



NOTICE TO ALL OWNER/CONTRACTORS
Town of Summerdale Building Department
251-989-6055

The General Contractor **must provide** all subcontractors' name, address, and telephone number, Baldwin County License, Town License No., and Sate License No. or post a **\$5,000.00 bond**.

- ✓ **Each Subcontractor must be licensed in the Town of Summerdale** prior to beginning work on a project.
- ✓ **No inspections will be made** until those listed as subs at that point of inspection are licensed.
- ✓ **The General Contractor will be responsible for purchasing Town Business Licenses for any subcontractors who fail to do so.**
- ✓ **All additional fees must be paid prior to issuance of a final inspection** and a Certificate of Occupancy.

****THE BUILDING DEPARTMENT HAS ADOPTED THE *INTERNATIONAL BUILDING CODE 2006*****

- Existing buildings needing minor repair from storms, fire or unpredictable damage may be exempt from these code requirements, but must be approved for exemption by the Building Official.
- Workman's Chemical toilets are required at each work project.
- **PROTECTION OF PROPERTY:** The Town of Summerdale is not responsible for drainage of surface water. The Contractor/Owner shall develop a stormwater pollution prevention plan (SWPPP) by the EPA's best management practice (BMP) to control erosion and sediment and manage stormwater if applicable. Persons engaged in land-disturbing activities shall take all reasonable measures to protect all public and private property, including roadways, from damage by such activities. The landowner shall maintain all permanent erosion and sediment control measures and facilities, after the site development is completed.
- **Construction sites:** Scrap lumber, metal roofing, paper and wind blowable trash, etc. in connection with the permitted construction sites must be placed in a dumpster or removed each day. The construction site must be kept free of loose materials that could be blown on the neighboring property or public right of way.
- All **Commercial** buildings:
 - a. Must comply with the Americans with Disability Act. Of 1991
 - b. Must have an original raised stamped seal and be signed by the Architect/Engineer. A photocopy of signed plans will not be acceptable.
- All **driveways** shall be 10 feet minimum width consisting of an all weather surface. (If a culvert is required, a separate permit will be required for the culvert).
- Any complete re-roofing projects will require a roofing permit.
- **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 a building permit. You will need to see the Planning & Zoning Coordinator for requirements, meeting dates, and deadlines.

- **Within 5 to 7 working days**, the Building Inspector will review the complete permit application
- **All applications for a Building Permit shall be accompanied by** two (2) sets of plans drawn sufficient to show specifications, dimensions, and value of proposed construction.
 - **RESIDENTIAL, COMMERCIAL, AND ADDITIONS:**
 - a. Plot, foundation, floor, electrical, plumbing, sprinkler, and mechanical plans.
 - b. Alabama Registered Architect or Engineer's License No. with raised signed stamp seal.
 - c. Health department Release.
 - d. Site Plan & Plot Plan with setbacks and parking requirements
 - e. **Commercial only:** Registered Landscapers License No. with raised signed stamp seal is required on all commercial plans.
- **All residential plans submitted for Plan Review** shall show in detail compliance with Wood Frame Construction Manual (WFCM) or (SSTD-10) Hurricane Resistant Construction, for the wind load of 130 mph. All residential plans submitted for Plan Review over 2,500 sq. ft. under roof shall be designed and stamped by a State of Alabama professional.
- **Inspections:** All building inspections are to be called at least twenty-four (24) hours in advance through the Building Department. Inspections called in without 24 hour prior notice are not guaranteed to be performed at the time or date requested.
 - ✓ **No inspections will be made** until ALL subcontractors to that point of inspection, are **licensed in the Town of Summerdale**
 - ✓ Each inspection will be noted on the building permit at the job site.
 - ✓ The FINAL INSPECTION MUST BE MADE PRIOR TO OCCUPANCY.
 - ✓ A **Certificate of Occupancy** will be issued after all permit requirements have been met.
- **Connection of temporary electrical service** for the purpose of testing and inspecting electrical and mechanical systems will require a service connection request from the Building Department. The electrical service company will only make the service connection after receiving the signed authorized form from the Town of Summerdale Building department. When the electrical rough-in is completed, inspected and passed, the service meter may be installed for 30 days. The meter will be removed by request of the building inspector if the final inspection is not approved or if the building is occupied without a Certificate of Occupancy.
- For safety measures, **the Building Department will also require** that the electrical contractor or person responsible for the electrical installation be available and present on site when the meter or power is turned on to check that the system is energized safely.
- **As an owner/contractor, you are solely responsible** for all work on the project regardless of who performed the work. It is your responsibility to verify that the required inspection has been performed and the result was satisfactory.
- **Any work which is covered without the proper prior inspection will be rejected.** Uncovering the work for inspection or replacing the work if rejected will be the responsibility of the owner/contractor.
- **Repeated violations of inspection procedures** may be subject to citations for violation and may result in work condemnation. Repeated warnings WILL NOT be issued. There will be a charge for re-inspections; the third inspection for work in non-compliance will require a re-inspection fee. The fee shall be paid before the inspection.

****REQUIREMENTS NOT SPECIFICALLY COVERED BY CODES: ORDINANCE NO. 366-07****

It is the intent of the Town of Summerdale to require reasonable safeguards for the stability of buildings and the safety of the occupants. Provision in the minimum code is made for this at the discretion of the Building Official.

- Whereas we are located in an area subject to experiencing hurricane force winds, we require that all buildings (including non-inhabitable accessory structures) be secured to the ground from foundation through the roof framing. That includes strapping of sill plate to foundation, studs to sill plate, top studs through upper plates across joists to rafters, with collar beams at the ridge as appropriate. Metal straps (18 ga.) shall be used as a method to tie each rafter or truss to the closest stud for hurricane tie down or certified engineering method for tie-down will be accepted.
- We require the use of ½ in. OSB plywood or other rigid sheathing with vinyl siding or ceilings.
- Before any concrete is poured, including driveways, walkways and curbs an inspection shall be made by the Building Department.
- Schedule 40 PVC required for all building sewers and vents. No lead-soldered pipe will be allowed
- Non-removable back-flow prevention of all outside hose bibs required.
- Veneer wall ties must be installed by code prior to the framing inspection, and the veneer shall not be installed until after the approval of the framing inspection.
- If exterior doors are to have deadbolt locks, we require that they shall be only single bolt locks. Exterior doors must not need a key or a tool to open for emergency exit. No exception.
- Pressure testing of all polybutylene or PVC water supply lines (160 psi) required.
- 4 inch step-down for all porches, garage, patio, deck, or stoop from the finish house floor, required.
- Stud spacing for all buildings shall be 16 inches on-center throughout for residential and commercial.
- All new construction residential or commercial shall have underground electrical service connection. The service equipment must be installed by the contractor and as required by the electrical provider.
- Each new residence to be built shall have grading with landscaping of grass sod or sprigging installed in the front and back yard 10 feet, side yards, 10 feet.
- Total Pier foundations systems must be designed by an engineer with the seal and signature of an Architect or Engineer registered in the State of Alabama.
- **Concrete Footings:** (Footing grade stakes must be in place prior to an inspection.).
 - a. Floating slabs, supporting 8 inch CMU and standard brick shall be a minimum 18 inches wide.
 - b. Minimum depth of concrete in footers shall be a minimum of 10 inches. EXCEPTION: Monolithic foundations.
 - c. Minimum width of concrete footers shall be 16 inches and minimum height of monolithic footings shall be 14 inches.
- Flat steel straps used for uplift connected to crawl space floors shall be embedded with a crimp into the concrete footer:
 1. Straps shall be a minimum 2 inches wide, 18 gauges.
 2. Straps shall be installed inside CMU cell to align flush with girder or beam.
 3. Straps shall fasten to girder or beam with 6 - #8 common nails or joist hanger nails.
- **All asphalt roof shingles**, shall meet and be labeled Class F as per IRC-R905.2.6.
- Brick veneer wall ties shall be installed as per code before a framing inspection and the brick shall be installed only after an approved framing inspection.
- **Electrical:** (Main reference see) ICCEC 2006
 1. Minimum AWG wire size for all branch circuits and switch legs shall be a minimum #12 AWG.
 2. All residential bedroom recepticals shall have (AFCIs) arc fault circuit interrupters.
- **Structural:** All mechanical walls with plumbing supplies, vents and drainage lines must be 2"x 6" framing or more to meet code cutting and notching requirement.

- Wire or steel reinforcing will be required in all structural concrete slabs. Fiber mesh may be used in other slabs.
- Smoke Detectors Required: Smoke detectors shall be installed in **every building**. There is one **exception**: Non-inhabitable accessory buildings. **Residential** – Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basement and cellars but not including crawl spaces and uninhabitable attics. A detector is required in a closed in garage that is attached or detached from the main dwelling. Required detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm, which will be audible in all sleeping areas. Commercial – Smoke detectors shall be installed in office rooms or by the IFC 2006 Edition.
- Modular Homes & Land Disturbance: **See ORDINANCE NO. 366-07**