TOWN OF SUMMERDALE
BUILDING CODE AND REGULATIONS

JULY 1, 2025

MISSION STATEMENT:

The primary goal of the Summerdale Department of Building Safety is to protect the public's safety and welfare as it relates to most types of building construction in a manner that is professional, knowledgeable, efficient, and helpful by enforcement and mentoring of the adopted codes and ordinances.

TABLE OF CONTENTS: **PAGE:**

That the following codes or portions of codes be, and the same are hereby, approved and adopted by reference, except for the changes and exclusions listed (if any):

COMMERCIAL CODES

1. **COMMERCIAL BUILDING CODES:**

(a) International Building Code, 2024 Edition, together with Appendix C (Group U (Agricultural Buildings), Appendix I (Patio Covers), Appendix J (Grading) and Appendix K (Administrative Provisions); provided, however, the following sections and chapters are amended to read as follows and/or added to/deleted from said code:

Section (A)101.1: (insert) Town of Summerdale, Alabama

Section (A)103.1: (insert) Department of Building Safety

(delete) Section (A)105.1.1: Annual permit

(delete) Section (A)105.1.2: Annual permit records.

Section (A)105.2 (2): (add to), "however, fences over 36 inches in height will require zoning approval."

Section (A)105.2 (9): (revise as) "36 inches (610mm) deep, or less, or portable,"

(add) Section (A)105.2: 14. Portable Hot tubs/spas.

Section (A)105.3 Application for a permit: (revise as) "shall file an application using the permitting portal furnished by the Department of Building Safety"

1.1 Section (A)105.5: (replace with) **Permit Expiration**. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, **unless such shorter duration or different expiration terms are imposed on the permit due to special circumstances, such as nuisance abatement projects.** The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

1.2 Section (A)109.3 (replace with) **Permit Valuations**: "For new construction the valuation used to determine the applicable fee shall be calculated from the most current version of the Building Valuation Data published by the International Code Council, with local modifiers, or bona fide, signed contracts, local averages based on the square footage of the project, or any other evidence of the cost or value of the work, as determined by the building official."

1.3 (add) Section (A)111.5: **Certificate of Completion**. Upon satisfactory completion of a building, electrical, mechanical or plumbing permit, a certificate of completion may be issued. This certificate indicates a structure, or system is complete and for certain types of permits is released for limited use and may be connected to a utility system. This certificate does not grant authority to occupy a building prior to the issuance of a **certificate of occupancy**, except for limited uses such as training and stocking.

1.4 Section (A)114.4: (replace with) **Violation penalties**. Persons who shall violate a provision of this code 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 building official , or of a permit or certificate used under provisions of this code, shall be guilty of a Building Code Violation , and upon conviction, punishable pursuant to the penalty section of this Code or other jurisdictional law/authority that may apply.

1.5 (add) Section IBC 117/IRC R115: **ADDITIONAL CONTRACTOR RESPONSIBILITIES**

(add) (A)117.1/R115.1 The Contractor must provide the Town of Summerdale with all Subcontractor's Name, Address, Phone Number, Town License Number, State License Number, and job value. The Contractor will be responsible for purchasing a Town Business License and responsible for the purchase of licenses for any sub-contractor who fails to purchase the license for themselves. All fees must be paid prior to the issuance of the Certificate of Occupancy.

(add) Section (A)117.2/ R115.2 Workman's Chemical toilets are required at each site.

(add) Section (A)117.3/R115.3 Dumpsters are required at each individual construction site. Scrap lumber, metal roofing, etc. in connection with construction or replacement must be placed in dumpsters. The site must be kept free of loose materials that could be blown on the neighboring property.

(add) Section (A)117.4/R115.4 Landscape Plans are required for all commercial projects. Landscape plans to be stamped by an Alabama Registered Landscape Architect.

(add)Section (A)117.5/R115.5 Public Sewer Affidavit / Health Department Release (where allowed by ordinance)

(add) Section (A)117.6/R115.6 Site Plan & Plot Plan with setbacks and parking requirements.

(add) Section (A)117.7/R115.7 Address verification letter for all residential/dwelling structures.

(add) Section (A)117.8/R115.8 For residential developments involving the construction of 3 or more dwelling units and all commercial and industrial developments, a site plan must be reviewed by the Site Review Committee and approved by the Planning Commission prior to the issuance of building permit.

1.6 (add) Section (A)117.9/R115.9 **Inspections:**
a. No Inspections will be made at any sequence unless the subcontractors have paid for their business license. If a subcontractor fails to purchase a license, the Contractor (permit holder) is responsible for the license fee.

b. The contractor should notify the building department 24 hours in advance to request required inspections.
c. A Certificate of Occupancy will be issued only after all permit requirements have been met.

(add) Section (A)117.10/R115.10. No lead-soldered pipe will be allowed.
1.7 COMMERCIAL DESIGN CRITERIA (insert):

*Section 1609.3 The **minimum** basic design wind speed shall be determined* as *follows: **

RISK CATEGORY I (Low hazard to human life): 140 mph Vult.

RISK CATEGORY II (Ordinary buildings other than RC I, III or IV): 155 mph Vult.

RISK CATEGORY III (Substantial hazard to human life): 165 mph Vult.

RISK CATEGORY IV (Essential facilities): 175 mph Vult.

(Vult = 3 second gust at 33 ft. above the ground in Exposure Category C)
*(Site specific engineering using current ASCE Hazard tools will also be allowed)

Section 1612.3: Town of Summerdale, April 19, 2019

2. COMMERCIAL PLUMBING CODES:

International Plumbing Code, 2024 Edition provided, however, the following sections are amended to read as follows and/or added to said code:

Section (A)101.1 Town of Summerdale, Alabama

Section (A)103.1 (insert) Department of Building Safety

Section (A)114.4: (all inserts) "as prescribed by the penalty section of this Code or other jurisdictional law/authority that may apply.

Section 305.4.1 (insert) – Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen (**18)** inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of six **(6)** inches below grade.

(add) Section 702.3 - The minimum thickness for sewer pipe in this jurisdiction is schedule 40.

(add) Section 708.1.2.1 – Building Sewers. Sewage line clean-outs shall be permanently protected from damage at ground level by a method approved by the building official.

Section 903.1.1 (insert) - Roof Extension. All open vent pipes that extend through a roof shall terminate at least six **(6) inches (152mm)** above the roof.

3. COMMERCIAL GAS CODES:

International Fuel Gas Code, 2024 Edition provided, however, the following sections are amended to read as follows and/or added to said code:

Section (A)101.1 Town of Summerdale, Alabama

Section (A)103.1 (replace with) The gas provider shall certify the installation and code compliance

Section (A)114.4: (all inserts) “as prescribed by the penalty section of this Code or other jurisdictional law/authority that may apply.

4. COMMERCIAL MECHANICAL CODES:

International Mechanical Code, 2024 Edition; provided, however, that the following sections are amended to read as follows and/or added to said code:

Section (A)101.1: (insert) Town of Summerdale, Alabama

Section (A)103.1: (insert) Department of Building Safety

Section (A)114.4: (all inserts) “as prescribed by the penalty section of this Code or other jurisdictional law/authority that may apply.

(add) Section 606.4 .2 - Alarm activation from the installed protective signaling system shall cause shutdown of all HVAC units in the zone, floor, or area. If the signaling system is unable to designate a specific zone, floor or area, global shutdown of all HVAC systems in the building shall occur upon fire alarm activation.

5. COMMERCIAL ELECTRICAL CODES:

NFPA 70, National Electric Code, 2023 Edition provided, however, the following sections are amended to read as follows and/or added to said code:

Article 362.10 (replace with) – Electric nonmetallic tubing type ENT, shall only be allowed for low voltage AC circuits not exceeding twenty-four (24) volts and data-com.

6. EXISTING BUILDING CODES:

International Existing Building Code, 2024 Edition, together with Appendix A (Referenced standards) ; provided, however, the following sections are omitted and not adopted:

The International Existing Building Code adopted herein shall be amended as follows:

Section (A)101.1: (insert) Town of Summerdale, Alabama

Section (A)103.1: (insert) Department of Building Safety

(delete) Section (A)105.1.1: Annual permit.

(delete) Section (A)105.1.2: Annual permit records.

7. COMMERCIAL ENERGY CONSERVATION CODES:

International Energy Conservation Code (IECC), 2024 Edition, as amended by the Code of the State of Alabama, shall be implemented and enforced for new habitable commercial buildings and habitable residential buildings three (3) stories and above including multi-family dwellings provided however, the following sections are amended as follows:

Section C101.1: (insert) Town of Summerdale, Alabama
Section R101.1: (insert) Town of Summerdale, Alabama

(delete) Section C402.2.4: Slabs-on-grade Floors.

(delete) Section R403.1.1: Programmable Thermostat

(delete)Section R403.10: Energy Consumption of pools and spas.

(delete) Section R403.10.1: Heaters.

(delete) Section R403.10.2: Time Switches

(delete) Section R403.10.3: Covers.

(delete) Section R403.11: Portable spas.

8. COMMERCIAL SWIMMING POOL AND SPA CODES:

The International Swimming Pool and Spa Code, 2024 Edition provided, however, that the following sections are amended to read as follows and/or added to said code:

Section 101.1: (insert) Town of Summerdale, Alabama

Section 103.1: (insert) Department of Building Safety

Section 113.4: (all inserts) "as prescribed by the penalty section of the of Summerdale Building Code or other jurisdictional law/authority that may apply.

9. AMERICANS WITH DISABILITIES ACT:

Accessible and Usable Building and Facilities, ICC/ANSI A117.1, 2017 Edition.

FIRE PREVENTION

10. FIRE PREVENTION CODES:

International Fire Code, **2024** Edition; and Appendices A, B, C, D, F, H and I; provided, however, the following sections are amended to read as follows and/or added to said code:

Section 101.1: (insert) Town of Summerdale, Alabama
Section 113.4 (add to) Fire Code Violation:

Violation penalties. Persons who shall violate a provision of this code 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 *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a **Fire Code Violation**, and upon conviction, punishable pursuant to the penalty section of this Code or other jurisdictional law/authority that may apply.

10.1 Section 307 - **Open Burning Requirements**:

(add) Section 307.1.1.1. (add) No person shall kindle or maintain any open fire or authorize any such fire to be kindled or maintained without first obtaining a permit or other proper authorization. During the construction or demolition of any structure, no waste materials or rubbish shall be disposed of by burning on the premises or in the immediate vicinity without having obtained a permit or other proper authorization.
Section 307.1.1.2. (add) Only untreated wood and plant growth shall be permitted to be burned. Under no circumstances shall any treated or painted lumber, heavy oils, items containing synthetic or natural rubber, asphaltic materials, plastics, or refuse be burned.

(add) Section 307.1.1.3. Open fires permitted in this section shall not commence before 6:00 a.m. and no combustible material shall be added to the fire after 3:00 p.m. of each day permitted. The fire official may prohibit any or all open burning when local circumstances or atmospheric conditions make such fires hazardous.

(add) Section 307.1.1.4. Open burning of materials generated by major land clearing practices is prohibited in the corporate Town limits of Summerdale.

(add) Exception: The disposal of plant growth generated by major land clearing practices may be conducted only by a method approved by the fire code official.

10.2 (add) Section 606.3.3.4: **Additional Hood System Cleaning Requirements:**

a. Current certificate of training on hood cleaning in compliance with NFPA 96. Sprinkler Systems:

b. Current sprinkler system permit through the Alabama State Fire Marshal's Office and NICET certification. Fire Alarm Systems.

c. Current fire alarm permit through the Alabama State Fire Marshal's Office and NICET certification. Must be a minimum of NICET II to perform technician work, or work under the direct supervision of NICET II.

OTHER FIRE CODES:

11. WATER SUPPLY, SUBURBAN AND RURAL FIRE FIGHTING:
NFPA 1142, Water Supplies, Suburban and Rural Fire Fighting, 2022 Edition.

12. FIRE ALARMS:
NFPA 72: National Fire Alarm and Signaling Code, 2025 Edition.

13. WET CHEMICAL EXTINGUISHING:
NFPA 17A: Standard for Wet Chemical Extinguishing Systems, 2024 Edition

14. RESIDENTIAL SPRINKLER SYSTEMS:
NFPA 13R: Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height, 2025 Edition.
NFPA 13D: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured homes, 2025 Edition.

15. COMMERCIAL SPRINKLER SYSTEMS:
NFPA 13: Standard for the Installation of Sprinkler Systems, 2025 Edition.

16. PORTABLE FIRE EXTINGUISHERS:
NFPA 10: Standard for Portable Fire Extinguishers, 2022 Edition.

17. STANDPIPES AND HOSE SYSTEMS:
NFPA 14: Standard for Installation of Standpipes and Hose Systems, 2019 Edition.

RESIDENTIAL CODES

18. RESIDENTIAL BUILDING CODES:
International Residential Code, 2024 Edition, together with Exhibit A (Coastal Construction Supplement) attached hereto, Appendix BA (Manufactured Housing used as Dwellings, Appendix BD (Home Day Care Occupancy, Appendix BF (Patio Covers), and Appendix BO (Existing Buildings and Structures), provided, however, the following sections and chapters are amended as follows:

Section R101.1: (insert) Town of Summerdale, Alabama

EXEMPTIONS:

Section R105.2 (2): (add to), “however, fences over 36 inches in height will require zoning approval.”

Section R105.2 (7): (revise as) “36 inches (610mm) deep, or less, or portable,”

(add) Section R105.2: 11. Portable Hot tubs/spas.

18.1 UNLAWFUL ACTS:

(add) Section R113.1.1 (add) **Hours of Construction**. Within residential districts, no remodel or new construction work shall commence between the hours 8:00 pm and 7:00 am April through September and no construction work shall commence between the hours of 6:00pm and 7:00am October through March. In addition, within residential districts, no remodel or new construction work shall commence on Sunday.

18.2 VIOLATION PENALTIES:

(add) Section R113.4.1: (add) Violation penalties. Persons who shall violate a provision of this code 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 building official, or of a permit or certificate used under provisions of this code, shall be guilty of a Building Code Violation , and upon conviction , punishable pursuant to the penalty section of this Code or other jurisdictional law/authority that may apply.

18.3 RESIDENTIAL DESIGN CRITERIA:

Table R301 .2 (1) - Climatic and Geographic Design Criteria - shall be amended as follows:

GROUND SNOW LOAD – **0**

WIND DESIGN:
SPEED (MPH) - 155*

TOPOGRAPHIC EFFECTS – NO

SPECIAL WIND REGION – NO

WINDBORNE DEBRIS ZONE - YES

SEISMIC DESIGN CATEGORY – **A**

SUBJECT TO DAMAGE FROM:
WEATHERING - NEGLIGIBLE

FROST LINE DEPTH - 4"

TERMITE - VERY HEAVY

ICE BARRIER UNDERLAYMENT REQUIRED - NO

FLOOD HAZARDS – 10/7/2008.

AIR FREEZING INDEX – 1500 OR LESS

MEAN ANNUAL TEMPERATURE – 66.7
*Wind design speed is ultimate design (Vult) wind speed and shall be increased for slope IAW Table R301.2.1.5.1 of the 2024 International Residential Code.
(Vult = 3 second gust at 33 ft. above the ground in Exposure Category C)

18.4 SUNROOMS:
Additional design requirements for new or replaced sunrooms will be IAW section R301.2.1.1.1, to include the proper AAMA category, with Category V being the only option for a habitable room.

18.5 PROTECTION OF OPENINGS (Section R301.2.1.2):

New installation or a more than 25% replacement of the total amount of windows or doors in a habitable residential structure will require impact protection with approved glazing or covers, without affecting required egress while occupied.

18.6 RESIDENTIAL SMOKE/GAS DETECTION:

(delete) Section R309: - Automatic Fire Sprinkler Systems

Section R310.3 Location. Smoke alarms shall be installed in the following locations:

(1) (Revise) Outside each separate sleeping area in the immediate vicinity of the bedrooms, within 21 ft of any door to a sleeping room, with the distance measured along a path of travel.

(2) (add) 7. In the living area(s).

(add) Section R311.3.1 Location near living areas. Carbon monoxide alarms shall be installed within 21 feet of any living area where sleeping is likely to occur. Alarms shall be located per manufacturer 's specification.

18.7 WALL CONSTRUCTION:
(add) Section R602.6 (3) Any loadbearing wall that contains plumbing over 1" in diameter shall be constructed with a minimum of 2 x 6" framing members.
(add) Section R602.6 (4) Any non-loadbearing wall that contains plumbing over 1.5" in diameter shall be constructed with a minimum of 2 x 6" framing members.
18.8 RESIDENTIAL RE-ROOFING:

(add) Section R908.3.1: (Total roof covering replacement) If more than 25% of the total continuous roof covering area (**connected by overlapping materials**) of any existing building is being replaced, the entire connected system shall be replaced and brought into compliance with the adopted building and supplemental codes, unless the undamaged area of the system is in compliance with current codes. (verifiable by jurisdictional inspection records or approved 3rd party records).
Examples of connections are:

a. Ridges
b. Valleys
c. Hips

Examples of disconnections are:

a. Split level
b. Separation parapets

19. RESIDENTIAL ENERGY CONSERVATION:

Rescheck will be IAW the 2024 IECC as amended by any state regulations
(https://www.energycodes.gov/rescheck)

20. RESIDENTIAL PLUMBING:

Section P2603.5.1 (insert) – Sewer Depth. Building sewers that connect to private sewage disposal systems shall be *not less than* eighteen (18) inches below finished grade at the point of septic tank connection. Building sewers shall be *not less than* six (6) inches below grade.

(add) Section P3002.2.2 – The minimum thickness for sewer pipe in this jurisdiction is schedule 40.

(add) Section P3005.2.10.4 - Building Drain and Building Sewer Junction. Sewage line clean-outs shall be permanently protected from damage at ground level by a method approved by the building official.

MANUFACTURED HOMES

21. MANUFACTURED HOMES (Used as permanent dwellings):

International Residential Code, 2024 Edition, Appendix BA, as amended:

(add) Section BA115.1.1 – **Requirements for skirting**. Any Manufactured home in the Summerdale jurisdiction shall have skirting installed in compliance with the code requirements.

22. MANUFACTURED HOMES (Not used as permanent dwellings):

NFPA 501A, Manufactured Home Installations, Sites, and Communities, 2021 Edition

23. MODULAR HOMES:

Local Codes:

1. Submit AMHC (Alabama Manufactured Home Commission) stamped plans.
2. An Alabama Registered Engineer shall certify modular homes to meet adopted wind loads.
3. Submit foundation plan and anchorage to foundation plan. Shall equal or exceed local adopted codes.
4. Any 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 is complete.
6. Modular Homes shall be installed in accordance with the engineered installation instructions.
7. Modular Homes shall be inspected for compliance with engineered instructions and any applicable current local adopted codes.
8. In-factory construction and components are not the responsibility of the Inspection Department.

PROPERTY MAINTENANCE

24. PROPERTY MAINTENANCE CODES:

International Property Maintenance, 2024 Edition; provided, however, that the following sections are amended to read as follows and/or added to said code:

Section 101.1: (insert) Town of Summerdale, Alabama Section 302.4: (Insert) 12 Inches

RECREATIONAL VEHICLE PARKS

25. **RECREATIONAL VEHICLE (RV) PARKS AND WHERE RV LOTS ARE ALLOWED**:
NFPA 1194, Recreational Vehicle Parks, 2021 Edition.

PERMIT APPLICATION

26. SUBMITTAL DOCUMENTS:

a. Submittal documents required to be prepared by a design professional:
Any new habitable structure. (Residential shall be sealed by a State of Alabama professional engineer. Commercial shall be sealed per regulations set by the state architectural and/or engineering boards).

b. Any residential addition over one thousand (1,000) square feet in area or that creates more than a fifty (50%) percent improvement to the structure shall be sealed by a State of Alabama professional engineer.

c. Any residential remodel that affects the exterior loads or is considered a fifty (50%) percent improvement to the structure shall be sealed by a State of Alabama professional engineer.

d. Any commercial addition that is over one thousand (1,000) square feet in area increases the original structure to over twenty-five hundred (2,500) square feet in area or affects the loads, energy values or life safety plan of the original structure shall be sealed in accordance with regulations set by the state of Alabama architectural and/or engineering boards.

e. Any commercial remodel to a structure that is over twenty-five hundred (2,500) square feet in area or changes the structural load, energy values or life safety plan of the original structure shall be sealed in accordance with regulations set by the state architectural and/or engineering boards.

f. Any built-on-site accessory structure over one thousand (1,000) square feet in area shall be sealed per regulations set by the state of Alabama architectural and/or engineering boards.

g. Any pre-built accessory, modular or manufactured structure shall be sealed in accordance with regulations set by the state of Alabama architectural and/or engineering boards.

h. Any free-standing sign with a face over thirty-two (32) square feet in area or more than nine (9) feet in height at the highest point shall have the loads sealed by a State of Alabama professional engineer.

i. Any engineered product, such as a truss system shall be sealed by a State of Alabama professional engineer.

j. Any geotechnical data shall be sealed by a State of Alabama professional engineer.

k. Any new commercial mechanical, electrical or plumbing (MEP) system shall be sealed by a professional engineer, as required by the Alabama state board.

l. Any other project requiring a design professional as determined by the state architectural or engineering boards shall be sealed as required by the Alabama state boards.

m. The submittal documentation for any habitable structure being built or modified in a Special Flood Hazard area shall also include a flood elevation certificate, prepared by a qualified surveyor, based on the construction drawings.

n. The submittal information required for any new structure includes a code study, structural loads, energy values and/or commercial electrical, mechanical, plumbing and life safety plans.

o. Commercial energy designs shall be shown on Comcheck reports IAW the 2024 IECC.

p. Residential energy designs shall be shown on Rescheck reports IAW the 2024 IECC.

q. Construction documents as required in IBC section 107.

*EXCEPTIONS: Non-habitable structures or signage will not need to provide energy values.

Digital copies (PDF) of plans/revisions shall be submitted using the permitting portal.

27. **GOVERNMENT AGENCY EXCEPTIONS:**

Permit exceptions: Construction and construction-related activities which are being performed by or on behalf of the federal government, the State of Alabama, Baldwin County, or any departments, agencies, boards, divisions, or subdivisions of the same for their own use shall be exempt and excluded from the permits, permit fees, inspections, and inspection fees called for in this Article. The Town of Summerdale shall be exempt and excluded from the permit fees and inspection fees. Subject to the forgoing, all construction and construction-related activities must conform to all applicable federal, state, county and local laws relating to the same, and it is the responsibility of the federal government, the State of Alabama, Baldwin County, the Town of Summerdale, or the department, agency, board, division, or subdivision on whose behalf the work is being performed to ensure compliance with all applicable laws and ordinances. This section shall not exclude construction or construction-related activities which are merely funded, in whole or in part, by federal, state, county or municipal monies but which will not be owned or occupied by that governmental entity after the completion of the construction or construction-related activities.

28. PENALTIES:

ISSUANCE OF NOTICE OF VIOLATION OR CITATION TO THE OWNER OF PROPERTY OR EACH PERSON, FIRM, OR CORPORATION ENGAGED IN THE ACTIVITIES REGULATED BY THIS ORDINANCE AND WHOSE ACTIVITIES ARE IN VIOLATION OF THIS ORDINANCE
It shall be unlawful for any person, firm, or corporation to violate, disobey, omit, neglect, refuse to comply with or resist enforcement of any of the provisions of this Ordinance and such person, firm, or corporation shall, upon conviction, be fined not less than $100.00 or more than $500.00

and up to 6 months in jail for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

A. Any official of the Town of Summerdale may post on the property or serve the owner of property or each person, firm, or corporation engaged in the activities regulated hereunder, when activities are being conducted in violation of this Ordinance, a notice of non-compliance.

B. If the violation is not brought into compliance within 48 hours after notice has been served, any Police Officer of the Town of Summerdale shall issue a citation to appear in the Municipal Court of the Town of Summerdale at a time and date specified thereon to answer the charge of such violation(s) of this Ordinance.

C. Citations shall be signed by Inspectors finding such violations and shall be sent by certified mail or served by a Police Officer to the contractor or persons responsible for the permit or to the owner of the property on which the violation is found, as such owner's names and address appear in the records of the Baldwin County Tax Assessor's Office.

D. If the party charged fails to appear and answer such charges in the Municipal Court at the time and place set forth by the citation, a warrant shall be issued charging such party with the violation.

E. Once the warrant has been issued and tried before the Municipal Court, a person found guilty of such violations shall be guilty of a misdemeanor and shall be punished as provided herein.

29. **Permit Fee Requirement:**

Permit Fees shall read as follows: "Each person, firm, corporation or other entity engaged in any construction or construction-related activity for which a Town building permit is required shall, before the commencement of work, pay the appropriate building permit fee. For the purpose of determining the fee for the issuance of a building permit, the value of the requested work is determined by the Town of Summerdale Department of Building Safety which may consider the most current version of the Building Valuation Data published by the International Code Council, bona fide, signed contracts, or any other evidence of the cost or value of the work. The following fees shall be charged for the issuance of building permits based on the total value of work, including materials and labor."

30. BUILDING RELOCATION REQUIREMENTS:

a. ANY PLANNING/ZONING, FIRE DEPARTMENT, CIVIL ENGINEERING OR ENVIRONMENTAL REQUIREMENTS SHALL ALSO BE MET.

b. THE BUILDING SHALL BE SAFE FOR OCCUPANCY BY MEETING THE REQUIREMENTS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE. (IEBC 1301.2)

c. A CHANGE OF OCCUPANCY TYPE SHALL REQUIRE FULL COMPLIANCE WITH THE INTERNATIONAL EXISTING BUILDING CODE. (IEBC 1301.2)

d. ANY NEW ELEMENTS ADDED TO THE STRUCTURE SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE. (IEBC 1301.2)

e. THE LOCATION ON THE LOT SHALL MEET THE SETBACK REQUIREMENTS FOR ZONING AND THE INTERNATIONAL RESIDENTIAL CODE. (IEBC 1302.1)

f. THE FOUNDATION AND CONNECTION TO THE STRUCTURE SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AND BE ENGINEERED BY A DESIGN PROFESSIONAL. (IEBC 1302.2/ORDINANCE)

g. THE STRUCTURE SHALL MEET INTERNATIONAL RESIDENTIAL CODE WIND LOAD REQUIREMENTS WITH ANY CORRECTIONS ENGINEERED BY A DESIGN PROFESSIONAL. (IEBC 1302.3/ORDINANCE)

h. THE STRUCTURE SHALL BE INSPECTED AND VERIFIED AFTER THE MOVE FOR STRUCTURAL COMPONENT STABILITY BY A PROFESSIONAL ENGINEER. (IEBC 1302.7/ORDINANCE)

i. ELECTRICAL, MECHANICAL AND PLUMBING ELEMENTS ARE NOT REQUIRED TO BE RETROFITTED UNLESS THEY ARE FOUND TO BE UNSAFE OR NOT READY FOR CONNECTION TO SERVICES. (IEBC)

j. TO RECEIVE A PERMIT A SITE PLAN OF THE NEW LOCATION IS REQUIRED ALONG WITH THE PERMIT APPLICATION.

k. ALL OF THE OTHER REQUIREMENTS, LISTED ABOVE, SHALL BE PROVIDED, PERMITTED AND INSPECTED BEFORE ELECTRCAL POWER AND OCCUPANCY ARE ALLOWED.

l. IT IS THE MOVER'S RESPONSIBILTY TO CHECK WITH OTHER AGENCIES FOR THE ACTUAL MOVING PROCESS.

NOTE: THESE ARE BASIC REQUIREMENTS AND NOT ALL-ENCOMPASSING AND MAY BE SUBJECT TO OTHER RULES, REGULATIONS OR MANUFACTURER REQUIREMENTS.

31. SUBSTANTIAL DAMAGE/IMPROVEMENT REQUIREMENTS:

a. If a building has been demolished by a storm, fire, flood or other means and major repairs are needed or a major improvement project is proposed and the cost of repairs/improvements will equal or exceed 50% of the market value of the structure before improvements are started, the Building Official may deem them Substantial Damage/Improvement and require that the owner bring it up to current code standards or remove it.

32. **RESIDENTIAL VALUATION**

For single family, duplex, and townhome new residential construction, the permit valuation shall be calculated on a square foot basis utilizing standardized construction cost data published periodically in the ICC Building Valuation Data ("BVD") as published by the ICC as follows:

a. Conditioned Spaces: 86% of the Square Foot Construction Costs set forth in the BVD using the "R-3 Residential, one- and two-family" ICC Group classification and the "VB" ICC construction type column.

b. Unconditioned Spaces: 86% of the Square Foot Construction Costs set forth in the BVD using the "U Utility, miscellaneous" ICC Group classification and the "VB" ICC construction type column.

c. The current ICC BVD in effect as of the effective date of this Ordinance is attached as Exhibit B hereto as a link to the ICC website (https://www.iccsafe.org/) and will be posted every six (6) months with the ICC update.

33. FEES: SEE ADOPTED SUMMERDALE FEE SCHEDULE

34. **Flood Prevention Ordinance**: All adopted, valid Flood Damage Ordinances remain in full force and effect.

35. **Land Disturbance Permit Requirements**:
   a. A complete set of plans showing all necessary engineering data and the extent of the land disturbance.

   b. An NPDES permit from ADEM is required if the land area being developed results in land disturbance equal to or greater than one acre or from construction activities involving less than one acre and which are part of a common plan of development or sale equal to or greater than one acre.
   c. A permit or a release from the Army Core of Engineers will be required for any disturbance of wetlands.

   d. Property owner authorization provided. (Contractors must provide an affidavit from property owner.)

e. The Contractor shall develop a storm-water pollution prevention plan (SWPPP) by the EPA's best management practice (BMP) to control erosion and sediment and manage stormwater if applicable.

f. Minimum building pad height: For all new construction, where the structure is setback not more than two hundred (200) feet from the road frontage, the lowest floor shall be a minimum of twelve (12) inches above the or crown of the nearest street or road, whichever is greatest. **This requirement may be waived with an approved site drainage plan, from a design professional. Neither method can create an adverse impact.**

g. The Town is not responsible for drainage of surface water.

h. **Driveway specifications**:

1. All driveways shall be 10 feet minimum width consisting of an all-weather surface.
2. Off street parking pads shall be 10 feet by 20 feet consisting of an all-weather surface.
3. 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).
4. No drive or walk may be so constructed as to result in an obstruction or tripping hazard over or across an established sidewalk.
5. Neither driveways nor sidewalks may be constructed over or around a utility service box.
6. If a driveway is surfaced with brick, cobblestones, etc. there must be a concrete base or a product specification base.
7. If the driveway is installed over a culvert, the culvert must be sized and approved by the Public Works Department or highway department of authority.
8. Culvert headwalls are required and shall be constructed from concrete with a slope of not less than 3:1 or designed to the highway department of authority specifications.
9. Vertical alignment of the driveway surface must be the same elevation as the public access road.

36. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

37. Repealer. That this ordinance is intended to update and amend various prior ordinances. Any prior ordinances which conflict with this ordinance are hereby repealed and superseded by this ordinance, including, but not limited to, Sections 4-1, 4- 2(c) and Section 8-2, Code of the Town of Summerdale.

38. Public Notice. That this ordinance shall be published as required by law.

39. "The terms and provisions of this ordinance are severable. If any part or portion of this ordinance is declared invalid, void, or unconstitutional, that portion shall be deemed severed, and the remaining portions of the ordinance shall remain in full force and effect."

Exhibit A: (INSERT) NEW COASTAL SUPPLEMENT

COASTAL CONSTRUCTION CODE SUPPLEMENT

For Adoption by Communities Affected By Hurricanes

A supplement to the 2024 edition of the International Residential Code®

The Coastal Construction Code Supplement was created and adopted by community leaders and Building Code Officials in Coastal Alabama in partnership with Smart Home America after being impacted by Hurricanes Ivan and Katrina in back-to-back years.

The Code Supplement aims to increase community resilience and reduce future damage from hurricanes, high winds, and wind-driven rain. Adoption has many benefits, including the potential to reduce damage and losses during severe weather events, reduce storm debris cleanup costs, and lower insurance costs. A recent study shows that a FORTIFIED Home™ designation increases the resale value of a property[1].

Adopting the Code Supplement closes the gap between existing "I Codes®"[2] and the Insurance Institute for Business and Home Safety's (IBHS) FORTIFIED Home™ Technical Standards. The Code Supplement is adopted and enforced in addition to local building codes. IBHS provides technical input to keep the Code Supplement current. The Supplement is based on the latest research and testing conducted at the IBHS Research Center and in the field. To connect with communities enforcing this supplemental code, please contact us at 1.855.742.7233 or info@smarthomeamerica.org.

Additionally, Smart Home America strongly advises adopting the 2024 IRC/IBC flood- resistant construction standards. Flooding is one of the most devastating and shared hazards facing communities today. By incorporating added steps to mitigate against wind and flood hazards, homes can be made more durable and stronger while bolstering residents' safety.

NOTE: By adopting this Supplemental Code, municipalities and jurisdictions recognize that individual homes built, re-roofed, or otherwise permitted under this code will be constructed to beyond-code standards but will not be designated as a FORTIFIED Home™. To be identified as a FORTIFIED Home and issued a Designation Certificate, a homeowner or the builder must voluntarily contract the services of a Certified FORTIFIED Evaluator. They are the only professionals able to inspect and collect relevant documentation confirming that a home meets all the IBHS FORTIFIED Home™ Hurricane program requirements and submit the documentation to IBHS as required for a designation to be awarded.

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[1] https://aciir.culverhouse.ua.edu/wp-content/uploads/sites/26/2018/12/FORTIFIEDReport_V2 2

[2] The International Code Council (ICC) develops and maintains the International Codes® or I-Codes®. They provide minimum safeguards for people at home, at school, and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. www.ICCsafe.org

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This public resource is maintained by Smart Home America and is available at: SmartHomeAmerica.org/resources/code-supplement

COASTAL CONSTRUCTION SUPPLEMENT

S1 Roof Coverings

Roof coverings and their attachment shall be rated for the ASCE 7 design wind speed or corresponding wind and uplift pressures for the site location of the building and shall be installed in accordance with the manufacturer's recommendations for high-wind regions.

S1.1 Asphalt Shingles:

Asphalt shingles shall be tested in accordance with ASTM D7158 Class H or ASTM D3161 Class F. Their packaging shall be labeled to indicate compliance with ASTM D7158 Class H or ASTM D3161 Class F.

S1.1.1 Shingle attachment:

Shingles shall be installed using the number of fasteners required by the manufacturer for high wind fastening. In areas where the local building code requires more fasteners than required by the manufacturer, fasteners shall comply with the local building code.

S1.1.2 Drip Edge Installation

A metal drip edge (minimum 26-gauge steel) shall be installed over underlayment along all eaves and gable rake edges. Drip edge flange shall extend a minimum of 1/2 inch below the sheathing. Drip edge shall be attached at 4 inches on center using

roofing nails in a staggered pattern along the length of the drip edge. Button cap nails and staples are not allowed as fasteners. Drip edges shall be overlapped a minimum of 3 inches and secured with 2 nails at overlaps.

Roof pitch 2:12 or greater:

- Shingle roof covers: Seal the drip edge over the underlayment and install the starter strip at the eave and rake by applying an 8-inch-wide layer of compatible flashing cement with 1/8-inch maximum thickness over the drip edge and underlayment or install a manufacturer–approved ASTM D1970 fully adhered (peel-and-stick) starter strip with asphaltic adhesive strip at eave and rake.
- Metal roof covers: Apply a compatible manufacturer-approved sealant between the drip edge and adjacent underlayment or use a manufacturer-approved 4-inch-wide self-adhered seam tape.
- Roof pitch less than 2:12: Refer to manufacturer's drip edge installation requirements.

S1.1.3 Installation of starter strips at eaves:

Starter strips at eaves shall be set in a minimum 8-inch-wide strip of flashing cement. Maximum thickness of flashing cement shall be 1/8 inch or a shingle manufacturer–approved ASTM D1970 fully adhered (peel-and-stick) starter strip with asphaltic adhesive strip at eave.

S1.1.4 Attachment of shingles at intersections, valleys, rakes and gable ends:

S1.1.4.1 Attachment of Shingles at Intersections and Valleys:

Shingles installed at all intersections and both sides of open valleys shall be set in a minimum 8-in.-wide strip of flashing cement. The maximum thickness of flashing cement shall be ⅛ in. Cut side of closed valleys shall be set in a minimum 2-in.-wide, ⅛-in.-thick strip of flashing cement. Woven valleys to be installed according to the manufacturer's specifications.

S1.1.4.2 Attachment of Shingles at Rakes:

Manufacturer-approved starter strips at rakes shall be set in a minimum 8-in.-wide strip of compatible flashing cement. Maximum thickness of flashing cement shall be ⅛ in or install a shingle manufacturer–approved ASTM D1970 fully adhered (peel-and-stick) starter strip with asphaltic adhesive strip at rake. Fasten starter strips parallel to the rakes according to the manufacturer’s specifications. Position fasteners to ensure they will not be exposed. Starter strips and shingles must not extend more than ¼ in. beyond the drip edge.

S1.2 Metal Panel Roof Coverings:

Metal panel roofing systems shall be installed in accordance with the manufacturer's installation instructions and shall provide uplift resistance equal to or greater than the most critical design uplift pressure for the roof based on the site design wind speed, mean roof height, slope, and exposure category.

Products shall be tested in accordance with UL 1897, UL 580, or TAS 125, incorporating a 2.0 safety factor, and have evaluation reports from one of the following:

- ICC-ES Evaluation Report
- Florida Product Approval
- Miami-Dade County Notice of Acceptance (NOA)
- Texas Department of Insurance (TDI) Evaluation Report

The metal panels shall be installed over continuous decking and one of the acceptable sealed roof deck underlayment options (See Section S2).

S1.3 Clay and Concrete Roof Tiles:

Clay and concrete roof tiles shall be installed in accordance with manufacturer's installation instructions, manufacturer's product approval, and. Clay and concrete roof tile systems shall be installed over continuous 15/32" thick plywood roof decking and one of the acceptable sealed roof deck underlayment options (See Section S2). Clay and concrete roof tile systems and their attachment shall meet the requirements of the site design wind speed and exposure category. Hip and ridge structural supports shall be attached to the roof framing to resist the uplift pressure for the site design wind speed and exposure. Hip and ridge tiles shall be secured to the hip and ridge structural supports with mechanical fasteners and/or an approved roof tile adhesive to resist the uplift pressure for the site design.

S1.4 Other Roof Coverings:

For all other roof coverings, the designer must provide documentation showing the roof covering and the attachments were designed for the component and cladding wind pressures corresponding to the site design wind speed. All roof coverings, regardless of type, shall be installed in accordance with the manufacturer's installation guidelines for the appropriate design wind speed. When applicable (e.g., wood shakes, slate roofs), the roof deck shall be sealed using one of the options provided in Section S2 that is compatible with the manufacturer's installation requirements for the roof covering selected.

S1.5 Residential Re-roofing:

Re-roofing of residential structures shall meet the requirements of this section for roof sheathing replacement, roof sheathing attachment, and roof covering; and Section S2 for Sealed Roof Deck. Existing roof coverings shall be removed to expose the roof deck. An inspection shall be conducted at this point to determine the condition of roof decking in accordance with section S1.5.1. The inspection shall also determine the adequacy of the roof deck attachment and the existing decking. Any replaced decking shall be fastened in accordance with Section S1.5.2 or Section S1.5.3 as appropriate for the type and thickness of the roof decking.

S1.5.1 Deteriorated or damaged roof deck:

Damaged or deteriorated decking will generally be marked by one or more of the following characteristics: soft or spongy wood, wood swelling or buckling, delamination (plywood), or crumbling and flaking wood. If deteriorated or damaged roof decking is identified, the decking shall be replaced.

S1.5.2 Attachment of wood boards/lumber (Roof Decking):

Up to 8" Width - Add fasteners as required to ensure that the decking is secured with at least two nails, having a minimum diameter of 0.131 inches, and penetrate a minimum of 1-5/8 inches into the roof framing (minimum length of nail - 21/2")

Wider than 8" - Three nails to each framing member it crosses, having a minimum diameter of 0.131 inches and penetrate a minimum of 15/8 inches into roof framing (minimum length of nail - 21/2"). Framing members shall be spaced no more than 24 inches apart. Clipped-head, D-head, or round-head nails shall be acceptable provided they have the required minimum diameter and length.

S1.5.3 Attachment of wood structural panel (plywood or OSB) Roof Sheathing:

Re-nailing requirements are based on using ring-shank nails with the following characteristics and dimensions.

- Ring shank nails conforming to ASTM F1667
- Minimum 8d (0.113-inch minimum shank diameter)

- 2 3/8-inch minimum nail length
- Full round head diameter (no clipped head nails allowed)

TABLE S1. ROOF SHEATHING AND ATTACHMENT

ASCE Edition	**Minimum Roof Sheathing Thickness** [1,2,3]	**Minimum Nail Size/Type** [3]	**Maximum Nail Spacing** (All Roof areas)
ASCE 7-10	7/16 inch	RSRS-01; 0.113" dia.x 23/8 "Roof Sheathing Ring	4-inch o.c.
ASCE 7-16	15/32 inch		
ASCE 7-22	7/16 inch		

Notes for Table S1:

1. For concrete and clay tile roof coverings, minimum thickness is 15/32"
2. For metal roof coverings, verify manufacturer's sheathing thickness requirements are met
3. Full round head diameter nails; no clipped-head nails; no common nails; no staples

S2 Sealed Roof Deck

For all new construction and re-roofing applications, a sealed roof deck shall be constructed using one of the methods specified in Sections S2.1, S2.2, S2.3, or S2.4 for roofs with 2:12 pitch or greater. For roof slopes less than 2:12, a low-slope roof cover system that meets required site design uplift pressures shall be installed per manufacturer instructions.

S2.1 Self-adhering Polymer-Modified Bitumen Membrane:

The entire roof deck shall be covered with a full layer of self-adhering polymer-modified bitumen membrane ("peel and stick") conforming to ASTM D1970 requirements. In applications where membrane adhesion to OSB is marginal, apply a primer to the OSB panels to ensure the proper attachment of the self-adhering membrane to the sheathing

S2.2 Tape Seams Between Roof Deck Wood Structural Panels:

Apply a 4-inch-wide ASTM D1970 compliant self-adhering polymer-modified bitumen flashing tape or a 3¾-inch wide AAMA 711-13, Level 3 (for exposure

up to 80°C/176°F) compliant self-adhering flexible flashing tape to seal all horizontal and vertical joints in the roof deck. In applications where flashing tape adhesion to OSB is marginal, apply a manufacturer-specified compatible primer to the OSB panels where the tape will be used to ensure the proper attachment of the self-adhering tape to the sheathing.

Cover the entire deck with one of the following underlayment options over the self- adhering tape:

- ASTM D226 Type II (#30)
- ASTM D4869 Type III or Type IV (#30)
- ASTM D6757 (for asphalt shingle roof covers)
- ASTM D8257 (standard for polymeric underlayment)

S2.2.1 Underlayment Installation:

Underlayment shall be attached using corrosion-resistant annular ring or deformed

shank roofing nails (0.083-inch minimum diameter and penetrate 1/4 inch through roof sheathing) with minimum 1-in.-diameter caps (button cap nails) at 6 in. o.c. spacing along all laps and at 12 in. o.c. vertically and horizontally in the field or a more stringent fastener schedule if required by the manufacturer for high-wind and prolonged exposure installations. Note that nail spacing requirements may differ from manufacturer recommendations and product markings. Horizontal laps shall be a minimum of 4 in., and end laps shall be a minimum of 6 in. Weave underlayment across valleys. Double-lap underlayment across ridges (unless there is a continuous ridge vent). Lap underlayment with minimum 6-in. leg "turned-up" at wall intersections; lap wall weather barrier over turned-up roof underlayment.

S2.3 Two Layers of Underlayment:

Install two (2) layers of ASTM D226 Type II (#30) or ASTM D4869 Type III or IV (#30) underlayment in a shingle fashion, lapped 19 in. on horizontal seams (36-in. roll), and 6 in. on vertical seams. Create a starter course of felt by cutting 17 in. off one side of the roll and install the remaining 19-in.-wide strip of underlayment along the eave, safely tacked in place. Install a 36-in.-wide roll of underlayment over the 19- in.-wide course of underlayment along the eave. The same procedure shall be followed for each course, overlapping the sheets 19-in. (leaving a 17-in. exposure).

The underlayment shall be fastened with annular ring or deformed shank nails with 1- in.-diameter caps at 6-in. o.c. along the laps and at 12- in. o.c. maximum vertically and horizontally in the field of the top sheet between the side laps. Note that nail spacing

requirements may differ from manufacturer recommendations and product markings. For sites with ultimate design wind speeds less than 160 mph (ASCE 7-10 or 7-16), annular ring or deformed shank nails with 1-in.-diameter caps (button cap nails) shall be allowed. For sites with ultimate design wind speeds greater than or equal to 160 mph (ASCE 7-10 or 7-16), annular ring or deformed shank nails with 1-in.-diameter thin metal disks ("tincaps") shall be used.

Note:

- Weave underlayment across valleys.
- Double-lap underlayment across ridges (unless there is a continuous ridge vent).
- Lap underlayment with minimum 6-in. leg "turned up" at wall intersections; lap wall weather barrier over turned-up roof underlayment.

S2.4 Combination Roof Sheathing and Roof Underlayment:

An ICC Evaluation Service AC266-rated system consisting of wood structural sheathing with an integrated water-resistive barrier such as Huber Zip System Roof Sheathing Panels can be used in combination with approved tape to seal the roof deck seams.

S3 Aluminum/Vinyl Soffit

Aluminum/Vinyl Soffit covering are limited to a maximum of 12 inches between support members and must be installed in accordance with the soffit manufacturer's instructions. Aluminum soffit covers shall not be used within 3000 ft of the coast.

S4 Roof Deck Attachment

Roof sheathing thickness and attachment shall be in accordance with Section S1.5.3.

S5 Roof Vents

Roof Vents shall be designed for the applicable wind load; ridge and off ridge vents shall be tested in accordance with the Florida Building Code Testing Application Standard or TAS 100(A) for high wind and be labeled for verification of compliance. All roof vents shall be installed in accordance with the manufacturer's installation instructions for the appropriate wind load.

Gable vents shall be provided with a removable cover that can be attached from the outside made of plywood or a nonporous type of shutter that will prevent water from entering through the gable end vent. Wood structural panels with a minimum thickness of 7/16 inch and a maximum span of 4 feet shall be used as a gable end cover. Panels must be pre-cut so that they can be attached to the framing surrounding the gable vent. Panels shall be pre-drilled as required for the anchorage method, and all required hardware shall be provided. Permanent corrosion-resistant attachment hardware with anchors permanently installed on the building shall be provided. The attachment schedule shall be in accordance with Table S5.

TABLE S5. GABLE END COVERING FASTENER SCHEDULE

Fastener Type	**Fastener Spacing (inches)[1]**
¼-inch diameter Lag Screw2 based anchor with 2-inch embedment length 2 and 1" diameter washer	16

Notes for Table S5:

1. Fasteners shall be installed at opposing ends of the wood structural panel and have a 2-inch minimum penetration into the building framing through veneers. Attachment to veneers is not acceptable.

2. Where screws are attached to masonry or masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum withdrawal capacity of 1500 lb.

S6 Gable End Bracing

Gable end wood structural panel wall sheathing shall have a minimum thickness of 7/16 inch. Unless balloon framed, gable ends over 3-ft high shall be braced using the method specified in S6.1, S6.2, or S6.3 or per 2018 IEBC, Appendix C, Chapter C1 "Gable End Retrofit for High Wind Areas."

S6.1 Gable End Bracing Option 1:

Gable end framing, connections, and bracing shall be designed by a professional engineer for the appropriate exposure category, design wind speed, mean roof height, and location on the building to resist the appropriate positive and negative lateral wind loads and wind uplift.

S6.2 Gable End Bracing Option 2:

A minimum 2-inch x 6-inch horizontal strong-back shall be installed at the midpoint of the vertical height of the gable end wall. Strong-back shall be attached to each framing member it crosses using metal straps with 3- 8d x 1-1/2-inch-long nails at each end of the strap. Minimum 2 x 4 diagonal bracing not to exceed 45 degrees or 4 feet o.c. shall be installed on top of strong back and face nailed with 4-10d nails into the side of gable wall framing studs. The other ends of diagonal braces shall be toenailed to roof rafters or top chords or trusses and connected with a metal strap with 4-8d x 1-1/2- inch long nails at each end of strap or face nailed with 4-10d nails into sides of ceiling joists when they run perpendicular to the gable wall or into the sides of 2-inch x 4-inch x 8-foot lateral braces connected to tops of ceiling joists or truss bottom chords when ceiling joists run parallel to the gable wall.

In addition, when ceiling joists run parallel to the gable end wall, a minimum 2-inch x 4-inch x 8-foot lateral brace shall be installed at a maximum of 6 feet o.c. on top of ceiling

joists or truss bottom chord and gable top plate, aligned with a wall stud below and nailed with 2-10d nails at each support.

Metal 20-gauge straps shall be installed on top of 2-inch x 4-inch lateral brace and over gable top plate into stud below using 10- 8d nails top and bottom (into the lateral brace and into the wall stud below). Install minimum 2 x 4 blocking under lateral braces in the bay between the gable wall framing and the first ceiling joist or truss with four (4) 10d nails.

S6.3 Gable End Bracing Option 3:

When ceiling joists or trusses run parallel to the gable end wall, continuous 2-by-4 lateral braces shall be installed on the top edges of ceiling joists or the top edges of truss bottom chords from the gable end truss/framing at a maximum of 6-feet o.c. and aligned with a wall stud below. The lateral braces shall be attached to each truss bottom chord/ceiling joist with 2-10d nails. The braces shall extend back from the gable truss/framing at a distance equal to 90% of the building width. Each lateral brace shall have a minimum 20-gauge metal strap connected to the lateral brace that wraps over the bottom chord of the gable end wall plate/truss, over the top plate of the wall below, and connected to a stud in the wall below. Straps shall be connected with ten (10) 8d nails at each end. Install minimum 2 x 4 blocking under lateral braces in the bay between the gable wall framing and the first ceiling joist or truss with four (4) 10d nails.

S7 Continuous Load Path

A continuous load path shall be provided to transfer all lateral and vertical loads from the roof, wall, and floor systems to the foundation. All residential structures proposed for locations with an ultimate wind speed of greater than 115 mph shall have the structural design depicting the load path and all connections signed and sealed by a State-based, registered, licensed professional engineer.

S8 Glazed Openings

Glazed openings shall be designed and protected in relation to the applicable wind loads and impact resistance requirements specified in Sections S8.1 and S8.2.

S8.1 Design Pressure Requirements:

Windows, all exterior doors (including the glazing in exterior doors), and all impact protection systems shall be rated for the design pressures appropriate for the exposure category, design wind speed, opening size, and opening location on the building. The required pressure ratings shall be depicted on the building plans.

Products shall be tested, at a minimum, in accordance with IRC accepted standards and installed in accordance with the manufacturer's instructions. Acceptable IRC design pressure test standards for windows and glass doors include AAMA/WDMA/CSA 101/I.S.2/A440 or ASTM E330 (products shall be tested to 1.5 times design pressure). Installation of products with adequate ratings achieved using

the Florida Building Code Testing Application Standard, TAS 202 shall also be permitted.

S8.2 Opening Protection Impact Requirements:

All glazing in exterior windows and doors (including sliding glass doors, garage doors, and entry doors, etc.) shall be impact rated or protected by a system that is impact-rated as defined in this section.

Where the ultimate design wind speed is 115 mph or greater (i.e., hurricane-prone regions), openings and opening covers must be impact rated in accordance with the following tests and requirements:

- Large Missile D (8 lb 2x4 impacting end on at 50 ft/sec) as defined in ASTM E1996 and ASTM E 1886 or AAMA 506 (AAMA is also known as FGIA)
- The Florida Building Code Testing Application Standards TAS 201 and TAS 203
- Where ultimate design wind speeds are less than 130 mph, protective systems that provide at least the level of protection of wood structural panels with a minimum thickness of 7/16 in. and a maximum span of 44 in. between lines of fasteners are permitted to be used as removable opening protection. Panels shall be pre-cut and pre-drilled as required for the anchorage method, and all required hardware shall be provided. Wood structural panels shall extend a minimum of 1-inch beyond the centerline of fasteners. Permanent corrosion- resistant attachment hardware with anchors permanently installed on the building must be provided. The attachment schedule must be, at a minimum, in accordance with Table S5.

S9 Garage Doors

Garage doors and their attachment system shall conform to the design wind pressure for the door size, exposure category, and design wind speed at the site. Products shall be tested and approved per ANSI/DASMA 108, ANSI/DASMA 115, or ASTM E 330 for the required design wind pressure. Garage doors and their attachment systems with adequate ratings achieved using the Florida Building Code Testing Application Standard, TAS 202 shall also be permitted. Labeling for verification of compliance is required. Garage doors with windows must also be protected from impact (either tested for impact resistance in accordance with ANSI/DASMA 115 or protected by an impact-rated cover).

S10 Chimney Chases

Wood-frame chimney chases shall be structurally connected to rafters and ceiling joists. The attachment shall be detailed in the engineered plans or shall meet the minimum requirements of Sections S10.1, S10.2, and S10.3, as illustrated in Figure S10.

S10.1 Connection of Chimney structure to Roof Structure:

Each corner of the chimney structure shall have a tension strap fastened to the corner stud that continues downward to the roof support members below. The tension strap shall have a minimum tension capacity of 700 pounds and shall be connected per manufacturer installation instructions.

S10.2 Sheathing of Chimney:

Chimney framing shall be sheathed with a minimum of 7/16-inch-thick wood structural panels on all four exterior sides.

S10.3 Support of Chimney Perimeter:

The base perimeters of chimney framing shall be continuously supported by minimum 2x4 blocking fastened to roof framing members with joist hangers.

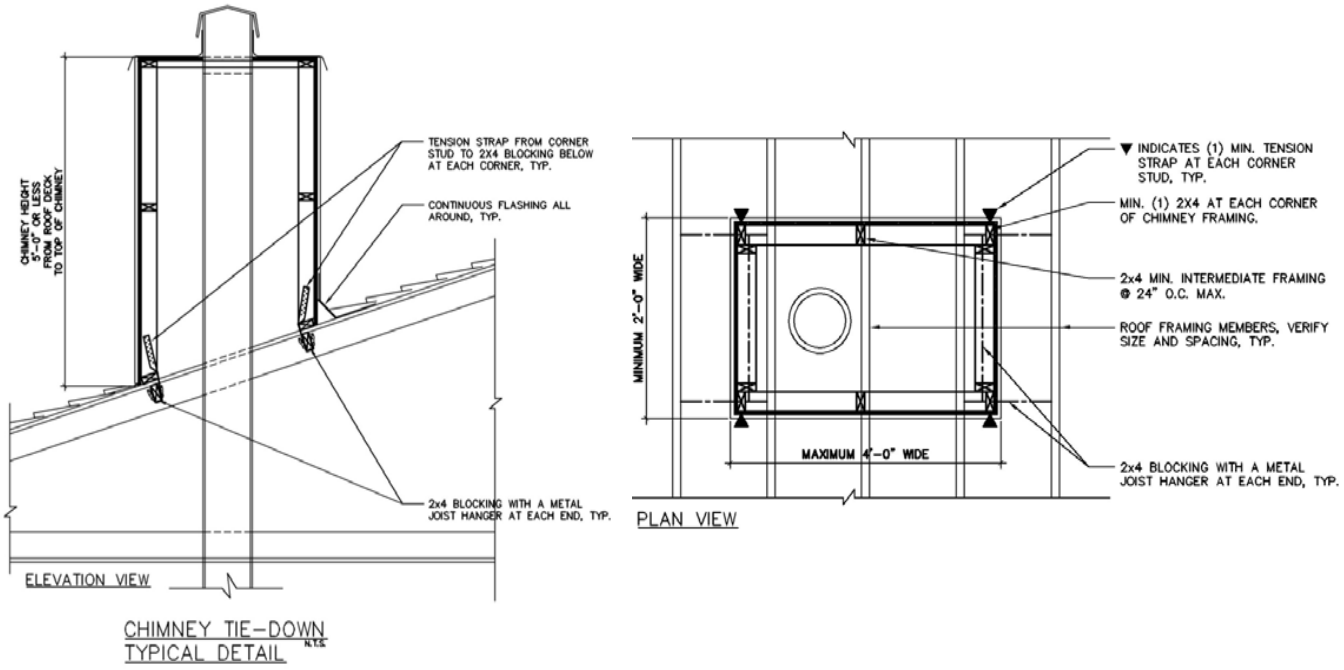

FIGURE S10. TYPICAL CHIMNEY TIE-DOWN DETAILS

S11 Braced Wall Lines / Shear Walls

Exterior and Interior shear wall 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 in. O.C. along all edges and 12 in. O.C. to framing members in the field of the panels with 8d common nails, 10d box nails or 8d ring-shank nails with full round heads. Shear wall designs and hold-down connections to the foundation shall be in accordance with accepted engineering practices and meet the engineered design requirements specified in Section S7.

This public resource is maintained by Smart Home America and is available at: SmartHomeAmerica.org/resources/code-supplement

For more information, contact:

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SmartHomeAmerica.org

INTERNATIONAL CODE COUNCIL®

People Helping People Build a Safer World®

Building Valuation Data – FEBRUARY 2025

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2025. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
3. $$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a $300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is $30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300{,}000 \times 75\%}{\$30{,}000{,}000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

Permit Fee = Gross Area x Square Foot Construction Cost
X Permit Fee Multiplier

Example

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B

1. Gross area:
   Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
   B/IIB = $265.76/sq. ft.
3. Permit Fee:
   Business = 16,000 sq. ft. x $265.76/sq. ft x 0.0075
   = $31,891.20

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs [a, b, c]

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family [d]	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $31.50 per sq. ft.

NOTE - DEDUCT 14% DUE TO ALABAMA MODIFIER.