmember Veronica Hudson
- Councilmember Paul Stanley

Motion carried.

Motion was made by Councilmember Biggs, seconded by Councilmember Cromer, to adopt the proposed ordinance of the 2015 International Existing Building Code with amendments. The following votes were recorded:

- Yes: Council President Joe McDonald
- Councilmember Newton Cromer
- Councilmember Wayne Biggs
- Councilmember Veronica Hudson
- Councilmember Paul Stanley

Motion carried.

Councilmember Biggs introduced the ordinance adopting the 2015 International Plumbing Code.

ORDINANCE 1141

AN ORDINANCE TO ADOPT A PLUMBING CODE FOR THE CITY OF SARALAND, ALABAMA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SARALAND, ALABAMA,
AS FOLLOWS:

SECTION ONE: Code and appendices. That, pursuant to Alabama Code Section 11-45-8 (1975), the 2015 Edition of the International Plumbing Code, along with the amendments to the same contained in this ordinance, which has been on file in the office of the City Clerk of the City of Saraland, Alabama, pursuant to a resolution adopted by the City Council of the City of Saraland, Alabama on May 21, 2019, is hereby adopted as the "Plumbing Code of the City of Saraland."

SECTION TWO: Published Ordinance. A copy of this ordinance shall be published pursuant and according to law, after its adoption, but it shall not be necessary for the said 2015 International Plumbing Code to be published in a newspaper, nor shall the same be spread at length upon the minutes of this Council, but this Ordinance shall be recorded in said minutes.

SECTION THREE: Effective Date. The said 2015 International Plumbing Code shall be in full force and become effective sixty days after its adoption, and all ordinances heretofore adopted by the City of Saraland in conflict are hereby repealed.

SECTION FOUR: Contractor's Criteria and Qualifications.

Contractor Responsibilities. Before any person, firm, or corporation shall engage in the plumbing business, he/she shall be qualified as set forth herein, and a license shall be obtained from the City, County, or State as required, and a proper bond posted. Where any plumbing work is being done, a Master or Journeyman Plumber shall at all times be present on the job and in actual control and in charge of the work being done. All plumbers shall be certified by the state of Alabama and Masters must be duly registered with the State of Alabama. An Alabama certified Master or Journeyman Plumber must be present at the time of the inspection for any below ground or concealed space areas. For all other inspections, their presence is not required.

Contractor License. It shall be the duty of every contractor who shall make contracts for the installation or repair of plumbing systems for which a permit is required and every contractor making such contracts and subletting the same, or any part thereof, to pay a license tax as provided in the general license ordinance, and to register his name in a book provided for that purpose, with the Building Official, giving full name, residence, and place of business, and, in case of removal from one place to another to have made corresponding change in said register accordingly.

SECTION FIVE: Surety Bond.