

STATE OF ALABAMA

COUNTY OF BALDWIN

ORDINANCE # 962
OF THE
CITY OF BAY MINETTE, ALABAMA

PROVIDING FOR THE ADOPTION OF NEW BUILDING LAWS AND CODES IN BAY MINETTE, ALABAMA PURSUANT TO AUTHORITY GRANTED AT SECTION 41-9-166 OF THE CODE OF ALABAMA 1975 AND SECTION 11-45-8 OF THE CODE OF ALABAMA 1975; AND OTHER APPLICABLE LAWS; FURTHER, REPEALING ORDINANCE # 888 OF THE CITY OF BAY MINETTE, ALABAMA; AND FURTHER, AMENDING THE BUILDING INSPECTION DEPARTMENT FEE SCHEDULE RELATED TO SAID NEW BUILDING LAWS AND CODES.

WHEREAS, upon the advice rendered by the Building Official of the City of Bay Minette, Alabama, said Building Official recommends to this Honorable Mayor and Municipal Council, in the interest of the public health, safety and welfare of the general public, the adoption by the City of Bay Minette, Alabama, of new building laws and codes applicable to the municipal limits and the police jurisdiction of City of Bay Minette, Alabama; and

WHEREAS, the Mayor and City Council recognize specific authority at Section 41-9-166 of the Code of Alabama 1975 and Section 11-45-8 of the Code of Alabama 1975 within the General laws of the State of Alabama as relates to the adoption of said new building laws and codes, said authority recited as follows:

Section 41-9-166 of the Code of Alabama 1975

Adoption, etc., of building codes by municipalities and counties.

Any municipality in the State of Alabama may adopt any model building code published by the Southern Building Code Congress International and the National Electric Code published by the National Fire Protection Association as a municipal ordinance, enlarging the applicability thereof to include private buildings and structures other than private schoolhouses, hotels, public and private hospitals, and moving picture houses as it deems necessary and to prescribe penalties for violations thereof in the same manner in which other ordinances and related penalty provisions are adopted and prescribed.

Any county commission similarly may adopt and enlarge the applicability of any model building code published by the Southern Building Code Congress International and the National Electric Code

published by the National Fire Protection Association for the county, prescribing penalties for violations thereof, by resolution duly recorded in its minutes and, after notice of four weeks, by publications once weekly in some county newspaper, if there is one published in the county, and posted notices at the door of each courthouse in the county.

Changes in the provisions of the building code affected by the building commission may be adopted similarly by counties and municipalities.

No county or municipality shall apply the building code to state buildings and construction of public schoolhouses.

Model building codes adopted by a county or municipality pursuant to this section only apply to structures and facilities on the customer's side of the electric meter and shall not apply to any electric power generation, transmission, or distribution on the electric service provider's side of the electric meter.

Nothing contained in this section shall be construed as requiring the advertising or posting of the code itself. The provisions of this section shall be satisfied by giving notice that it is proposed to adopt a code.

; and

WHEREAS, in accordance with Section 11-45-8 of the Code of Alabama 1975, on February 27, 2012, the City of Bay Minette adopted a resolution scheduling a public hearing on March 19, 2012, with regard to the adoption of the new building laws and codes and amended fee schedule. The said resolution provided for not less than three copies of the proposed codes and amended fee schedule to be filed for not less than 15 days prior to the holding of the public hearing for use and examination by the public in the office of the Bay Minette City Clerk. Thereafter and upon 15 or more days notice of the time, place and purpose of the said public hearing, published in accordance with Section 11-45-8 of the Code of Alabama 1975, a public hearing was held before the Mayor and Municipal Council of the City of Bay Minette; and

WHEREAS, at this time and upon the advice rendered by the City of Bay Minette Building Official, this honorable governing body, in the interest of the public health, safety and welfare of the general public, adopts new building laws and codes applicable to the municipal limits and the police jurisdiction of Bay Minette, Alabama and the fee schedule; now therefore,

BE IT RESOLVED AND ORDAINED, BY THE CITY OF BAY MINETTE, ALABAMA IN REGULAR MEETING ASSEMBLED, That, by this instrument, a resolution and ordinance of the governing body of the City of Bay Minette, Alabama, and in the interest of public health, safety

and welfare of the general public, we hereby adopt, effective commencing May 14, 2012, new building laws and codes applicable to the municipal limits and the police jurisdiction of Bay Minette, Alabama, as follows:

The following codes and supplements shall apply to all buildings and structures built within the municipal limits and the police jurisdiction of Bay Minette, Alabama or as otherwise required or allowed by state law:

- International Building Code, 2012;
- International Gas Code, 2012;
- International Mechanical Code, 2012;
- ; International Plumbing Code, 2012
- International Residential Code, 2012 (as amended¹);
- International Energy Conservation Code, 2012 (as amended²);
- Baldwin County Supplemental Code for Residential Structures in addition to the IRC, 2012 (as amended³);
- National Electric Code, 2011 For Commercial Buildings and Residential Building containing more than two (2) dwelling units; and
- International Fire Code, 2012 (as amended⁴).

Local Wind Load Code – 3 second gust winds: applicable to the 2012 IRC only

¹ Delete Sections R 303.5.1, R 313, and M 1301.5 in their entirety. Amend Section M 1502.4.4.1 to delete the words “35 feet (10668mm)” and substitute therefor “25 feet”. Amend Section E 3902.12 to delete the words “Family rooms, dining rooms, living rooms, parlors, libraries, dens” and “sunrooms, recreations rooms, closets, hallways and similar rooms or areas”.

² Delete Sections R 402.4.1.2 through 402.5 in their entirety. Delete Section R403.1.1 in its entirety, substituting therefor the following: “All thermostats shall be digital”. Delete Subsection 1 and 2 of Section R 403.2.2.

³ Add items 13 and 14 to Mechanical Section.

⁴ Amend as follows: (1) amend section 105.1.2, by adding “3. Annual fire protection service permit. An annual fire protection service permit allows the applicant to conduct inspections of extinguishers, hoods, alarms and sprinkler systems”; (2) amend section 109.4 to provide that violations shall be punishable as a violation of a municipal ordinance in accordance with the schedule of fines as set forth in Bay Minette Code 15-99; (3) amend section 307.4, exception 1, to delete the words “15 feet (4572mm)” and substitute therefor “25 feet”; (4) amend section 307.4.3 to delete the words “15 feet (3048 mm)” and substitute therefor “25 feet”; and (5) amend section 507.5.1, exception 2, to delete the words “600 feet (183m)” and substitute therefor “100 feet (30m)”.

I-10 to I-65 – 120 mph
North of I-65 – 110 mph

FURTHER, BE IT RESOLVED AND ORDAINED, BY THE CITY OF BAY MINETTE, ALABAMA IN REGULAR MEETING ASSEMBLED, that, by this instrument, a resolution and ordinance of the governing body of the City of Bay Minette, Alabama, and in the interest of public health, safety and welfare of the general public, we hereby adopt, effective May 14, 2012, the Building Inspection Department Fee Schedule is amended to increase the residential re-roof inspection fee to \$50.00.

FURTHER, BE IT RESOLVED AND ORDAINED, BY THE CITY OF BAY MINETTE, ALABAMA IN REGULAR MEETING ASSEMBLED, That, by this instrument, a resolution and ordinance of the governing body of the City of Bay Minette, Alabama, the prior building laws and codes codified at Ordinance # 888, shall be rescinded and repealed commencing May 14, 2012.

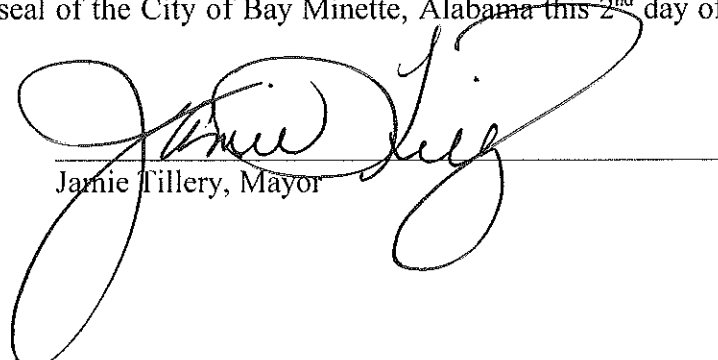
ADOPTED and APPROVED this 2nd day of April, 2012.

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Jamie Tillery, Mayor of the City of Bay Minette, do hereby certify that the foregoing is a true and correct copy of a resolution of the City adopted at its meeting held on the 2nd day of April, 2012, and that the same is in full force and effect.

WITNESS my hand and seal of the City of Bay Minette, Alabama this 2nd day of April, 2012.



Jamie Tillery, Mayor

ATTEST:



Rita Findley, City Clerk

CODE ADOPTION BY THE BALDWIN COUNTY COMMISSION

International Building Code, 2012
International Gas Code, 2012
International Mechanical Code, 2012
International Plumbing Code, 2012
International Residential Code, 2012
International Energy Conservation Code, 2012
Baldwin County Supplemental Code for Residential Structures in addition to the IRC,
2012
National Electric Code, 2011 For Commercial Buildings and Residential Building
containing more than two (2) dwelling units

Local Wind Load Code – 3 second gust winds:

130 mph – South of I-10
120 mph – I-10 North to I-65
110 mph – I-65 North to County line

RESCIND

International Building Code, 2006
International Gas Code, 2006
International Mechanical Code, 2006
International Plumbing Code, 2006
International Residential Code, 2006
Baldwin County Supplemental Code for Residential Structures in addition to the IRC,
2006
National Electric Code, 2005 For Commercial Buildings and Residential Building
containing more than two (2) dwelling units

ADOPTED:

ENFORCED:

Office copy

BALDWIN COUNTY SUPPLEMENTAL CODE IN ADDITION TO THE 2012 INTERNATIONAL RESIDENTIAL CODE

The requirements specified in this Code Supplement apply to detached One and Two family dwellings not more than three stories above grade plane in height. The provisions of this supplement are intended to complement the locally adopted codes. The elements of design not addressed by the provisions of this supplement shall be in accordance with the locally adopted code. In the event a conflict between this document and the adopted code, the more stringent shall apply.

STRUCTURAL

1. Unless balloon framed, gable ends over 4 foot high shall be braced with a minimum 2 x 6 horizontal strong back installed at midpoint of the vertical height of the gable end wall. Minimum 2 x 4 diagonal bracing not to exceed 45 degrees or 4 feet OC shall be installed on top of strong back and face nailed with 4-10d nails into side of gable wall framing studs. In addition, when ceiling joists run parallel to the gable end wall, a minimum 2 x 4 x 8 brace shall be installed at maximum 6 feet OC on top of ceiling joists and gable top plate nailed with 2-10d nails at each support. Metal 20 gauge straps shall be installed on top of 2 x 4 lateral brace and over gable top plate into stub below using 10-8d nails top and bottom. Install minimum 2 x 4 bracing under lateral braces adjacent to gable wall.
2. Wood structural panels with a minimum thickness of 7/16 inch (11 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one and two-story buildings. Panels shall be precut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either Table R301.2(2) (See International Residential Code 2012) or ASCE 7, with the permanent corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 is permitted for building with a mean roof height of 33 feet (10 058 mm) or less where in Wind Zones 1 and 2 in accordance with figure R301.2(4)C. *(Plyox clips are not allowed)*

TABLE R301.2.1.2
WINDBORNE DEBRIS PRETECTION FASTENING
SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c,d

FASTENER TYPE	Panel span \leq 4 feet	4 feet < panel span \leq 6 feet	6 feet < panel span \leq 8 feet
No. 8 wood screw based anchor with 2-inch embedment length	16	10	8
No. 10 wood screw based anchor with 2-inch embedment length	16	12	9
¼ inch lag screw based anchor with 2-inch embedment length	16	16	16

Sor SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448N, 1 mile per hur = 0.447 m/s.

- a. This table is based on 130 mph wind speeds and a 33 foot mean roof height.
 - b. Fasteners shall be installed as opposing ends of the wood structural panel. Fasteners shall be located a minimum of 1 inch from the edge of the panel.
 - c. Anchors shall penetrate through exterior wall covering with an embedment length of 2 inches minimum into the building frame. Fasteners shall be located a minimum of 2-1/2 inches from the edge of concrete block or concrete.
 - d. Where panels are attached to masonry or masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum ultimate withdrawal capacity of 1500 pounds.
3. Garage doors shall be rated to or above the applicable wind design load.
 4. Wood frame chimney chases shall be structurally connected to rafters and/or ceiling joists. The attachment must be detailed in the plans or must meet the following minimum requirements:
 Each corner of the chimney structure must have a tension strap fastened to the corner stud and continues downward to the roof and/or ceiling support

members below. The tension strap must have a minimum tension capacity of 700 lbs. at each end.

Chimney framing shall be sheathed with minimum 7/16 inch structural panel on exterior four sides.

The base perimeters of chimney framing must be continuously supported by minimum 2 x 4 blocking fastened to roof framing members with joist hangers.

5. Exterior and Interior Shear walls and/or braced wall panel locations shall be indicated on the plans and shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge using 8d irregular shank (i.e., ring shank or spiral) nails with full round heads. All exterior walls and gable ends shall be fully sheathed with structural sheathing.

ROOF COVERINGS

ASPHALT SHINGLES – REQUIREMENTS

Wind Speed	Shingle Testing Standard/Classification
110 mph	ASTM D3161 (Class F) or ASTM D7158 Class F, G or H
120 mph	ASTM D7158 Class G or H
130 mph	ASTM D7158 Class H

1. Asphalt shingles shall be installed according to the manufacturer recommended listed installation instructions for High Wind areas with minimum 6 nails.
2. All Asphalt shingle roof covering underlayment shall be of a synthetic tear resistant Polypropylene, polyester or fiberglass fabric certified by an approved testing agency or ICC-ES report. The Building Official may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a roof covering underlayment.
 - a. Roof underlayment shall be installed and fastened in accordance with the Manufacturer's installation instructions. NOTE -- Most Manufacturers' do not allow staples as an approved fastener or staple button caps
3. Metal roof covering shall be fastened to roof assembly with a maximum 2 foot OC spacing of fasteners in the length dimensions of the panels. Minimum Number of fasteners in width dimension of the panel shall be no less than 4.
4. 2 x 4 wood purlins for attachment of metal roof coverings shall be a maximum 2 feet OC. Wood purlins shall be nailed with a maximum two deformed (spiral, ring shank) #16D nails at maximum of 24 inches OC.
5. Roof decks shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge, with minimum 8d irregular shank (i.e., ring shank or spiral) nails with full round heads. Staples are not permitted for fastening of the roof decking.

6. All Aluminum/Vinyl Soffit covering shall be attached to minimum 7/16 OSB or plywood or minimum 2 x 2 wood supports 8 inches OC maximum.
7. Roof deck sheathing seams shall be taped with minimum 4" Peel and Stick tape meeting ASTM D-1970, or sheathing seams and each side of roof support shall be sealed with closed cell foam meeting ASTM D-1622, other equal or greater methods may be approved by the Building Official.
8. Replacement of roof covering and underlayment of existing One and Two Family dwellings shall require a re-roofing permit from the Baldwin County Building Inspection Department. All roof coverings and underlayment shall be removed and any roof decking attached with staples or nailing pattern less than 6" O.C. edge and 6" O.C. intermediate shall be renailed with #8 ring shank nails to meet 6" O.C. edge and intermediate. Roof deck seams shall be taped with a minimum 4" Pell and Stick tape meeting ASTM D-1970 to achieve a sealed roof deck or closed cell foam meeting ASTM D-1622 may be applied underneath to each side of framing member and sheathing seams. A re-roofing permit fee will be \$50.00.

ENERGY

1. Attic: minimum insulation R-38 Wall: minimum insulation R-13 floor: minimum insulation R-13
2. Batt insulation shall be cut neatly to fit around pipes and wires or be placed behind piping & wiring
 - a) Staple insulation to face of stud
3. Air permeable insulation shall not be used as a sealing material
4. Space between windows & door jams to be sealed
5. Corners, headers & sill plates shall be sealed
6. Rim joists are to be insulated
7. A continuous air barrier shall be installed in the building envelope
8. Break or joints in the air barrier shall be sealed (taped)
9. Access openings to un-airconditioned spaces shall be sealed (weather stripping)
10. Building cavities shall not be used as ducts or plenums
11. Programmable thermostat shall be used
12. A minimum of 75% of lights used shall be of high efficacy
13. Recessed light fixtures shall be sealed to be airtight.
14. U factor of 40 must be used and also SHGC of .25 for windows.
15. At the time of rough-in inspection Peel and Stick aluminum backed tape or other approved material shall be applied to all edges of all windows to prevent air exchange.
16. All holes interior and exterior wall top plates shall be sealed with caulking or expandable foam.
17. Space around plumbing pipes penetrating interior or exterior wall top plates shall be sealed with caulking or expandable foam.

The Baldwin county Building Inspection Department may at any time inspect for

compliance for items above.

PLUMBING

1. Pex supply piping shall be inspected at working water pressure, minimum Pressure shall be 50 lbs.
2. Potable water supply at working pressure shall be connected to supply piping at time of inspection
3. Top out plumbing inspection shall be preformed with Electrical, HVAC and Framing inspection
4. The Contractor responsible for construction shall call in for all 4-way inspections.
5. All Bathtubs and showers shall be connected to the drain waste and vent system at the time of top out inspection. *Exception: Whirlpool and Garden tubs may be installed after top out inspection. The trap servicing the whirlpool and garden tub shall be installed at the time of inspection.*

HVAC

1. Air Handler's return air filters shall have a minimum one square inch of filter for every 2 CFM of air the HVAC moves. This equals 400 CFM per ton of AC capacity. *Example: A 3 ton system will require a minimum of 600 square inch of return air filter area.*
2. Contractor shall provide number of AC units and tonnage of each unit to this department before the rough in inspection.
3. The maximum length of flexible duct allowable in any application shall be limited to 12 feet. Any duct run longer than 12 feet shall be same size snap lock pipe or equal. *Exception: Flexible duct may exceed the 12 feet maximum length provided a Manual D and Manual J depicting supply air CFM, duct size length and layout of system are provided to this Department before rough in inspection is scheduled.*
4. All 90 degree turns, elbows, tees or taps in rectangular duct construction with the exception of transfer duct shall have turn vanes or 2-piece 45 degree or 3-piece 90 degree elbow, 90 degree turns shall be of a long sweep design.
5. Each branch shall have a balancing damper with locking quadrant. Locations that are not accessible do not require a balancing damper.
6. All insulation shall have a continuous vapor barrier by means of same material "glass fabric tape".
7. All duct seams, joints and connections shall be sealed with sealer/mastic to prevent air leakage.
8. All duct board seams and joints shall be stapled a *maximum 2 inches OC* in addition to tape and sealer.
9. On all new construction rough ins, refrigerant tubing must be soldered closed to

- an air tight seal.
10. Excess plenums above the Air Handler shall not be allowed, unless Manual D documentation of compliance is provide to this Department.
 11. Secondary plenums shall not be allowed, unless Manual D documentation of compliance is provided to this Department.
 12. Primary contractors are responsible to insure the design of the house will accommodate compliance with the adopted codes

MODULAR HOMES

1. Submit AMHC (Alabama Manufactured Home Commission) stamped plans.
2. Modular Homes shall be certified by an Alabama Registered Engineer to meet adopted wind loads.
3. Submit foundation plans and anchorage to foundation plan. Shall equal or exceed local adopted codes.
4. And other on-site construction shall require a separate permit by the Building Inspection Department.
5. Modular Homes shall be required to have a Final Inspection after exterior of structure and any on-site construction are complete.
6. Modular Homes shall be installed as per the engineered installation instructions
7. Modular Homes shall be inspected for compliane with engineered instructions and any applicable current local adopted codes.
8. In factory construction and components are not the responsibility of the Baldwin County Building Inspection Department.
9. Existing houses that are moved from one site to another shall comply with Items 3, 4 & 5 and require a Final Inspection. Any new construction shall be in compliance with current adopted codes.

FLOOD ZONES

1. One and Two Single family dwelling construction in a designated AE or VE flood zone shall require stamped and sealed Engineer plans for structural components and applicable wind loads.