

Second Reading

Mayor Graham introduced the following Ordinance:

ORDINANCE NO. 2023-15

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALERA, ALABAMA:

- (1) **WHEREAS**, the Code of Ordinances of the City of Calera, Alabama is hereby amending the Supplemental Building Regulations:

SUPPLEMENTAL BUILDING REGULATIONS

1. At the time of permit application submittal- (1) one set of drawings, permit application completely filled out , plot plan stamped by an architect or a PE, private sewage systems need health department acceptance letter, copy of current home builders license. All tap fees must be paid prior to the permit being issued.
 - a. Townhome firewall separation must be designed by an architect/engineer and the drawing must show a signature or a stamp and turned in at the time of the permit application submittal.
 - b. Commercial drawings, new construction build outs, and renovations, must have drawings stamped by an architect.
2. The front of the building permit application must be completely filled out and the subcontractors must be listed on the back of the application. All subcontractors must have a current city business license prior to the final inspection being scheduled.
3. Form surveys must be turned in before the final slab inspection can be set up and it must be performed by a surveyor registered in the State of Alabama. All surveys shall be signed and sealed.
4. Permanent power will not be released until the building final and Landscaping Final have been completed and a CO has been issued. No persons or belongings may occupy the residence before Certificate of Occupancy is issued.
5. All exterior footings shall be placed a minimum of 12" below the undisturbed ground and contain (2) two runs of #4 rebar in the bottom 1/3 (third) of the footing.
6. All slabs and footing combinations must have a 20" turndown. There will be two slab inspections performed, a rough slab and a final slab. At the time of the rough slab inspection a water test is required on the drain line, 10' head. A ball test shall be done on the drain line.
7. Provide manufacturer's paperwork for all manufactured lumber at the time of framing inspection, trusses, lvl's, etc.
8. Smoke detectors are required in every bedroom and in the immediate general vicinity outside every bedroom. They are also required on each individual story, including basements and garages, but not including crawl spaces and attics.
9. Future bonus rooms above grade shall have electrical and mechanical supply services in place, also egress and safety requirements must be met before a CO (certificate of occupancy) will be issued. Mechanical and electrical supply services do not have to be operational. Future bonus rooms below grade must meet egress and safety requirements before a CO (certificate of occupancy) will be issued.

10. An exterior wrap inspection is required at the time of the framing rough or before exterior wall coverings are in place. All buildings shall be wrapped with an approved flashing and window tape installed; this will also have to be inspected prior to exterior coverings being installed.
11. All bedroom windows shall have a window sill height of no less than 24" when finished grade is 72" or over in height, all other windows must meet sections R612.2 of the 2009 IRC. Basements, habitable space above grade and every sleeping room shall have at least one operable egress and rescue opening leading to outdoors.
 - *Openings shall have a minimum net clear opening of 5.0 sq. ft when located no more than 44" above grade and 5.7 sq ft when located more than 44" above grade.
 - ** Opening height shall be a minimum of 24"
 - ***Opening width shall be a minimum of 20"
12. Garages shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side. Garages beneath habitable spaces shall be separated by not less than 5/8" Type X Gypsum Board or equivalent. This will have to be inspected prior to being covered up.
 - A. Sprinkler systems in lieu of fire separation on vehicle storage areas must be approved and inspected by the City of Calera Fire Marshal.
13. Ducts in garages and ducts penetrating walls or ceilings separating the dwelling from the garage shall be constructed of a minimum #26 gauge sheet steel or equivalent. All duct and flex shall have insulation of at least R-6 inside the building thermal envelope. Duct board outside and in the crawl space shall be R-8.
14. Purling designed to brace roof spans shall be equal to or greater than the nominal size of the rafters they support.
15. Any window that is in the radius of a door swing or any window below 60" of the walking surface in a stairway or bathtub/shower shall be of tempered glass.
16. Stairway handrail ends shall return to the wall or newel post.
17. Insulation shields are required around all gas or fireplace vents that penetrate all insulated floor/ceiling assemblies.
18. Exhaust from bathrooms and toilet rooms shall be independently vented directly to the outdoors. Such exhaust shall not be vented into attic, through suffix vents, crawl spaces or other areas inside the building envelope.
19. If building grounding is to be connected to building steel in the footings it will have to meet NEC section {250.52A} and be inspected. * Ground connection will need to turn up into the building and be accessible; a request for an inspection will need to be done at the same time as the final slab is inspected.
20. All kitchen islands must be wired for a service plug, no exceptions.
21. All houses first floor must be completely wrapped with a minimum of ½" OSB and all other floors must comply with the current codes for lateral support, or the builder can submit drawings or specs from a structural engineer on lateral support and to be submitted at the time of application process.
22. Retaining walls over 4' in height must be approved and inspected by the city engineer.
23. Sole plate anchor bolts to be on 6' centers and shall be no more than 12" off each corner or at ends. Anchor bolts can be substituted with ramset's. If you do use ramset's, spacing must be 16" on center for exterior walls and load bearing and 36" on non-load bearing. You may also use approved Simpson anchor bolts if they meet the distance requirements of regular anchor bolts.
24. Gas pressure test is required at the time of the rough inspection and also at the time of the final building inspection. Gas stub out shall be located per the City of Calera Ordinance.

25. All water lines in the exterior walls and attic must be insulated at the time of the rough inspection.
26. Emergency overflow drains must be located in a conspicuous place. Hot water pop off must go outside of the structure.
27. Free standing showers shall have a minimum of 900 sq inches from the floor to the top with a minimum of 30" in width.
28. All whirlpool tubs must have an access panel for motor repair and replacement.
29. Thermal expansion tanks are required at the hot water heater.
30. All plumbing drains passing through or under foundations shall be sleeved for protection.
31. Gas lines are not allowed under slabs.
32. The minimum insulation R-values for homes are as follows:

Ceilings-	R-30
Walls-	R-13
Floors-	R-19
Basement walls	R-6
Crawl space walls-	R-7
33. Flow switches are required on drain pans attics.
34. All gas lines in exterior walls shall be black iron and turn out no less than 6" past top plate. Any joints in the attic space must be readily accessible.
35. All decks over 6ft. off the ground shall be self-supported on all sides.

Council Member Watts moved that Ordinance No. 2023-15 be adopted with a yearly review. Council Member Cost seconded said motion and upon vote, the results were as follows:

AYES: Byers, Cost, Graham, Morgan, Montgomery, Turner, Watts

NAYS: None

Mayor Graham declared Ordinance No. 2023-15 adopted.

Adopted this 21st day of August 2023.

Connie B. Payton, City Clerk

Jon G. Graham, Mayor