

CHAPTER 5 BUILDING AND CONSTRUCTION

ARTICLE I. IN GENERAL

Sec. 5-1. Technical codes--Adopted by reference.

For the purpose of regulating the various facets of construction and repair and to ensure safe and healthful occupancy, there are hereby adopted the following technical codes, copies of which are hereby adopted the following technical codes, copies of which are on file in the building inspector's office; subject, however, to all amendment, deletions, and conflicting provisions contained in this Code:

- (1) 2018 Edition of the International Building Code, International Code Council.
- (2) NFPA 70 National Electrical Code, 2017 Edition, National Fire Protection Association, (for all commercial & industrial buildings and residential buildings containing more than 2 dwelling units).
- (3) 2018 Edition of the International Fuel Gas Code, International Code Council.
- (4) 2018 Edition of the International Mechanical Code, International Code Council.
- (5) 2018 Edition of the International Plumbing Code, International Code Council.
- (6) 2018 Edition of the International Fire Code, International Code Council.
- (7) 2018 Edition of the International Swimming Pool and Spa Code, International Code Council.
- (8) 2018 Edition of the International Energy Conservation Code, International Code Congress.
- (9) 2010 ADA Standards For Accessible Design
- (10) 2018 Edition of the International Residential Code, International Code Council in addition to the City of Robertsdale Supplemental Code for Residential Structures.
 - (a) P2609.3 Delete
 - (b) P2609.4 Delete
 - (c) Section P2904 Delete
 - (d) Section P3009 Delete

Sec. 5-2. Same--Violations.

Any person violating any provision of any of the codes hereinabove adopted shall be subject to punishment as provided in section 1-8 of the Code. Anyone occupying a structure prior to a Certificate of Occupancy being issued by the building inspector, will be subject to punishment as provided in section 1-8 of the Code and if determined to be appropriate by the building inspector, the utilities may be disconnected in order to protect life and property.

Sec. 5-3. Permit--Required.

It shall be unlawful for any person to erect any building, or addition to any existing building, within the building jurisdiction of the city, without first having secured a permit therefore from the building inspector. If a construction project is started prior to obtaining a proper building permit, the building permit fee will be doubled.

Sec. 5-4. Same--Application; plans.

Any person desiring a building permit, shall make application to the building inspector in writing, accompanied by full plans, and the amount of floor space for the proposed construction. Said plans must be approved by the building inspector and zoning enforcement officer before a permit can be issued.

Sec. 5-5. Same structures where explosive substance or material will be stored.

The building inspector or zoning enforcement officer may refuse to approve a permit for the erection of any building, plant, warehouse, tank or other structure for the storage of gasoline, naphtha or other explosive liquids or explosive material, unless and until one and/or both of them has fully investigated the same and is of the opinion that the storage of such explosive liquids or explosive material at the place and in the manner proposed shall not endanger lives and property within the city.

Sec. 5-6. Same--Fees.

(a) Residential new construction/major addition. Fee shall be based on the following:

TABLE INSET:

Site plan review		\$30.00
Single-family	- Valuation:	\$70.00 per sq. ft. heated area
Multi-family	- Valuation:	\$70.00 per sq. ft. heated area
Townhouse	- Valuation:	\$70.00 per sq. ft. heated area
Condo/apartment	- Valuation:	\$70.00 per sq. ft. heated area
Garages	- Valuation:	\$30.00 per sq. ft.
Covered patio	- Valuation:	\$30.00 per sq. ft.
Porches	- Valuation:	\$30.00 per sq. ft.
Basements, etc.	- Valuation:	\$30.00 per sq. ft.
Unheated area	- Valuation:	\$30.00 per sq. ft.

BUILDING PERMIT FEES

TABLE INSET:

Single-family	\$4.00 per \$1,000.00
Multi-family	\$5.00 per \$1,000.00
Townhouse	\$5.00 per \$1,000.00
Condo/Apartment	\$5.00 per \$1,000.00
Electrical fee	\$110.00 per unit
HVAC fee	\$110.00 per unit
Plumbing fee	\$110.00 per unit

(b) Minor additions, fences, pool, other construction requiring permit. Fee shall be based on the following:

BUILDING PERMIT FEES

TABLE INSET:

Total Cost	Fee
\$100.00 or less	No permit required
\$101.00 to \$2,000.00	\$25.00
\$2,001.00 to \$15,000.00	\$25.00 for the first \$2,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$15,000.00.
\$15,001.00 to \$50,000.00	\$64.00 for the first \$15,000.00 plus \$2.50 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$166.50 for the first \$50,000.00 plus \$2.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$266.50 for the first \$100,000.00 plus \$1.25 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up	\$766.50 for the first \$500,000.00 plus \$0.75 for each additional thousand or fraction thereof.

For moving any building or structure . . . \$175.00

For demolition of any building or structure . . . \$175.00

TABLE INSET:

Electrical fee	\$50.00 per unit - If applicable
HVAC fee	\$50.00 per unit - If applicable
Plumbing fee	\$78.00 per unit - If applicable

(c) Commercial. Fee shall be based on the following:

BUILDING PERMIT FEES

TABLE INSET:

Total Cost of Project	Fee
Commercial Plan Review:	
\$500,000.00 or less	\$500.00
\$500,001.00 and up	\$500.00 for the first \$500,000.00, plus \$1.00 for each additional thousand or fraction thereof.
Total contract amount including labor and materials	\$25.00 plus \$5.00 per \$1,000.00 or fraction thereof.
Electrical fee	\$1.00 per \$1,000.00 or fraction thereof, based on original contract price of structure.
HVAC fee	\$1.00 per \$1,000.00 or fraction thereof, based on original contract price of structure.
Plumbing fee	\$1.00 per \$1,000.00 or fraction thereof, based on original contract price of structure.

(d) Trailers/mobile homes. [Fee shall be based on the following:

TABLE INSET:

Moving and inspection	\$40.00
Electrical fee	\$30.00
Plumbing fee	\$30.00

(e) Additional Administrative Fees:

If an inspection fails more than once or a project is not ready for an inspection at the time the inspection is scheduled for, a re-inspection fee will be charged. The first re-inspection fee is \$25.00. Each additional re-inspection fee will be increased by \$25.00 each time. These fees must be paid prior to a re-inspection being scheduled.

No furnishings, other than appliances, shall be placed in structure prior to passing the final inspection. If this takes place, the building inspector shall not perform the inspection and a re-inspection fee will be charged as per this section.