

**ORDINANCE NO. 60 F**  
**AN ORDINANCE ADOPTING TECHNICAL CODES AND**  
**SUPPLEMENTAL PROVISIONS**

WHEREAS, This ordinance of the Town of Dauphin Island, Alabama adopts technical codes regulating and governing the construction, alteration, repair, conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities, systems and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the Town of Dauphin Island, Alabama; provides for the issuance of permits and collection of fees therefore;

NOW IT BE ORDAINED by the Town Council of the Town of Dauphin Island, Alabama as follows:

Section 1. That SECTION 42-41. Of the Town of Dauphin Island, Alabama Code of Ordinances is amended to read as follows:

**Sec. 42.41. Technical Codes**

Pursuant to the provision of 11-45-8, Code of Alabama, 1975 11-45-8 (as amended), the following rules and regulations which have been printed as a code in book or pamphlet form, copies of which are on file in the offices of the Building Official, Town Clerk are hereby adopted as rules and regulations in, of and for the Town with the additions, insertions, deletions and changes, if any, as prescribed.

- (a) The 2012 International Building Code including Appendix Chapters I and K as published by the International Code Council, be and is hereby adopted as the Building Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

The 2012 Coastal Construction Supplement attached hereto is hereby adopted as an appendage to the International Building Code for design and construction of structures within the Town of Dauphin Island, in the State of Alabama.

Section 101.1 Insert: Town of Dauphin Island, Alabama

Section 105.1.1 Delete in its' entirety

Section 105.1.2 Delete in its' entirety

Section 105.2 Delete item 1 in its entirety

Section 105.2 Delete "not over 7 feet (2134 mm) high"

Section 105.2 Delete item 3 in its' entirety

Section 105.2 Delete item 9 in its' entirety

Section 105.3.2 Insert: "There will be a \$50 charge for extensions granted for permit applications in accordance with Section 105.3.2.

Section 105.5 Insert: "A minimum of one inspection must be requested within this 180 day period."

Section 105.5 Insert: "There will be a \$100 charge for extensions to permits in accordance with Section 105.5."

Section 107.2 Insert: "All construction documents shall be prepared by an architect or engineer registered in the state of Alabama and shall be signed and sealed as required by law."

Section 107.2.5 Insert: "All setbacks, easements and buffers are the direct responsibility of the builder or homeowner and not the responsibility of the building department or the Town of Dauphin Island, Alabama. Therefore, on all structures moved to or constructed upon any properties within the corporate limits of the Town of Dauphin Island, a spot survey prepared by an Alabama-licensed surveyor must be submitted to the building department upon completion of pile supports on the first level. For slab supported structures this shall be a "Form Board" or "As staked" survey done prior to concrete placement. This survey shall account for the proposed outside dimensions of building(s); accounting for wall thickness, band placement, or pile cap and slab placement. Dimensions are required from all lot lines. The survey shall depict grade elevations and proposed elevations of the lowest finished floor. Assumed elevations may be used if construction does not require an elevation certificate. Further building construction shall cease until the requirements of this paragraph are met. If an elevation certificate is required in accordance with Article III, it will have to be verified and amended for finished construction."

Section 107.3.1 Insert "All commercial and residential structures moved to or constructed within the corporate limits of the Town of Dauphin Island shall have the finished floor elevation (FFE) of any enclosed space two foot above the average centerline of the nearest paved or public street, or be in accordance with Article III FLOOD DAMAGE PREVENTION, and any revisions thereto, whichever is greater. The two-foot above centerline requirement may be adjusted or waived in writing by the Building Official due to obvious or unusual site conditions that would make strict application of this section impractical."

Section 109.3 Insert: "For new construction, the valuation used to determine the applicable fees shall be calculated from the most current version of the Town Ordinance #63-B."

Section 109.6 Insert: "The policy for applications and permits issued in accordance with this Code is as follows: Plans Review Fees, Issuance fees, Data Processing fees and penalties are non-refundable. Permits that expire in accordance with Section 105.5 prior to commencement of any work may, upon written request, be granted a refund for the permit fee less a \$100 administration fee; no refund will be given where work on the permit has commenced."

Section 1107.4 Exceptions Insert: 3. Thresholds at exterior balcony doorways.

Section 1609.1.2 Delete Exception 1.

Section 1609.3 Delete it in its entirety

Section 1612.3 Insert: Dauphin Island, Alabama and incorporated area

Section 1612.3 Insert: July 17, 2007

Section 1613 Delete in it's entirety

Section 3410 Insert: "All commercial or residential structures relocated or moved to be utilized in a different location must be in compliance with all existing, adopted building, plumbing, electrical and mechanical codes and standards. The owner of the structure shall provide proof

that the structure was permitted and constructed under the Building Code edition referenced in Section 1 of this ordinance. The owner must also submit a letter showing that the structures has been inspected and found by a duly licensed professional pest service to be free of termites. The structure must be set on the permanent foundation within 30 days of being placed onto the lot or the moving permit becomes void. For plumbing, mechanical, electrical and gas installations not permitted in accordance with the code edition referenced in Section 1 of this Ordinance, the owner may agree to make all necessary improvements required in order for said installations to comply with this ordinance within 30 days from the date of issuance of the moving permit. An additional one-time extension of 30 days may be granted by the building official after payment of an additional moving fee. Failure to complete improvements under this section will be subject to penalties as provided by law. Proof of compliance with this section will be a Certificate of Completion issued by the building official upon successful final inspection.

**EXCEPTION:**

These requirements shall not apply to structures relocated within a platted lot for the purpose of correcting a non-conformity in regards to setbacks or elevation."

- (b) The 2012 International Residential Code including Appendix Chapters, E,G,H,J,M and Appendix P as revised, as published by the International Code Council, be and is hereby adopted as the Residential Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

The 2012 Coastal Construction Supplement attached hereto is hereby adopted as an appendage to the International Residential Code for design and construction of structures within the Town of Dauphin Island, in the State of Alabama.

Section R101.1. Insert: Town of Dauphin Island, Alabama

Section R105.2 Item 1 Delete in its' entirety

Section R105.2 item 2 Delete "not over 7 feet (2134mm) high"

Section R105.2 item 3 Delete in its' entirety

Section R105.3.2 Insert: "There will be a \$50 charge for extensions granted for permit applications in accordance with Section R 105.3.2"

Section R105.5 Insert: "A minimum of one inspection must be requested within this 180 day period."

Section R105.5 Insert: "There will be a \$100 charge for extensions to permits in accordance with Section R105.5."

Section R106.1 Insert: "Structural portions of construction documents shall be prepared by an architect or engineer registered in the state of Alabama and shall be signed and sealed as required by law."

Exception: 1) Additions of not more than 50% of the area under roof or 1000sf whichever is less, may be constructed in accordance with the most recent edition of ICC 600 STANDARD FOR RESIDENTIAL COSNTRUTION IN HIGH WIND REGIONS without engineered drawings.

2) Accessory buildings not exceeding 1,000 sq ft may be constructed in accordance with ICC 600 STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS without engineered drawings."

Section R106.2 Insert "All residential structures moved to or constructed within the corporate limits of the Town of Dauphin Island shall have the finished floor elevation of any enclosed space two feet above the average centerline of the nearest paved or public street, or be in accordance with Article III FLOOD DAMAGE PREVENTION, and any revisions thereto, whichever is greater. The two feet above centerline requirement may be adjusted or waived in writing by the Building Official due to obvious or unusual site conditions that would make strict application of this section impractical.

Section R106.2 Insert "All setbacks, easements and buffers are the direct responsibility of the builder or homeowner and not the responsibility of the building department of the Town of Dauphin Island, Alabama. Therefore, on all structures moved to or constructed upon any properties within the corporate limits of the Town of Dauphin Island, a spot survey prepared by an Alabama-licensed surveyor must be submitted to the building department upon completion of pile supports on the first level. For slab supported structure this shall be a "form Board" or "As Staked" survey done prior to concrete placement. This survey shall account for the proposed outside dimensions of building(s), accounting for wall thickness, band placement, or pile cap and slab placement. Dimensions are required from all lot lines. The survey shall depict grade elevations and proposed elevations of the lowest finished floor. Assumed elevations may be used if construction does not require an elevation certificate. Further building construction shall cease until the requirements of this paragraph are met. If an elevation certificate is required in accordance with Article III it will have to be verified and amended for finished construction."

Section R108.3 Insert: "For new construction, the valuation used to determine the applicable fees shall be calculated from the most current version of the Town Ordinance #63-B.

Section R108.5 Insert: "The policy for applications and permits issued in accordance with this Code is as follows: Plans Review Fees, Issuance fees, Data Processing fees and Penalties are non-refundable. Permits that expire in accordance with Section 105.5 Prior to commencement of any work may, upon written request a refund may be granted for the permit fee less a \$100 administration fee; no refund will be given where work for which the permit was issued has commenced."

Section R108.5.1 Delete in its' entirety

Section R110.4 Delete in its' entirety

Section R112 Delete in its' entirety

Section R301.2(1) Insert

WIND DESIGN	WEATHERING	FROST DEPTH LINE	TERMITE WINTER	DESIGN TEMP
140 MPH	NEG	12"	VERY HEAVY	29

FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
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Section R313.2 Insert: "with an aggregate gross floor area exceeding 5000sf or a building height in stories exceeding two. For the purposes of this Section, a structure constructed on piers, pilings, shear walls or columns where the distance between the lowest horizontal supporting member and any portion of the grade or slab below the first elevated floor is 70" or greater shall be considered a story.

Section R322.1 Insert: "and in accordance with the Flood Damage Prevention Ordinances of the Town of Dauphin Island, Alabama."

Section N1103.2.1 Delete and Replace with: "Supply ducts or portions thereof located outside of the building thermal envelope shall be insulated to a minimum of R-6."d

(c) The 2012 International Fire Code including Appendix Chapters A, B, C, D, E, F, H, I and J as published by the International Code Council, be and is hereby adopted as the Fire Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Sections 101.1: Town of Dauphin Island, Alabama and its Police and Planning Jurisdiction.

Section 105.6: Delete in its' entirety

Section 108: Delete in its' entirety

Section 109.3: Delete in its' entirety

(d) The 2012 International Mechanical Code including Appendix Chapter A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section 101.1. Insert: Town of Dauphin Island, Alabama

Section 106.5.2. Insert: Mechanical Permits require the following fees to be paid at time of issuance:

- (1) Residential – Installation of Air Conditioning/Heating Systems the fee shall be \$30.00 per unit plus \$5.00 per ton over 4 tons.
- (2) Commercial-Installation of Air Conditioning/Heating Systems the fee shall be \$50.00 per unit plus \$5.00 per ton over 4 tons.
- (3) Systems in buildings of multi-occupancies are considered separate systems.
- (4) Installation of heating/ventilating systems, add-on, and repairs to systems, the fee shall be \$30.00
- (5) Boilers based on B.T.U. input:
 

33,000 B.T.U. (1BHP) to 165,000, (5BHP)	\$10.00
165,000 B.T.U. (5BHP) to 330,000, (10BHP)	\$15.00
330,000 B.T.U. (10 BHP) to 1,165,000, (52BHP)	\$25.00
1,165,000 B.T.U. (52BHP) to 3,300,000, (98BHP)	\$35.00
Over 3,300,000 B.T.U.	\$45.00
- (6) Duct work only.
 

Work started without permit	\$25.00
Permit Fee	2 X Permit Fee
	\$25.00

Section 106.5.3. Item (2) Insert: Twenty-Five

Section 106.5.3 Item (3) Delete in its' entirety

Section 108.5. Insert one hundred and fifty (\$150.00)

Section 109: Delete in its' entirety

(e) The 2012 International Plumbing Code including Appendix Chapters C, E, F and G, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section 101.1. Insert: Town of Dauphin Island, Alabama

Section 106.6.2. Insert: Plumbing permits require the following fees to be paid at time of issuance:

<u>PLUMBING PERMIT FEES</u>		<u>ISSUE FEE \$25.00</u>	
Dishwasher	\$6.00	Inspections (min 2)	\$15.00
Neutral Ground	\$6.00	Drinking Fountain	\$6.00
Public Sewer/ext	\$15.00	Bar Sinks	\$6.00
Commodos	\$6.00	Service Sinks	\$6.00
Lavatories	\$6.00	Laundry Tubs	\$6.00
Bathtubs	\$6.00	Floor Drains	\$6.00
Shower-separate	\$6.00	Water piping	\$6.00
Kitchen sinks	\$6.00	Water Heater	\$6.00
Washing Machine	\$6.00		
Work started without permit	2 X Permit Fee		

Section 106.6.3 Item (2) Insert: Twenty-five

Section 106.6.3 Item (3) Delete in its' entirety

Section 108.5. Insert: One hundred and fifty – five hundred maximum

Section 109.2.1 Delete in its' entirety

(f) The 2012 International Property Maintenance Code, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section 101.1. Insert: The Town of Dauphin Island, Alabama

Section 103.5. Insert: The town of Dauphin Island requires permits for projects/job if the value (materials and labor) of it equals \$500 or greater

Section 111. Delete in its' entirety

Section 302.4. Insert: twelve

Section 304.14. Delete in its' entirety

Section 602.3. Insert: November1; February 28

Section 602.4. Insert: November 1, February 28

(g) The 2012 International Fuel Gas Code, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section 101.1. Insert: Town of Dauphin Island, Alabama

Section 106.6.2. Insert: Gas permits require the following fees to be paid at time of issuance:

GAS PERMIT FEES - ISSUE FEE \$25.00

Range	\$6.00
Dryer	\$6.00
Water Heater	\$6.00
Space Heater	\$6.00
Heat System	\$30.00
Gas Piping	\$6.00
Inspections	\$10.00
Work started without permit 2 X permit fee	

Section 106.6.3 Item 2: Insert "fifty"

Section 106.6.3 Item 3: Delete in its' entirety

Section 108.5. Insert One hundred fifty – Five hundred maximum

Section 109 Delete in its' entirety

(h) The 2006 International Electrical Code Administrative Provisions, as published by the International Code Council, be and is hereby adopted as the Administrative Provisions of the Electrical Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section 101.1 Insert: Town of Dauphin Island, Alabama

Section 404.2. Insert: Electrical Permits require the following fees to be paid at time of issuance:

ELECTRICAL PERMIT FEES - ISSUE FEE \$25.00

<u>Main Service and Service Repairs:</u>		
200 Ampere switch or less	\$25.00	TEMPORARY SERVICE \$12.50
400 Ampere switch	\$25.00	TRAILERS MHP \$25.00
600 Ampere switch	\$25.00	TRAILERS-Private lots \$25.00
800 Ampere switch	\$25.00	

1200 Ampere Switch	\$30.00
1600 Ampere Switch	\$35.00
2000 Ampere Switch	\$45.00

OUTLETS

1-3	\$5.00
4-10	\$6.00
11-15	\$8.00
16-24	\$12.00
25-50	\$16.00
51-75	\$25.00
76-100	\$33.00
101-150	\$50.00
151-200	\$60.00
Plus \$0.40 each over 200	

FIXTURES

1-10	\$10.00
11-20	\$11.00
21-30	\$12.00
31-40	\$13.00
41-50	\$15.00
51-60	\$18.00
61-70	\$20.00
71-80	\$22.00
81-90	\$26.00
91-100	\$32.00

Plus \$0.40 each over 100

MOTOR INSPECTION

Fraction. to 1 HP	\$5.00
1 ½ to 3 HP	\$6.00
4 to 10 HP	\$8.75
11 to 20 HP	\$11.50
21 to 30 HP	\$13.75
31 to 50 HP	\$15.50
51 to 100 HP	\$17.50
Above 100 HP \$17.50 plus \$0.20	
Per HP above 100.	

HEATING

0.0 kw to	7.9 kw	\$5.00
8.0 kw to	14.9 kw	\$8.00
15.0 kw to	22.9 kw	\$10.00
23.0 kw to	37.9 kw	\$15.00
38.0 kw to	74.9 kw	\$20.00

APPLIANCES, ETC.

Welding Machine Receptacle	\$10.00
Range Receptacle	\$6.00
Dryer Receptacle	\$6.00
A/C & Heating Receptacle	\$12.50
Water Heater Receptacle	\$6.00

Each Generator – Use motor schedule and add \$2.00

Other current consuming devices to be charged for as motors.

Multiply amperes by voltage and reduce to horsepower by dividing by 746 watts.

OTHER

Commercial	(Alarm System) \$30.00
Residential	(Alarm System) \$20.00



Swimming Pool	\$50.00 (bonding, pump and motor)
Transformers (1 kw or above)	\$10.00
<b>Docks, Piers and Boathouses</b>	
..... Residential (up to 5 outlets)	\$25.00
..... Over 5 outlets	\$35.00
..... Power Pedestals	\$2.00 per pedestal
..... Boat Lifts	\$30.00
..... Motors (not specified elsewhere)	\$ 10.00 each
..... Signs	\$15.00 each
..... Service equipment repair or upgrade	\$50.00 per panel or meter
<b>Housing</b>	
Manufactured Buildings	\$75.00
Issuance Fee	\$25.00
Work started without permit	2 X permit fee
Re-inspection Fee	\$25.00

Chapter 11: Delete in its' entirety

- (i) The 2011 National Electrical Code (NFPA 70), as published by the National Fire Protection Association, be and is hereby adopted as the Electrical Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Article 210.8(A)(3) Insert: "For structure located in a Special Flood Hazard Area, the required GFCI protection for these outlets shall be located in the panel."

Article 210.8 (A)(8) Insert: The required GFCI protection for these outlets shall be located in the panel."

Article 210.8 (B)(4) Insert: "Protection required by this section for outdoor receptacles at grade level and located within the Special Flood Hazard Area shall be located within the panel."

Article 210.8 (C) Insert: for plug and cord connected hoists, the required GFCI protection shall be located in the panel."

Article 210.52(E) Insert: "for plug and cord connected hoists, the required GFCI protection shall be located in the panel."

Article 334 item (1) Insert: "and townhouses constructed in accordance with the International Residential Code."

Article 334.10 Delete items (2), (3), (4) and (5) in their entirety.

Article 334.12 item (1) delete the phrase "(2) and (3)" and insert: "and townhouses built in accordance with the International Residential Code."

Article 680.26 ( C ) (I) Insert: "Where deck reinforcing steel is not an integral part of the pool, the deck reinforcing steel shall be bonded to other parts of the bonding grid using a minimum 8AWG solid copper conductor. Connection shall be per 680.26(D)."

(j) The 2012 International Energy Conservation Code, as published by the International Code Council, be and is hereby adopted as the Energy Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section C101.1 Insert: "The Town of Dauphin Island, Alabama"

Section C109 Delete in its' entirety

Section 403.1.1 Delete in its' entirety

Section C403.2.7 Replace the value R-8 with R-6

Section R101.1 Insert: "The Town of Dauphin Island, Alabama"

Section R109 Delete in its' entirety

Section 403.2.1 Replace the value R-8 with R-6

Section R403.2.2 Replace with: "Sealing (Mandatory) All ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the International Residential Code.

(i) Effective July 1, 2013, duct tightness shall be verified by either of the following: (i) Post-construction test: Leakage to outdoors shall be less than or equal to 8 cfm per 100 ft<sup>2</sup> of conditioned floor area or total leakage less than or equal to 12 cfm per 100 ft<sup>2</sup> of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25Pa) across the rough in system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 4 cfm per 100 ft<sup>2</sup> of conditioned floor area.

(ii) Exceptions: Duct tightness test is not required if the air handler and all ducts are located within conditioned space."

(k) The 2012 International Wildland-Urban Interface Code including Appendix Chapters A and B as published by the International Code Council, be and is hereby adopted as the Wildland-Urban Interface Code of the Town of Dauphin Island, in the State of Alabama and the following sections are hereby revised:

Section 101.1 Insert: "The Town of Dauphin Island, Alabama"

Section 103.1 Delete in its' entirety

Section 106: Delete in its' entirety

Section 109.4.7 Delete in its' entirety

Section 302.1 Delete in its' entirety

Section 302.2 Insert Wildland-Urban Interface Boundary Map.

Chapter 5 Delete in its' entirety

Section 602 Delete in its' entirety

Section 2. That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That if any section, subsections, 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 Town Council of the Town of Dauphin Island, Alabama hereby declares that it would have passed this ordinance and each section, subsections, clause or phrase thereof, irrespective of that fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. That nothing in this ordinance or in the technical codes hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on permit applications received on and after July 1, 2012.

Severability:

The provisions of this Ordinance are severable and if any paragraph section, sentence, or provision thereof shall be held invalid, such invalidity shall not effect the remaining portions of this Ordinance which shall remain in full force and effect.

Effective Date:

This Ordinance shall become effective immediately upon its passage and required posting, or otherwise becoming law.

APPROVED AND ADOPTED THIS 6TH DAY OF AUGUST, 2013.

  
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JEFF COLLIER, MAYOR