

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

Sponsored by: Mayor Stimpson

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 2021 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 an ordinance adopted by the City Council of the City of Mobile, Alabama, on November 8, 2022, 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 2021 *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 2021 *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sixty days after its adoption, and all ordinances heretofore adopted by the City of Mobile in conflict are hereby repealed.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.

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 1 ½ inches high, identifying the firm's name.

ARTICLE EIGHT: 2021 INTERNATIONAL RESIDENTIAL CODE > Part 1
Administrative > CHAPTER 1 SCOPE AND ADMINISTRATION > Part 1-Scope and Application > To be amended as follows:

R101 Scope and general Requirements – R101.1 Title. 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."

SECTION R102 APPLICABILITY - R102.4 Referenced codes and standards. – Amend to read as follows:

Add Paragraph R102.4.3 Mechanical. To read as follows:

R102.4.3 Mechanical. The provisions of the *2021 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 *2021 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 *2021 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 *2021 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.

Add Paragraph R102.5.1 Adopted Appendices. To read as follows:

Paragraph R102.5.1 Adopted Appendices. The following appendices shall be adopted:

- Appendix AE - Manufactured Housing Used as Dwellings
- Appendix AF - Radon Control Methods
- Appendix AH - Patio Covers
- Appendix AJ - Existing Buildings and Structures
- Appendix AK - Sound Transmission
- Appendix AM - Home Day Care R-3 Occupancy
- Appendix AO - Automatic Vehicular Gates
- Appendix AQ – Tiny Houses

Part 2-Administration and Enforcement

SECTION R103 DEPARTMENT OF BUILDING SAFETY – Amend To read as follows:

R103.1 Creation of enforcement agency. Amend to read as follows:

R103.1 Creation of Enforcement Agency. The Department of Building Safety is hereby created, herein shall be called Build Mobile, and the official in charge thereof shall be known as the *Building Official*.

SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL – R104.10

Modifications. Amend to read as follows:

R104.10.1 Flood hazard areas. Amend 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.

SECTION R105 PERMITS – Amend to read as follows:

R105.2 Work exempt from permits. Amend to read as follows:

Electrical: – Delete in its entirety.

Gas: – Delete in its entirety.

Mechanical: – Delete in its entirety. Plumbing:

– Delete in its entirety.

Paragraph R105.3 Application for Permit. Amend 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.

SECTION R108 FEES. Amend to read as follows:

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.

R108.5 Refunds. Amend to read as follows:

R108.5 Refunds. 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.

SECTION R112 BOARD OF APPEALS - Amend to read as follows:

R112.1 General. - Delete in its entirety.

R112.2 Limitations on authority. - Delete in its entirety.

R112.3 Qualifications. – Delete in its entirety.

R112.4. Administration. – Delete in its entirety.

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:

R112.2 Determination of substantial improvements in flood prone areas. 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 for 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”.

SECTION R113. VIOLATIONS – Amend To read as follows:

Paragraph R113.4 Violations Penalties. To read as follows:

Add Sub-Paragraph (A)

(A) Violation of the provisions of the 2021 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: 2021 INTERNATIONAL RESIDENTIAL CODE > Part II-Definitions > CHAPTER 2 DEFINITIONS > SECTION R202 DEFINITIONS > Amend to read 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: 2021 INTERNATIONAL RESIDENTIAL CODE > Part III – Building Planning and Construction > CHAPTER 3 BUILDING PLANNING > Amend as follows:

SECTION R301 DESIGN CRITERIA - Amend to read as follows:

Table R301.2 Climatic and Geographic Design Criteria - To read as follows:

TABLE R301.2

Ground Snow Load	Wind Design		Seismic Design Category	Subject To Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects		Weathering	Frost Line Depth	Termites					
0	Ultimate 159	No	A	Negligible	12 Inches	Needed	29	No	Yes	1500	67.5 degrees

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

R313.1 Townhouse automatic fire sprinkler systems. – Delete in its entirety.

R313.2 One- and two-family dwellings automatic sprinkler systems. – Delete in its entirety.

Add R313.1 Automatic Fire Sprinkler System. To read as follows:

R313.1 Automatic Fire Sprinkler System. Shall be in accordance with the State of Alabama Energy Conservation Code. Code of Alabama 1975 – Title 41: State Government – Section 41-2385 – Function of Board and Division

SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES >

R318.2 Chemical termiticide treatment. - Amend 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:

R322.1.4 Establishing the design flood elevation. Amend to read as follows:

R322.1.4 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.

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.

Add paragraph 322.1.4.3 Variance and appeal. To read as follows.

322.1.4.3 Variance and appeal. 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.

2021 INTERNATIONAL RESIDENTIAL CODE > CHAPTER 9 ROOF ASSEMBLIES >

Amend as follows:

ADD THE FOLLOWING COASTAL CONSTRUCTION CODE SUPPLEMENT (CCCS):

Where there is a conflict between the general requirement of the 2021 IRC and a specific requirement of the CCCS, the specific requirement of the CCCS shall be applicable.

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 or ASTM D3161 and meet Class H or F requirements. 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. 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 selfadhered 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 1/8 in. Cut side of closed valleys shall be set in a minimum 2-in.-wide, 1/8-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 1/8 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 1/4 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 FRSA/Tile Roofing Institute Florida High Wind Concrete and Clay Tile Installation Manual (5th edition for ASCE 7-10) or (6th edition for ASCE 716). 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 - 2 1/2")

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 - 2 1/2"). 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 1	Maximum Nail Spacing (All Roof Areas)
ASCE 7-10	7/16 inch	RsRS-01;0.113" DIA X 2 3/8 Roof Sheathing Ring Shank Nail	4-inch o.c.
ASCE 7-16	15/32 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 3 3/4-inch wide AAMA 711-13, Level 3 (for exposure up to 80oC/176oF) compliant selfadhering 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 3/4 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. 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 approximately 12-in. o.c. in the field of the top sheet between the side laps. 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 sp-0acing (inches) ¹
¼-inch diameter Lag Screw 2 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 vibrationresistant 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, 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 predrilled 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 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:

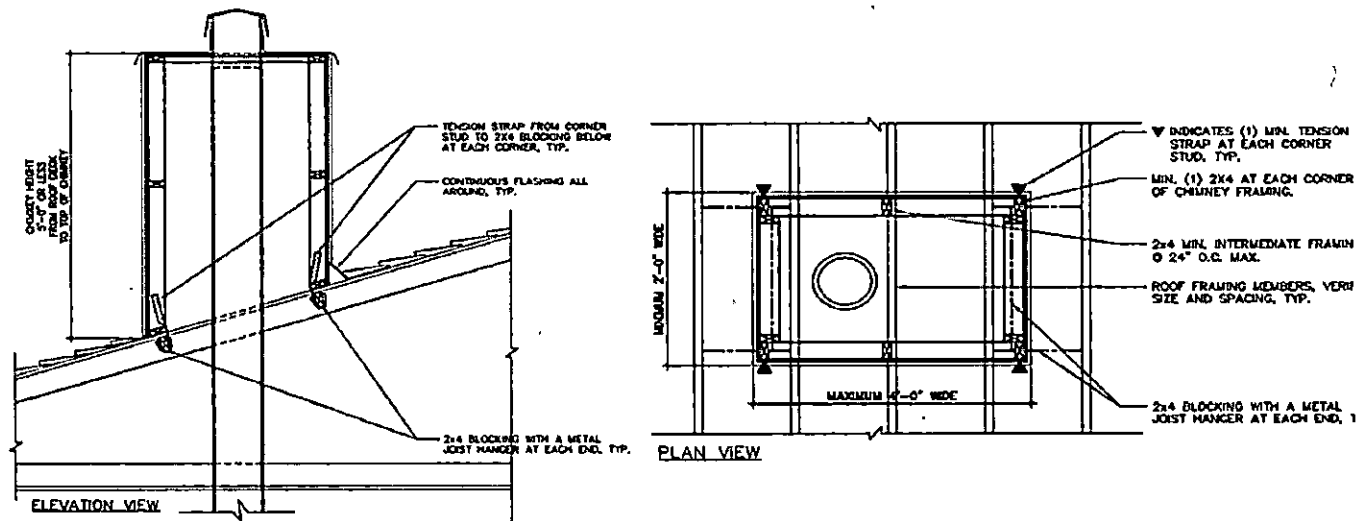
Chimney framing shall be sheathed with a minimum of 7/16-inch-thick wood structural panels on all four exterior sides.

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:



**CHIMNEY TIE-DOWN
TYPICAL DETAIL**

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 inches o.c. maximum spacing along all intermediate and edge framing using 8d (0.113-inch diameter x 2-3/8inch-long) irregular shank (i.e., ring shank or spiral) 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.

ARTICLE ELEVEN: 2021 INTERNATIONAL RESIDENTIAL CODE > Part V-Mechanical > Amended as follows:

CHAPTER 12 MECHANICAL ADMINISTRATION – Delete in its entirety.

CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS – Delete in its entirety.

CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES – Delete in its entirety.

CHAPTER 15 EXHAUST SYSTEMS – Delete in its entirety.

CHAPTER 16 DUCT SYSTEMS – Delete in its entirety.

CHAPTER 17 COMBUSTION AIR – Delete in its entirety.

CHAPTER 18 CHIMNEYS AND VENTS – Delete in its entirety.

CHAPTER 19 SPECIAL APPLIANCES, EQUIPMENT AND SYSTEMS – Delete in its entirety.

CHAPTER 20 BOILERS AND WATER HEATERS – Delete in its entirety.

CHAPTER 21 HYDRONIC PIPING – Delete in its entirety.

CHAPTER 22 SPECIAL PIPING AND STORAGE SYSTEMS – Delete in its entirety.

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS – Delete in its entirety.

All mechanical design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the *2021 International Mechanical Code* which is adopted by separate ordinance.

ARTICLE TWELVE: 2021 INTERNATIONAL RESIDENTIAL CODE > Part VI-Fuel gas > **CHAPTER 24 FUEL GAS** > Amended as follows:

CHAPTER 24 FUEL GAS – Delete in its entirety.

All fuel gas design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the *2021 International Fuel Gas Code* which is adopted by separate ordinance.

**ARTICLE THIRTEEN: 2021 INTERNATIONAL RESIDENTIAL CODE > Part VII-
Plumbing > Amended as follows:**

CHAPTER 25 PLUMBING ADMINISTRATION – Delete in its entirety.

CHAPTER 26 GENERAL PLUMBING REQUIREMENTS – Delete in its entirety.

CHAPTER 27 PLUMBING FIXTURES – Delete in its entirety.

CHAPTER 28 WATER HEATERS – Delete in its entirety.

CHAPTER 29 WATER SUPPLY AND DISTRIBUTION – Delete in its entirety.

CHAPTER 30 SANITARY DRAINAGE – Delete in its entirety.

CHAPTER 31 VENTS – Delete in its entirety.

CHAPTER 32 TRAPS – Delete in its entirety.

CHAPTER 33 STORM DRAINAGE – Delete in its entirety.

All plumbing systems design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the *2021 International Plumbing Code* which is adopted by separate ordinance.

**ARTICLE FOURTEEN: 2021 INTERNATIONAL RESIDENTIAL CODE > Part VIII-
Electrical > Amended as follows:**

CHAPTER 34 GENERAL REQUIREMENTS – Delete in its entirety.

CHAPTER 35 ELECTRICAL DEFINITIONS – Delete in its entirety.

CHAPTER 36 SERVICES – Delete in its entirety.

CHAPTER 37 BRANCH CIRCUIT AND FEEDER REQUIREMENTS – Delete in its entirety.

CHAPTER 38 WIRING METHODS – Delete in its entirety.

CHAPTER 39 POWER AND LIGHTING DISTRIBUTION – Delete in its entirety.

CHAPTER 40 DEVICES AND LUMINARIES – Delete in its entirety.

CHAPTER 41 APPLIANCE INSTALLATION – Delete in its entirety.


CHAPTER 42 SWIMMING POOLS – Delete in its entirety.

CHAPTER 43 CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER-LIMITED CIRCUITS – Delete in its entirety.

All electrical systems design, installation, maintenance, alterations, equipment, and inspections shall be in compliance with the *2020 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: NOV 08 2022



City Clerk