**City of Semmes Building Code**

**Adoption and General Notes**

**Adopted Codes**

 **2018 International Building Code**

 **2018 International Residential Code**

 **2018 International Mechanical Code**

 **2018 International Plumbing Code**

 **2020 National Electrical Code**

**2018 International Energy Conservation Code**

**2018 International Swimming Pool and Spa Code**

**2018 International Existing Building Code**

**2018 Wood Frame Construction Manual**

**\* All development within the City Limits is subject to the City of Semmes Zoning**

 **Ordinance.**

**Design/Permitting Notes**

*ALL* Commercial and Residential plans, including additions, must be designed, and stamped by an Alabama Licensed Engineer. Pole barns and Accessory Buildings may be subject to this requirement.

Only licensed General Contractors can apply for a permit to build a new or modify an existing commercial building.

Alabama Home Builders License is required to apply for a residential building permit. A Property Owner may apply for a residential building permit if certain requirements are met but must sign an affidavit for an exemption of licensing requirements. Property Owners applying for a building permit must meet with the Building Inspector to review the process and discuss expectations. Property Owners are responsible for ensuring all subcontractors obtain their business license prior to final building inspection.

Approved plans, stamped by the Building Department, along with the building permit must be on site in a job box for an inspection to take place.

IRC Section 106.2 is amended to add: “The permit applicant shall obtain Site Plan approval from the City of Semmes prior to permitting where any combination of more than two dwellings, recreational vehicles, or buildings containing habitable spaces are proposed or exist on a Lot of Record. The site plan shall conform to the Commercial Site Plan requirements of the City of Semmes, the City of Semmes Flood Damage Prevention Ordinance, and this Code.”

IBC Section 107.2.6 is amended to add: “The permit applicant shall obtain Commercial Site Plan approval from the City of Semmes prior to permitting. The Commercial Site Plan shall account for all construction, grading, and other changes to the site since the previous Commercial Site Plan was approved. The site plan shall conform to the Commercial Site Plan requirements of the City of Semmes, the City of Semmes Flood Damage Prevention Ordinance, and this Code.”

City Limits shall be defined as an area in which the city has authority to enforce its rules, ordinances, and policies.

Jurisdiction shall be defined as permitting, planning, and policing territory located one half mile outside the city limits.

All proposed Accessory Building(s), that will be erected in the city limits, are customarily incidental to and are maintained and operated as part of the principle use and is not located on a lot by itself.

All “Tiny Homes/Houses” must be constructed to meet the provisions of the 2018 International Residential Code or must meet the requirements of and have approval from the Alabama Manufactured Housing Commission.

**Climatic and Geographic Design Criteria- table R301.2(1)**

Design Criteria shall include ASCE 7-10 ultimate wind speed, Risk Category (I, II, III, or IV) and Exposure Category (B, C, or D)

Risk Category shall not be less than that indicated by IBC Table 1604.5.

One- and Two-family dwellings shall be not less than Risk Category II.

Structures that exceed 1000 sf under roof shall not be less than Risk Category II.

Design Wind Speed: Refer to ASCE 7-10, Chapter 26 or the interactive Wind Speed map at <http://windspeed.atcouncil.org/> or use the following minimum design wind speeds:

Risk Category Category I: Ultimate Wind Speed = 148 mph

Risk Category Category II: Ultimate Wind Speed = 160 mph

Risk Category Category III and IV: Ultimate Wind Speed = 174 mph

Topographic Effects: Varies – refer to ASCE 7-10 and use site specific analysis.

Seismic Design Category: A

Minimum Depth of Footing: 12 Inches below grade

Weathering Potential: Negligible

Termite Infestation: Very Heavy

Mean Annual Temperature: 67 Degrees Fahrenheit

Air Freezing Index: 50 or less

Winter Design Temperature: 30 Degrees Fahrenheit

Ground Snow Load: 0 psf

Ice Barrier Underlayment: Not Required

FIRM Date: December 31, 1974

Effective Date of Flood Insurance Rate Map: March 17, 2010, and as revised thereafter

**General Notes**

Sod- A minimum of 10 feet of sod is required around the perimeter of new residential construction.

Water Heater- Water heaters are not allowed in the attic of single-story dwellings.

If any portion of the lot is in a floodplain, the owner must supply an elevation certificate prior to permit being issued. If the building is in a floodplain, another elevation certificate must be submitted after slab, and another before final inspection.

Land Disturbance- A Land disturbance permit is required for all residential and commercial construction. Requirements include construction entrance, portable restroom, silt fence and dumpster. If space is limited, dumpster may be brought in after slab is poured. Land disturbance of over one acre requires a permit from the Alabama Department of Environmental Management.

Once a building permit is issued, the permit and approved set of plans must be displayed in a job box mounted in a location visible from the street. The address or lot number must also be visible from the road.

All new residential construction located in the jurisdiction shall meet the minimum setback requirements listed below unless covenants or HOA bylaws dictate otherwise:

|  |  |
| --- | --- |
| Front Yard |  25’ |
| Rear Yard |  20’ |
| Side Yard |  10’ |
| Corner Lot / Front Yard |  25’ |

**\*** For lots located in the city limits, please refer to the zoning ordinance for setback requirements.

Accessory Buildings, located in the jurisdiction, shall meet the minimum setback requirements listed below:

|  |  |
| --- | --- |
| Rear Yard |  10’ |
| Side Yard |  10’ |
| Corner Lot |  25’ |

\* For lots located in the city limits, please refer to the zoning ordinance for setback requirements.

**Builders Checklist**

Administrative

* Plot plan- Check setbacks
* Flood Zone
* Elevation Certificate
* Wetland survey if applicable
* Board of Health approval if applicable

Land Disturbance

* Are BMP’s in place?
	+ Silt fence
	+ Construction entrance
	+ Portable restroom
	+ Dumpster (after slab is poured)
	+ ADEM permit if applicable.
	+ Job Box

Foundation

* Check setbacks.
* Footers
* Slab bonding
* Block-Fill
* Plumbing rough-in
* Foundation Inspection

Framing

* Wall sheathing nailing
* Truss bracing if applicable
* Roof deck nailing
* Strapping (No exterior facade until strapping inspection)
* Electrical rough-in
* Mechanical rough-in
* Plumbing rough-in above floor
* Fireplace
* 2nd Elevation Certificate (if applicable)
* Framing/Brick-tie/Diaphragm blocking/Diaphragm nailing
* Before framing inspection can be called in, mechanical & electrical rough-ins and plumbing top out must have passed inspection.

Energy

* Pre-sheetrock- Check fire blocking, draft stopping, wall insulation
* Electrical service
* Final (before final inspection)- attic insulation, energy compliance form

Final

* Final Elevation Certificate (if applicable)
* Plumbing Service
* Electrical final
* Mechanical final
* Plumbing final
* Energy/Insulation/Blower door
* Sidewalk
* Land Disturbance/Site stabilization (sod 10’ around perimeter)
* Mechanical, Electrical, Plumbing, and Energy finals must be passed before the Building Final is requested.
* Building Final