

**ORDINANCE NO:**

**AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES  
RELATING TO INSPECTION ACTIVITIES AND ENFORCEMENT  
OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES,  
FOR THE CITY OF SPRINGVILLE, ST. CLAIR COUNTY, ALABAMA.**

**WHEREAS**, it is the desire of the CITY OF SPRINGVILLE, Alabama to adopt; in all respects, the various Standard Codes relating to building construction, maintenance, fire prevention, gas, electrical, housing, mechanical, plumbing and life safety; and

**WHEREAS**, the adoption of these codes is done to facilitate proper inspection activities by the CITY OF SPRINGVILLE, Alabama and relating to the public safety, health and general welfare;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRINGVILLE, ALABAMA:**

**Section 1:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Building Code, 2015 Edition*, published by International Code Council, including Appendix (Chapters C, E, F, H, I, J, and K) are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 1.1 shall be adopted as the Building Code for the City of Springville, in the State of Alabama regulating and governing the construction, alteration, 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 except as exempted in Section 101.2 of this code; providing for the issuance of permits and collection of fees therefore.

**Section 1.1** That the following provisions of the *International Building Code, 2009 Edition* be further amended and /or revised as stated below:

**Section 1.1.1.** Section 101.1. shall read as follows:

**Title.** These regulations shall be known as the Building Code of the City of Springville, hereinafter referred to as " this code."

**Section 1.1.2.** Section 903.2.8 shall read as follows:

**Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all building with a Group R fire area.

**Note:** Single-family dwellings, three stories or less are constructed under the *International Residential Code (IRC)* are not included in this Group R and would not, therefore, be subject to these particular requirements.

**Commented [JH1]:** Should this not be 2015 Edition?

**Section 1.1.3.** Section 1612.3 shall read as follows:

**Establishment of flood hazard areas.** To establish flood hazard areas the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Springville, dated June 19, 2012, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) 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.

**Section 2:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Residential Code, 2015 Edition*, published by International Code Council, including Appendix (Chapters A, E, G, H, M, N, and O) are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 2.1 shall be adopted as the Residential Building Code for the City of Springville, in the State of Alabama regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, maintenance, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefore.

**Section 2.1:** That the following provisions of the *International Residential Code, 2009 Edition* be further amended and /or revised as stated below:

**Commented [JH2]:** Should this not be 2015 Edition?

**Section 2.1.1.** Section R 101.1. shall read as follows:

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

**Section 2.1.2.** Table R301.2.(1) shall read as follows:

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice BaJTier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic effects		Weathering	Frost Line Depth	Termite					
5 psf	90 mph	None	B	Moderate	12"	Yes	21° F	No	Yes	< 1000	60° F

For SI: 1 pound per square foot=0.0479 kPa, 1 mile per hour =0.447 mis.

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- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible", "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(40)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 ½ - percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and © the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°) at [www.ncdc.noaa.gov/fpsf/html](http://www.ncdc.noaa.gov/fpsf/html).
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°) at [www.ncdc.noaa.gov/fpsf/html](http://www.ncdc.noaa.gov/fpsf/html).
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the

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**Section 2.1.3.** Section R313 Automatic fire sprinkler systems shall read as follows:

1. **R313.1 Townhouse automatic fire sprinkler systems.** Where installed, automatic residential fire sprinkler systems shall be installed in accordance with Section P2904 or NFPA 13D.
2. **R313.2 One and Two Family Dwellings automatic fire systems.** Where voluntarily installed, automatic residential fire sprinkler systems shall be installed in accordance with Section P2904 or NFPA 13D.

**Section 2.1.4.** Section P2603.5.1 Sewer Depth shall read as follows:

Building sewers that connect to a private sewage disposal system shall be not less than 12 inches below finished grade at the point of septic tank connection. Building Sewers shall not be less than 12 inches below grade.

**Section 2.2:** That the following provisions will be accepted as an approved substitute for the requirements set forth in Section R302.6 of the *International Residential Code, 2015 Edition*:

A) *Garage fire suppression system.*

- 1) The system must be designed and installed by a licensed fire sprinkler contractor. A Fire Protection Permit will be required.
- 2) Minimum three-fourths-inch domestic water line for sprinkler demand with a one-inch domestic preferred.
- 3) A wall with not less than a one hour fire rating shall be built between the garage area and any finished or unfinished basement area which is not protected by the garage suppression system. Any doors in this separation shall have a UL listed, 20 minute fire rating.
- 4) For full unfinished basements with garage doors present, but without a separation wall (as required in subsection (A)3 of this section), installation of an automatic sprinkler system throughout the entire basement is required. A UL listed, 20-minute fire-rated door separating the basement from the living area is required.
- 5) Required alarm notification
  - a) Flow switch and tamper valves must be tied to an electronic bell to alert resident of a water flow situation or that the supervised valve is turned off. The alarm must be mounted in the living area of the house, and in an area where the bell will

- not be obstructed or allowed to have storage to hinder it's function.
- b) In the event a home security alarm is installed in the house , the flow and tamper switches may be tied into the alarm system to audibly alert residents, so long as the alarm is located in the living area.
- 6) Fire suppression system components.
- a) Supply piping to fire suppression system must be a minimum of one-inch schedule 40 black pipe with sprinkler head spaced no greater than 14 feet apart on branch lines and no more than seven foot from any wall (maximum of 144 square feet). PEX and other piping material may be used if it is UL listed for fire sprinkler distribution, and a copy of the UL listing is supplied to the inspection office during the permit process.
  - b) Sprinkler heads must be "quick response" (155 degree), standard spray with one-half-inch threaded and minimum of three-eighths-inch orifice size. Upright heads are recommended with deflector no more than four inches below the bottom of the ceiling joists. Pendant heads may be used in areas where horizontal obstructions dictate and located with deflectors just under obstruction .
  - c) Floor areas under "open" garage doors must be protected and supplied by a sprinkler guard or cage.
  - d) Fire protection system riser must be tied to the domestic water system "upstream" from the pressure reducing valve. All valves controlling water to the fire suppression system must be supervised; this includes valves that turn off the water to the entire house. This does not include the valve pit at the street.
  - e) The Sprinkler Contractor shall notify the City of Springville Inspections Department when the " entire" system is operational and all other items required by these codes are complete and are ready to be tested and inspected. The Fire Chief or his designated representative, will check for the proper system components, alarm location , head location, and operation.

**Section 3:** That each and all of the regulations , provisions, penalties, conditions, and terms of the *International Existing Building Code, 2015 Edition*, published by International Code Council are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 3.1 shall be adopted as the Existing Building Code for the City of Springville, in the State of Alabama regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic

buildings, as herein provided; providing for the issuance of permits and collection of fees therefore.

**Section 3.1:** That the following provisions of the *International Existing Building Code, 2015 Edition* be further amended and /or revised: The following Sections are hereby revised:

- a) Section 101.1. Insert: "City of Springville"
- b) Section 1612.3 Insert: "City of Springville"
- c) Section 1612.3 Insert: June 19, 2012

**Section 4:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Fire Code, 2015 Edition*, published by International Code Council, including Appendix (Chapters B, C, D, and T) are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 5.1 shall be adopted as the Fire Code for the City of Springville, in the State of Alabama regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore.

**Section 4.1:** That the following sections of the *International Fire Code, 2015 Edition* are hereby revised:

- a) Section 101.1. Insert: "City of Springville"
- b) Section 109.4 Insert: Misdemeanor, \$500.00, 30
- c) Section 111.4 Insert: \$50, \$500
- d) Section 903.2.8 Insert: "**Note:** Single-family dwellings, three stories or less are constructed under the *International Residential Code* (IRC) are not included in this Group R and would not, therefore, be subject to these particular requirements."

Commented [JH3]: Is this right?

**Section 4.2:** That the following geographic limits referred to in certain sections of the *International Fire Code, 2015 Edition* are hereby established as follows:

- a) Section 5704.2.9.6.1 Storage of all Class I and Class II liquids in above-ground tanks requires the approval of the AHJ before installation.
- b) Section 5706.2.4.4 Storage of all Class I and Class II liquids in above-ground tanks requires the approval of the AHJ before installation.
- c) Section 5806.2 Storage of all flammable cryogenic fluids in stationary containers requires the approval of the AHJ before installation.
- d) Section 6104.2 Installation and/or the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas, and requires the approval of the AHJ before installation.

**Section 5:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Fuel Gas Code, 2015 Edition*, published by International Code Council, including Appendix (Chapters A and B) are hereby referred to, adopted, and

made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 5.1 shall be adopted as the Fuel Gas Code for the City of Springville, in the State of Alabama regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor.

**Section 5.1:** That the following sections of the *International Fuel Gas Code, 2015 Edition* are hereby revised:

- a) Section 101.1.           Insert: "City of Springville"
- b) Section 106.6.2        Insert: Established by Council in separate ordinance
- c) Section 106.6.3        Re-write to read:

**106.6.3 Fee Schedule.** All fees paid at time of permit application are non-refundable. The code official shall authorize the refunding of fees only for any amount erroneously paid or collected. The code official shall not authorize the refunding of any fees paid, except upon written notice filed by the original permittee not later than 180 days after the date of fee payment.

- d) Section 108.4        Insert: Misdemeanor, \$500.00, 30
- e) Section 108.5        Insert: \$50, \$500

Commented [JH4]: Is this right?

**Section 6:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Mechanical Code, 2015 Edition*, published by International Code Council, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 6.1 shall be adopted as the Mechanical Code for the City of Springville, in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor.

**Section 6.1:** That the following sections of the *International Mechanical Code, 2015 Edition* are hereby revised:

- a) Section 101.1.           Insert: "City of Springville"
- b) Section 106.5.2        Insert: Established by Council in separate ordinance
- c) Section 106.5.3        Re-write to read:

**106.5.3 Fee Schedule.** All fees paid at time of permit application are non-refundable. The code official shall authorize the refunding of fees only for any amount erroneously paid or collected. The code official shall not authorize the refunding of any fees paid, except upon written notice filed by the original permittee not later than 180 days after the date of fee payment.

- d) Section 108.4      Insert: Misdemeanor, \$500.00, 30
- e) Section 108.5      Insert: \$50, \$500

Commented [JH5]: Is this right?

**Section 7:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Plumbing Code, 2015 Edition*, published by International Code Council, including Appendix (Chapter E) are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 7.1 shall be adopted as the Plumbing Code for the City of Springville, in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor.

**Section 7.1:** That the following sections of the *International Mechanical Code, 2015 Edition* are hereby revised:

- a) Section 101.1.      Insert: "City of Springville"
- b) Section 106.6.2      Insert: Established by Council in separate ordinance
- c) Section 106.6.3      Re-write to read:

**106.5.3 Fee Schedule.** All fees paid at time of permit application are non-refundable. The code official shall authorize the refunding of fees only for any amount erroneously paid or collected. The code official shall not authorize the refunding of any fees paid, except upon written notice filed by the original permittee not later than 180 days after the date of fee payment.

- d) Section 108.4      Insert: Misdemeanor, \$500.00, 30
- e) Section 108.5      Insert: \$50, \$500
- f) Section 305.4.1      Insert: 12 inches, 12 inches
- g) Section 903.1      Insert: 6 inches

Commented [JH6]: ?

**Section 8:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Property Maintenance Code, 2015 Edition*, published by International Code Council, including Appendix (Chapters A) are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 8.1 shall be adopted as the Property Maintenance Code for the City of Springville, in the State of Alabama regulating and governing the condition and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that all structures are safe, sanitary and fit for occupation and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor.

**Section 9:** For the purposes of regulating the energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems in residential structures, the City Council does hereby adopt by reference the codes adopted by, including all amendments, Alabama Energy and Residential Codes Board, as set forth in §305-2-4-.07 and §305-2-4-.10 of the Alabama Administrative Code.

**Section 10.** For the purposes of regulating the energy-efficient building envelopes and



installation of energy-efficient mechanical, lighting and power systems in commercial structures, the City Council does hereby adopt by reference the codes adopted by, including all amendments, Alabama Energy and Residential Codes Board, as set forth in §305-2-4-.07 and §305-2-4- .8 of the Alabama Administrative Code.

**Section 11:** That each and all of the regulations, provisions, penalties, conditions, and terms of the *NFPA 70, National Electric Code, 2014 Edition*, published by National Fire Protection Association, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions , insertions, deletions and changes, if any, prescribed in section 10.1 shall be adopted as the Electrical Code for the City of Springville, in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided

**Section 12:** That Ordinance No. 2012 -11 of the City of Springville entitled *An Ordinance to Adopt Various Standard Codes Relating to Inspection Activities and Enforcement of Building Provisions as Provided in Said Codes, for the City of Springville, St. Clair County, Alabama*, with the exception noted in Section 2.2 of this ordinance, be hereby repealed.

**Section 13:** That Ordinance No. 2001-17, and ordinance to require Fire Department review of plans and the installation of fire sprinkler systems in certain new structures shall remain in effect as written.

**Section 14:** That within said codes, when reference is made to the duties of a certain official named therein , that designated official of the CITY OF SPRINGVILLE, Alabama who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

**Section 15:** Any person, firm, corporation or other entity who shall violate any provisions of the codes listed above, or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under the provisions of these codes, shall be guilty of a violation, punishable by fine of not more than \$500.00 or by imprisonment not exceeding 30 days, or both, at the discretion of the Municipal Judge. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 16:** If any section, subsection, sentence, clause, paragraph , provision or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction , such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 17:** BE IT FURTHER ORDAINED that this ordinance and the rules, regulations, provisions , requirements, orders and matters established and adopted hereby shall take effect and be in full force for all new permits issued beginning January 1, 2018.

Commented [JH7]: What date?

ADOPTED and APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Attest: \_\_\_\_\_

Kelli Lee, City Clerk  
City of Springville, Alabama

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William Isley, Mayor  
City of Springville, Alabama