AN ORDINANCE TO ADOPT A RESIDENTIAL CODE
FOR THE CITY OF MOBILE, ALABAMA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA,
AS FOLLOWS:

ARTICLE ONE: Code and Appendices. That, pursuant to Alabama Code Section 11-45-8
(1975), the 2012 Edition of the International Residential Code and Appendices, along with the
amendments to the same contained in this ordinance, which has been on file in the office of the
City Clerk of the City of Mobile, Alabama, pursuant to a resolution adopted by the City Council
of the City of Mobile, Alabama, on March 3, 2015, is hereby adopted as the “Residential
Building Code of the City of Mobile.”

ARTICLE TWO: Published Ordinance. A copy of this ordinance shall be published pursuant
and according to law, after its adoption, but it shall not be necessary for the said 2012 International
Residential Code to be published in a newspaper, nor shall the same be spread at length upon the
Minutes of this Council, but this ordinance shall be recorded in said Minutes.

ARTICLE THREE: Effective Date. The said 2012 International Residential Code shall be in full
force and become effective sixty days after its adoption, and all ordinances heretofore adopted by
the City of Mobile in conflict are hereby repealed.

ARTICLE FOUR: Contractors Criteria and Qualifications. Criteria and qualifications for all
contractors shall be set forth herein.

Contractor Responsibilities. It shall be the duty of every contractor who shall make contracts for
the construction, installation, repair or modifications of buildings, for which a permit is required, to
be properly licensed and bonded in accordance with all the City of Mobile and State of Alabama
requirements. The contractor shall register his/her name in a register with the Building Official in a
book provided for that purpose. The said book shall record the full name, residence and place of
business and it shall be the contractor’s responsibility to notify the City of Mobile of any changes.

In addition to the requirements as set forth herein, all individuals, agents or businesses who
perform work that exceeds $10,000 are required to be a homebuilder, remodeler or general
contractor in accordance with all the statutory requirements of the State of Alabama and City of
Mobile.

ARTICLE FIVE: Surety Bond. In addition to the requirements as set forth herein, it shall be the
duty of every builder, contractor and sub-contractor to provide and have on file a current License
and Permit Bond for $10,000. The bond is subject to the approval of City of Mobile Legal
Department and shall be provided by a surety company qualified to do business in the State of
Alabama and from an agent thereof with an office in the City of Mobile.

Such bond shall insure that the licensee complies with laws, ordinances and building regulations of
the applicable governing body. The local governing body shall be indemnified and saved harmless
from all claims arising from accidents and damage of any character whatsoever caused by the

negligence of such person, firm, or corporation engaged in the building business or by any other unfaithful, inadequate work done either by themselves or their agents or employees.

**ARTICLE SIX: Criteria for Owners to Obtain Permits.** For the purpose of this Code, an owner physically doing the work themselves may be issued a permit upon the Building Official’s satisfaction that the owner is competent to perform the work for which the permit is requested and completion of a Building Affidavit. Any individual other than the owner doing the work on the property is considered a contractor and shall meet the requirements of a contractor and shall comply with all applicable laws, codes and ordinances. All inspections criteria shall be the same as for contractors in SECTION R109 INSPECTIONS. All other properties will be considered as commercial and subject to ARTICLE FOUR in this Ordinance.

**ARTICLE SEVEN: Vehicular Signs.** All trucks and similar vehicles used by contractors and subcontractors shall have signs on both sides of the body of said vehicle indicating the full name, address, and telephone number of the firm to which it belongs. Lettering may be any color in contrast to the color of the body, but letters must be at least 1½ inches high, identifying the firm’s name.

**ARTICLE EIGHT: CHAPTER 1: SCOPE AND ADMINISTRATION** of the 2012 International Residential Code shall be amended as follows:

Amend Paragraph R101 GENERAL to read as follows:

Amend Paragraph R101 to read as follows:
R101.1 Title. These provisions shall be known as the Residential Code for One-and Two-Family Dwellings of the City of Mobile, and shall be cited as such and will be referred to herein as “this Code.”

Amend SECTION R102 APPLICABILITY to read as follows:

Add Paragraph R102.4 Referenced codes and standards to read as follows:

Add Paragraph R102.4.3 Mechanical to read as follows:
R102.4.3 Mechanical. The provisions of the 2012 International Mechanical Code, and adopted ordinances shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Add Paragraph R102.4.4 Plumbing to read as follows:
R102.4.4 Plumbing. The provisions of the 2012 International Plumbing Code, and adopted ordinances shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

Add Paragraph R102.4.5 Property Maintenance to read as follows:
R102.4.5 Property Maintenance. The provisions of the 2012 International Property Maintenance Code, and adopted ordinances shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Add Paragraph R102.4.6 Fire Prevention to read as follows:
R102.4.6 Fire Prevention. The provisions of the 2012 International Fire Code, and adopted ordinances shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Amend Section R102.5 Appendices to read as follows:

R102.5 Appendices. The following appendices shall be adopted:

- Appendix E - Manufactured Housing Used as Dwellings
- Appendix F - Radon Control Methods
- Appendix G - Swimming Pools, Spas & Hot Tubs
- Appendix H - Patio Covers
- Appendix J - Existing Buildings and Structures
- Appendix K - Sound Transmission
- Appendix M - Home Day Care R-3 Occupancy
- Appendix O - Automatic Vehicular Gates

Amend SECTION R 103 DEPARTMENT OF BUILDING SAFETY to read as follows:

Amend Paragraph R103.1 Creation of enforcement agency to read as follows:
R103.1 Creation of Enforcement Agency. The Department of Building Safety, herein shall be called Urban Development, is hereby created and the official in charge there of shall be known as the Building Official.

Amend SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL to read as follows:

Amend Paragraph R104.10.1 to read as follows:
R104.10.1 Flood hazard areas. The Building Official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2(1) without the granting of a variance to such provisions by the City Of Mobile “Storm Water Management and Flood Control Ordinance”. Shall be in accordance with International Building Code; applicable section, which is adopted by separate ordinance.

Amend SECTION R105 PERMITS to read as follows:

Amend Paragraph R105.2 Work exempt from permits to read as follows:
Building: By deleting the following:

R105.2 Work exempt from permit. Delete sub-paragraph 2 under “Building”.

Delete: Electrical, Gas, Mechanical and Plumbing requirements.

Amend Paragraph R105.3 Application for Permit to read as follows:
R105.3 Application for Permit. Add sub-paragraphs as follows:

8. Applicant must provide proper identification.

9. Applicant must verify ownership of property.

Amend SECTION R108 FEES. Amend as follows:

Amend Paragraph R108.2 Schedule of permit fees to read as follows:
R108.2 Schedule of permit fees. On all buildings, structures, electrical, plumbing and mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing application, in accordance with the “Building Codes Permit Fee Schedule Ordinance” as adopted in a separate ordinance.

Amend Paragraph R108.5 Fee Refunds to read as follows:
R108.5 Building permit refunds shall be issued in accordance with the policies spelled out in the “Building Codes Permit Fee Schedule Ordinance” as adopted in a separate ordinance.

Amend SECTION R112 BOARD OF APPEALS to read as follows:

Delete Paragraph R112.1 through Paragraph R112.4

Add Paragraph R112.1 General to read as follows:
R112.1 General. Board of Appeals shall be in accordance with applicable sections of the International Building Code and the Ordinance Adopting the International Building Code.

Add Paragraph R112.2 Determination of Substantial Improvements in Flood Prone Areas to read as follows:
Section R112.2 Determination of Substantial Improvements. Shall be in accordance with the City of Mobile “Storm Water Management and Flood Control Ordinance” administered and enforced by the City of Mobile Engineering Department.

Add Paragraph R112.3 Criteria for Issuance of a Variance for Areas Prone to Flooding to read as follows:
R112.3: Criteria of Issuance of a Variance for Areas Prone to Flooding. Variance for areas prone to flooding shall be in accordance with the City of Mobile “Storm Water Management and Flood Control Ordinance”.

Amend SECTION R113. VIOLATIONS to read as follows:

Amend Paragraph R113.4 Violations Penalties to read as follows:

Add Sub-Paragraph (A)

(A) Violation of the provisions of the 2012 International Residential Code (IRC) shall be subject to $250.00 unless otherwise listed below:

1. Occupying building without Certificate of Occupancy $300.00
2. Working without proper license and certifications $500.00
3. Signage on all vehicles used by contractor. $100.00
4. Interference with Building Official $100.00

ARTICLE NINE: CHAPTER 2 DEFINITIONS of the 2012 International Residential Code shall be amended as follows:

Add DEFINITIONS to read as follows:

FLOOD HAZARD AREA. The area designed as a flood hazard area in accordance with the “Storm Water Management and Flood Control Ordinance” adopted and administered by the City of Mobile’s Engineering Department.

HISTORIC BUILDING. Any building or structure that is listed in the Alabama Register of Landmarks and Heritage or in the National Register of Historic Places; designated as a historic property under local or state designation; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed in the Alabama Register or the National Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

ARTICLE TEN: CHAPTER 3 BUILDING PLANNING of the 2012 International Residential Code shall be amended as follows:

Amend SECTION R301 DESIGN CRITERIA to read as follows:

Amend Table R301.2 (1) to read as follows:

<table>
<thead>
<tr>
<th>Ground Snow Load</th>
<th>Wind Speed (MPH)</th>
<th>Design Topographic Effects</th>
<th>Seismic Design Category</th>
<th>Subject To Damage From Weathering</th>
<th>Frost Line Depth</th>
<th>Termites Needed</th>
<th>Winter Design Temp</th>
<th>Ice Barrier Underlayment Required</th>
<th>Flood Hazard</th>
<th>Air Freezing Index</th>
<th>Mean Annual Temp</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>130</td>
<td>No</td>
<td>A</td>
<td>Negligible</td>
<td>12 Inches</td>
<td>Needed</td>
<td>29</td>
<td>No</td>
<td>Yes</td>
<td>1500</td>
<td>67.5 degrees</td>
</tr>
</tbody>
</table>

Amend SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEM to read as follows:

Delete SECTION R313 in its entirety

Add SECTION R313. AUTOMATIC FIRE SPRINKLER SYSTEM to read as follows:

Amend SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES to read follows:

Add Paragraph R318.2.1 Treatment verification to read as follows:
R318.2.1 Treatment verification. It shall be the responsibility of the permit holder to provide a receipt from a licensed and bonded pest control specialist to certify soil treatment or field applied wood treatment and materials used.

Amend SECTION R322 FLOOD-RESISTANT CONSTRUCTION to read as follows:

Amend Paragraph R322.1.1 General to read as follows:

Add Paragraph R322.1.1 Establishment of special flood hazard area to read as following:
R322.1 Establishment of special flood hazard areas. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in the most current adopted Flood Insurance Study entitled “The Flood Insurance Study for Mobile County, Alabama and Incorporated Areas”, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) 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.

The adopted “Storm Water Management and Flood Control Ordinance”, flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section. Where there is a difference between the ordinances relating to flood hazard areas, flood hazard map, supporting data or code, the more stringent provision shall prevail.

The variance and appeal procedure shall be in accordance with the applicable sections of the adopted “Storm Water Management and Flood Control Ordinance” which is administered and enforced by the City of Mobile Engineering Department.

ARTICLE ELEVEN: CHAPTER 12 THROUGH CHAPTER 23 - MECHANICAL of the 2012 International Residential Code shall be amended as follows:

Delete CHAPTER 12 THROUGH CHAPTER 23 in its entirety. All references to mechanical systems shall be deleted in its entirety; and design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the 2012 International Mechanical Code which is adopted by separate ordinance.
ARTICLE TWELVE: CHAPTER 24 FUEL GAS of the 2012 International Residential Code shall be amended as follows:

Delete CHAPTER 24 FUEL GAS in its entirety.

ARTICLE THIRTEEN: CHAPTER 25 THROUGH CHAPTER 33 - PLUMBING of the 2012 International Residential Code shall be amended as follows:

Delete CHAPTER 25 THROUGH CHAPTER 33 in its entirety. All references to plumbing systems shall be deleted in its entirety; and design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the 2012 International Plumbing Code which is adopted by separate ordinance.

ARTICLE FOURTEEN: CHAPTER 34 THROUGH CHAPTER 43 - ELECTRICAL 2012 International Residential Code shall be amended as follows:

Delete CHAPTER 34 THROUGH CHAPTER 43 in its entirety. All references to electrical systems shall be deleted in its entirety; and design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the 2014 National Electrical Code which is adopted by separate ordinance.

ARTICLE FIFTEEN: SEPARATION CLAUSE: If any section, subsection, sentence, clause or phrase of this Code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code. The City Council of the City of Mobile hereby declares that it would have passed this Code and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, or phrases be declared unconstitutional.

Adopted: MAR 31 2015

City Clerk