

CITY OF FAIRHOPE

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Additional City Codes

Building
Plumbing
HVAC

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CITY OF FAIRHOPE REQUIREMENTS NOT SPECIFICALLY COVERED BY CODE

It is the intent of the City of Fairhope to require reasonable quality controls to ensure both the stability of buildings and the safety of all building occupants. Provisions in the Building Codes allow for the Building Official to make discretionary decisions in addition to the guidelines outlined in the Code to help ensure this. The following text outlines some of these requirements under the heading of each major building component and its corresponding inspection. It is important to note that the Building Code is designed to constitute a minimum guideline for construction, and each jurisdiction that enforces the Code is free to institute more stringent guidelines, if it so chooses. While the City Inspectors try to follow the Codes as closely as possible, so as to give all contractors a known reference standard during construction, the experience of the Inspector and lessons learned by the City have led to some additional requirements that are to be followed by any contractor choosing to do business within the City of Fairhope Permitting Jurisdiction.

The Building Department of the City of Fairhope is charged with the administration and enforcement of the **International Codes 2006** (Residential and Commercial Building, Plumbing, Mechanical, Gas and Fire), the **National Electrical Code (NEC) 2005 (and all city supplements)**, and the **Fairhope Zoning Ordinance** to promote the public welfare and safety. The Codes generally provide that any requirement necessary for the stability of a building or the safety of the occupants not otherwise provided for in the text of these Codes shall be determined by the Building Official. If you have no previous experience with building in Fairhope, please feel free to consult with us about any particular requirements which may vary from that of other jurisdictions. We will do our best to assist you in any way we can.

It is not our desire to engage in a detailed discussion of Code requirements in this writing. If you are in the business of construction or if you have assumed the role of contractor, we assume that, in as much as you present yourself as knowledgeable in construction methods, you are aware of the laws and regulations that govern your work.

It is our practice to leave inspection reports noting approval or necessary corrections on the jobsite. Re-inspection fees will be assessed following a second "not approved" inspection. Re-inspection fees must be paid in the building department prior to subsequent re-inspections being scheduled. Whatever the circumstances, it is in your best interest to have a representative present, if possible. It is in the interest of the contractors or owners to have personnel present during inspections to go over any corrections that may be necessary. If you choose not to, you must rely on posted notices to make all necessary corrections before you proceed or cover any work. In the event that excessive corrections are noted and the Inspector must make an additional trip to the site to confer with the contractor, re-inspection fees may apply.

We cannot over emphasize the importance of using due care in the layout of the building site so as to avoid intrusion into setbacks and the resulting title problems which **CANNOT BE CURED BY GRANTING VARIANCES**. The use of a professional land surveyor in staking out a building site is required.

Copies of Ordinances regarding items such as inspection and permitting fees, erosion controls, storm water management, installation of fences, and work on public property (ROW) and maintenance of construction sites are available in the Building Department or through the City Clerk's Office.

The Gas Department enforces the **International Gas and Fuel Code 2006**. The City of Fairhope Gas Department is responsible for inspections and administration of the Gas Codes. You may contact Robert Rohm, Assistant Gas Superintendent, at 990-0123 or to speak with someone directly, the main Public Works number is 928-8003.

It is the responsibility of anyone that obtains a building permit to ensure that ALL SUBCONTRACTORS are currently licensed by the City of Fairhope. The primary subcontractors (general contractor, plumber, electrician, heating and air) will be checked at the review process and are required to have current business licenses prior to the permit being issued. Failure of a subcontractor to obtain proper licensing prior to beginning work will result in a Stop Work Order being issued at the project site. If you have any questions regarding whether or not a contractor is currently licensed, you can call City Hall and ask to speak with the City Revenue Officer.

The City Building Department's policy is to review all plans prior to the issuance of a building permit. Please be aware that there will be a wait from the time a permit application is received until a permit is issued. The wait will vary depending on the quantity of permits that are being processed, so please plan your work schedule accordingly.

General Information - Building Requirements

(The following are City of Fairhope Requirements)

Erosion Control Measures

At the beginning of each project, a Sediment & Erosion Control inspection will be made to determine the potential for site run-off resulting from construction activities. While the topography of each site is different, Fairhope has minimum requirements that must be met for BMP (Best Management Practices) placement, mandatory for land disturbing activities and construction sites. The minimum standards are:

- **Silt Fencing** – Silt Fencing should be installed and entrenched (or backfilled) on frontages, and any sides or back of lots that have a slope.
- **Construction Entrances** – A rocked entry must be installed on the entry point, to help minimize vehicle tracking. Aggregate size should be at least 1". Entry should be 20' X 50' for commercial; 10' X 20' for residential (minimum). Limited traffic should be allowed on the site.
- **Inlet Protection** – Any storm drain inlets located in front of or directly downhill of a construction site should be protected with acceptable inlet protection (such as sock pipes or mulch wattles).

Other effective measures to be applied may include:

- **Seeding & Mulching** – Exposed areas should be secured immediately, with seasonal mix of seed and mulch, or sod.
- **Hay Bales** – Hay bales can be used as needed to secure the perimeter of the lot, but should never be used in ditches or storm drains. Hay bales should be staked in.

Protective measures (BMPs) should be maintained and checked daily. Please be aware that the City has the authority to place a Stop Work Order on any project site that is not complying with the City Ordinance governing erosion control and has the discretion to decline inspections and/or apply fines to the Permittee for failure to comply with the Ordinance. In addition, the City will dispatch the City's street sweeper to any area where there is excessive sediment in the roadway. The Permittee will be billed accordingly, a minimum charge of \$300. A pamphlet outlining the *City's Storm Water Management* guidelines and the Home Builders Association of Alabama's manual for *Controlling Erosion and Sediment in Home Building* is available at no charge in the Building Department. These texts offer illustrations and installation guidelines for some of the measures listed above.

Construction Site Layout and Maintenance

Each site will have sanitary facilities available. Multiple sites may share facilities as long as they are not separated by another lot or a roadway or the combined number of workers does not exceed 10.

The building permit **MUST BE** posted not more than 10' from the road and clearly visible from the primary access road. All City Inspectors will refuse an inspection if the permit is not properly posted.

All Inspectors will be scheduled for 1-2 business day(s) from the day of a request to perform the inspection. The inspection may be performed ANYTIME WITHIN THAT 24 HOURS depending

on the number of inspection calls and administrative duties for that day, so it is in the best interest of each contractor to give as much notice as possible.

Fires are not allowed on any project site within the City limits.

Project sites will be kept as neat and clean as possible. The primary concern associated with this issue is trash and debris that can be blown from one site to another, especially in subdivisions that have occupied houses. While the City does not require dumpsters on residential jobsites at this time, loose trash **MUST BE CONTAINED**. All City of Fairhope Inspectors have the authority to assess fines and/or issue Stop Work Orders (SWO) for excessive or uncontained trash on any site. Also be advised that the City of Fairhope landfill will not accept any type of construction debris.

Supplemental City of Fairhope Codes

Right of Way (ROW)

City Code prohibits construction of any kind whatsoever upon or within any public right-of-way or any utility or drainage easement without proper permits or City Council approval.

The responsibility for location of such easements is that of the builder or owner.

Any obstruction placed within such easement or right-of-way is a violation of the terms of the building permit and is subject to an order for immediate removal by the owner or contractor.

A building permit issued for new construction of a building allows for construction of driveways or walkways to service that building.

No shell, gravel, crushed limestone, slag, or similar loose material shall be permitted within four feet (4') of a road or two feet (2') of a sidewalk (acceptable materials include asphalt, concrete, pavers, or other non-eroding material). Note: Zoning Ordinance requires a three foot (3') green space between the edge of property (property line) and edge of driveway.

No drive or walk may be so constructed as to result in an obstruction or tripping hazard over or across an established city sidewalk.

Neither driveways nor sidewalks may be constructed over or around a utility service box.

City of Fairhope requires a permit to be pulled for all work done in or on the City Right-of Way.

ROW Permits are generated and receipted by the Building Department after the Public Works Department has approved and priced.

Applications to the Public Works Department must include: application, diagram of area showing where work is to be done, and detail of materials to be installed.

Foundations

The Inspector may require compaction tests of the soil prior to the pouring of any concrete footers or slabs.

No fiber mesh concrete is allowed without welded wire mesh in the slab.

All footer grade stakes must be in place prior to an inspection being performed and must be of a decay resistant material (treated wood or metal).

Modular Homes / Manufactured Buildings Foundation Requirements:

Foundation must be permanent and of customary design and engineered.

Foundation may be of permanent pier construction or concrete slab construction.

Attachment of structure to foundation shall be engineered and certified to meet wind speed requirements.

Structural

All structures must be engineered to 130 MPH, 3 second gust (exception: residential additions less than 50% of primary structure and less than 1500 sq ft)

All furr-downs and/or concealed areas greater than 500 square feet must be draft-stopped.

Plywood or OSB must be used on the underside of any open porches prior to application of the siding or other covering.

Minimum of 1 hour resistive rated construction between tenent space.

All walls with plumbing vent and drainage lines must be 2"x6" to meet ICC 2006 cutting and notching requirements.

Weep holes in brickwork must be at least 1 course above finished floor elevation (FFE) and placed so as not to be covered or concealed by any landscaping that may be done.

Specific questions can be directed to City Building Department.

Plumbing Requirements

Open trenches that show all fittings and the slope of the in ground piping are required during rough-in inspections prior to pouring of slabs. This includes all sewer inspections where service is provided by the City of Fairhope Water Department.

Topout inspections require that water be in all PVC piping to either the level of the washer/dryer box in single story houses, or at a height of 1' above a sink drain line at the top floor of multiple story buildings.

Use of in-line venting devices is not allowed in lieu of properly installed venting systems; any exception must be approved by the Building Department.

Schedule 40 pipe is required for all sewer lines from the building to the sewer.

Contractors cannot tie a sewer line directly into a manhole without first obtaining an inspection and permission from either the City Water and Sewer Department or the Building Department. In addition the tie in must be core drilled so as to limit the amount of debris introduced into the sewer line and both sides of the penetration must be grouted.

Donut Rings" (rubber gaskets) cannot be used to connect the building sewer line to the main in lieu of properly sized PVC fittings and reducers.

Septic tanks require a signed release from the Baldwin County Health Department.

Sewer lines and water supply lines running from the road to the house MUST HAVE either 5' of horizontal separation or 12" of vertical separation if they are in the same trench.

All slip joint fittings must have an access panel for servicing.

All Jacuzzi tubs must have an access panel large enough to reach and remove the motor.

All installations of Grinder Pumps require the master plumber to complete "Grinder Pump Installation" Form and submitted to the Building Department.

Specific questions can be directed to the Building Department.

Mechanical Requirements

Water heaters (both electric and gas) located in garages that are in the direct path of the garage door must be protected by enclosure, elevation, bollards, or some other reasonable measure to prevent the unit from vehicle damage.

Blocking placed underneath the HVAC condenser to elevate it in the auxiliary pan must be compatible to material in contact with and of decay resistant material (brick, plastic, etc).

HVAC equipment must be provided with an auxiliary float switch in the pan or on the unit that will stop the unit in the case of blockage of the primary $\frac{3}{4}$ " drain line.

Any HVAC equipment with internal float switches installed must have manufacturer's information available for review by the Building Inspector and must have a label stating the installation clearly visible.

Attic mounted mechanical equipment (HVAC, water heaters, etc.) shall not be mounted more than 20' from the attic access point, shall have a clear walkway at least 24" wide from the access to the equipment panel, and shall have a level working platform extending at least 30" from the edge of the equipment.

Specific questions can be directed to the Building Department.

Electrical Requirements

Please reference the “City of Fairhope Electrical Code” for further requirements, copies of which are available from the Building Department.

Specific questions can be directed to the Building Department.

Gas Requirements

For standard 4oz / 7” systems, the City of Fairhope requires that rigid pipe be used for all gas lines including gas lights (galvanized pipe or black iron).

First inspection must be completed prior to enclosing or burying any gas line or piping.

Gas meters cannot be set in the rear of any building or inside of any fencing.

For 2lb systems utilizing Fairhope Public Utilities Gas refer to the City of Fairhope Gas Supplement. This is available from the City of Fairhope Gas Department.

Any Questions can be directed to Fairhope Public Utilities Gas Department at 928-8003.