

ORDINANCE # 2023-08
CITY OF SPRINGVILLE

**AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES RELATING TO
INSPECTION ACTIVITIES AND ENFORCEMENT OF BUILDING PROVISIONS AS
PROVIDED IN SAID CODES FOR THE CITY OF SPRINGVILLE, ST. CLAIR
COUNTY, ALABAMA.**

WHEREAS, it is the desire of the CITY OF SPRINGVILLE, Alabama to adopt; in all aspects, the various Standard Codes relating to building construction, maintenance, fire prevention, gas, electrical, housing, mechanical, plumbing and life safety; and

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the CITY OF SPRINGVILLE, Alabama and relating to the public safety, health and general welfare;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRINGVILLE,
ALABAMA:**

SECTION 1: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Building Code, 2021 Edition*, published by the International Code Council, including Appendix Chapters C, E, F, H, I, J and K are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 1.1 shall be adopted as the Building Code for the City of Springville, in the State of Alabama regulating and governing the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures except as exempted in Section 101.2 of this code; providing for the issuance of permits and collection of fees therefore.

SECTION 1.1: That the following provisions of the *International Building Code, 2021 Edition* be further amended and/or revised as stated below:

- 1) **Section 101.1 Title** of the building code shall be amended to read as follows: “These regulations shall be known as the Building Code of the City of Springville, Alabama, hereinafter referred to as {this code}”.
- 2) **Section 103.1 Creation of enforcement agency** of the building code shall be amended to read as follows: “The Springville Inspection Department is hereby created and the official in charge shall be known as the building official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”

- 3) **Section 113 Means of Appeal** shall be amended by adding the following new sub-sections:
 - a) **Section 113.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - b) **Section 113.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the code official may, in his order, limit the time for such appeals to a shorter period.

- 4) **Section 903.2.8 Group R** of the building code shall be amended to read as follows: “An automatic sprinkler system installed in accordance with **Section 903.3 Installation requirements** shall be provided throughout all buildings with a Group R fire area. **Note:** Single-family dwellings, three stories or less are constructed under the International Residential Code (IRC) and are not included in this Group R and would not, therefore be subject to these requirements.”
- 5) **Section 1612.3 Establishment of flood hazard areas** of the building code shall be amended to read as follows: “The City of Springville, Alabama has adopted the flood hazard map and supporting data as published by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for the City of Springville”, dated June 19, 2012, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) 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.”

SECTION 2: That each and all of the regulations, provisions, penalties, conditions, and terms of the International Residential Code, 2021 Edition, published by the International Code Council, including Appendix Chapters AA, AE, AG, AH, AM, AN, AO and AQ are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2.1 shall be adopted as the Residential Building Code for the City of Springville, in the State of Alabama regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, maintenance, removal and demolition of detached one-and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefore.

SECTION 2.1: That the following provisions of the *International Residential Code, 2021 Edition* be further amended and/or revised as stated below:

- 1) **Section R101.1 Title** of the residential code shall be amended to read as follows: “These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Springville, Alabama, hereinafter referred to as {this code}”.
- 2) **Section R112 Means of Appeal** shall be amended by adding the following new sub-sections:
 - c) **Section R112.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - d) **Section R112.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the code official may, in his order, limit the time for such appeals to a shorter period.

3) **Table R301.2** of the residential code shall be amended to read as follows:

Ground Snow Load ^o	Wind Design				Seismic Design Category ^f	Subject to Damage From			Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic effects ^k	Special Wind Region ^l	Windborne debris zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c				
5 psf	90 mph	None	No	No	B	Moderate	12"	Yes	No	Yes	< 1500	62.2°F

- 4) **Section R313.2** of the residential code shall be amended to read as follows: “**One- and Two-family Dwelling automatic fire sprinkler systems.** Where voluntarily installed, automatic residential fire sprinkler systems shall be installed in accordance with section P2904 or NFPA 13D.”
- 5) **Section P2603.5.1 Sewer depth** of the residential code shall be amended to read as follows: “Building sewers that connect to private sewage disposal systems shall not be less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall be not less than 12 inches below grade.”
- 6) **Section AO103 Automatic Vehicular Gates** shall be amended by adding the following new sub-sections:
 - a. **Section AO103.3. Automated gate openers** Security gates installed across a fire apparatus access road, with electric gate openers, shall be installed with a Knox Gate & Key switch on Mounting Plate Model #3502 to allow fire department access.
 - b. **Section AO103.4 Security gate access.** Security gates installed across a fire apparatus access road, with manual locking system, shall be installed with a Knox Exterior Padlock Model #3781, 3782, 3783 or 3784 to allow fire department

access. Padlock shall be located in line with other locking devices to provide fire department access at all times.

SECTION 2.2: That the following provisions will be accepted as an approved substitute for the requirements set forth in **Section R302.6 Dwelling-garage fire separation** of the International Residential Code, 2021 Edition:

Garage fire suppression system.

- 1) The system must be designed and installed by a licensed fire sprinkler contractor. A Fire Protection Permit will be required.
- 2) Minimum three-fourths inch domestic water line for sprinkler demand with one-inch domestic preferred as determined by fire protection contractor engineer.
- 3) A wall with not less than a one-hour fire rating shall be required between the garage area and any finished or unfinished basement area which is not protected by the garage suppression system. Any doors/openings in this separation shall have a UL listed, 20-minute fire rating.
- 4) For full unfinished basements with garage doors present, but without separation as required in subsection 3 above, installation of an automatic sprinkler system throughout the entire basement is required. A UL listed, 20-minute fire-rated door separating the basement area from the living area is required.
- 5) Required alarm notification.
 - a. Flow switch and tamper valves shall be tied to an electronic bell to alert resident of a water flow situation or that the supervised valve is turned off.
 - b. An alarm bell must be mounted in the living area of the house and in an area where the bell will not be obstructed or allowed to have storage to hinder its function and easily heard in all sleeping areas.
 - c. In the event a home security system is installed in the house, the flow and tamper switches may be monitored by the alarm system as long as there is a local bell / notification available to audibly alert residents in accordance with subsection (b) above.
- 6) Fire suppression system components
 - a. Supply piping to fire suppression system must be a minimum of one-inch schedule 40 black pipe with sprinkler head spaced no greater than 14 feet apart on branch lines and no more than 7 feet from any wall (Maximum coverage 144 square feet). PEX or other piping material may be used if it is UL listed for fire sprinkler distribution and approved by the AHJ. A copy of the UL listing shall be provided during the permit process.
 - b. Sprinkler heads must be “quick response” (155 degree), standard spray with minimum one-half-inch threaded and a minimum of three-eighths inch orifice. Upright heads are recommended with deflectors no more than four inches below the bottom of the ceiling joist. Pendant heads may be used in areas where horizontal obstructions dictate and located with deflectors just under obstruction.

- c. Floor areas under “open” garage doors must be protected and supplied by a sprinkler guard or cage.
- d. Fire protection system riser must be tied to the domestic water system “upstream” from any pressure reducing valve. All valves controlling water to the fire suppression system must be supervised as per Section 2.2(5). This includes any valve that turns off water to the entire house except for the primary water valve at meter.
- e. The sprinkler Contractor shall notify the City of Springville Inspections department when the system and all other items required by this Section are operational and are ready to be inspected and tested. The Fire Marshall, Fire Inspector or their designated representative will check for proper system components, alarm location, head location and operation.

SECTION 3: That each and all of the regulations, provisions, penalties, conditions and terms of the *International Existing Building Code, 2021 Edition*, published by the International Code Council are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 3.1 shall be adopted as the Existing Building Code for the City of Springville, Alabama regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 3.1: That the following provisions of the International Existing Building Code, 2021 Edition be further amended and / or revised as follows:

- 1) **Section 101.1 Title** of the existing building code shall be amended to read as follows: “These regulations shall be known as the Existing Building Code of the City of Springville, Alabama, hereinafter referred to as {this code}”
- 2) **Section 103.1 Creation of enforcement agency** of the existing building code shall be amended to read as follows: “The Springville Inspection Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- 3) **Section 112 Means of Appeal** shall be amended by adding the following new sub-sections:
 - e) **Section 112.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - f) **Section 112.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the

code official may, in his order, limit the time for such appeals to a shorter period.

SECTION 4: That each and all of the regulations, provisions, penalties, conditions and terms of the *International Fire Code, 2021 Edition*, published by the International Code Council including Appendix Chapters B, C, D, and I, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 4.1 shall be adopted as the Fire Code for the City of Springville, Alabama regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 4.1: That the following provisions of the International Fire Code, 2021 Edition be further amended and / or revised as follows:

- 1) **Section 101.1 Title** shall be amended to read as follows: These regulations shall be known as the Fire Code of the City of Springville, Alabama, hereinafter referred to as “this code”.
- 2) **Section 103.1 Creation of enforcement agency** of the fire code shall be amended to read as follows: “The Springville Fire Department is hereby created and the official in charge shall be known as the Fire Code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- 3) **Section 105.5.49 Temporary membrane structures and tents** shall be amended to delete the second exception and substitute in lieu thereof the following:
 2. Funeral tents and curtains or extensions attached thereto, when used for funeral services.
- 4) **Section 109.3 Recordkeeping** shall be amended by adding the following new sub-sections:
 - a) **Section 109.3.1 Required Reports to be submitted online.**
Initial acceptance, inspection, testing and maintenance reports on the following systems shall be provided to the code official in accordance with Section 109.3.2:
 - 1) Fire Alarm Systems
 - 2) Hood Suppression Systems
 - 3) Kitchen Hood Cleaning
 - 4) Smoke Control Systems
 - 5) Standpipe
 - 6) Fire Doors
 - 7) Private Hydrants
 - 8) Commercial Sprinkler Systems including 5 year internal
 - 9) Fire Pump
 - 10) Backflow Valves

- 11) Emergency Generator
 - 12) Emergency Radio Systems
 - 13) Clean Agent Systems
- 5) **Section 109.3.2 IROL** Records shall be uploaded by the service provider to Inspection Reporting Online at www.inspectionreportingonline.com.
 - 6) **Section 111 Means of Appeal** shall be amended by adding the following new sub-sections:
 - a) **Section 111.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - b) **Section 111.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the code official may, in his order, limit the time for such appeals to a shorter period.
 - 7) **Section 112.4 Violation penalties** shall be amended to read as follows:

“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 subject to a citation and/or fines as determined by a court of law. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”
 - 8) **Section 503.6 Security Gates** shall be amended by adding the following new sub-sections:
 - a) **Section 503.6.1 Automated gate openers** Security gates installed across a fire apparatus access road, with electric gate openers, shall be installed with a Knox Gate & Key switch on Mounting Plate Model #3502 to allow fire department access.
 - b) **Section 503.6.2 Security gate access.** Security gates installed across a fire apparatus access road, with manual locking system, shall be installed with a Knox Exterior Padlock Model #3781, 3782, 3783 or 3784 to allow fire department access. Padlock shall be located in line with other locking devices to provide fire department access at all times.
 - 9) **Section 901.2 Construction documents** shall be amended by adding the following new sub-sections:
 - Section 901.2.2 Fire sprinkler plans submittal.** Plans for the installation of sprinkler systems shall be submitted to the *fire code official* and approved prior to installation of any new system and on all existing systems where five (5) or more sprinkler heads are added or when calculations for the system must be revised.
 - Section 901.2.3 Fire alarm plans submittal.** Plans for the installation of fire alarm systems shall be submitted to the *fire code*

official and approved prior to installation of any new system and for any alterations to existing systems where devices are added or removed.

- 10) **Section 907.5.2.3 Visible alarms** shall be amended to delete the first exception in its entirety without substitution.
- 11) **Section 912.2 Location** shall be amended by adding the following new sub-section:

Section 912.2.3 Proximity to fire hydrants. Fire department connections shall be located not more than 100 feet from an approved fire hydrant.
- 12) **Section 912.4.1 Locking fire department connection caps** of the fire code shall be amended to read as follows: “Knox locking fire department connection caps are required on fire department connections for water-based fire protection systems unless the connection is located inside a security guard-maintained, fenced facility and the fire code official has approved the site.”
- 13) **Section 1103.5.3 Group I-2, Condition 2** of the fire code shall be amended to read as follows: “In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by the adopting ordinance by December 31, 2024.”
- 14) **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited** of the fire code shall be amended to read as follows: “Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the City of Springville.”
- 15) **Section 5706.2.4.4 Locations where above-ground tanks are prohibited** of the fire code shall be amended to read as follows: “Storage of Class I and Class II liquids in above-ground tanks is prohibited within the City of Springville.”
- 16) **Section 5806.2 Limitations** of the fire code shall be amended to read as follows: “Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the City of Springville.”
- 17) **Section 6103.2.1 Portable containers** of the fire code shall be amended to add the following new sub-section:

Section 6103.2.1.8 Flame effects before a proximate audience.
The use of LP gas as part of a flame effect before a proximate audience shall comply with this chapter and NFPA 160 and shall be approved by the *fire code official*.
- 18) **Section 6104.2 Maximum capacity within established limits** of the fire code shall be amended to read as follows: “Within the City of Springville, the storage of liquified petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).”

- 19) **Section 6107 Safety Precautions and Devices** of the fire code shall be amended to add the following new sub-section:
Section 6107.5 Storage and Transport. Portable LP-gas containers shall be maintained in an upright position relative to the relief valve during storage and transport.

SECTION 5: That each and all of the regulations, provisions, penalties, conditions and terms of the *International Fuel Gas Code, 2021 Edition*, published by the International Code Council including Appendix Chapters A, and B, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 5.1 shall be adopted as the Fuel Gas Code for the City of Springville, Alabama regulating and governing the fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 5.1: That the following provisions of the International Fuel Gas Code, 2021 Edition be further amended and / or revised as follows:

- 1) **Section 101.1 Title** shall be amended to read as follows: “These regulations shall be known as the Fuel Gas Code of the City of Springville, Alabama, hereinafter referred to as {this code}”.
- 2) **Section 103.1 Creation of agency** of the fuel gas code shall be amended to read as follows: “The Springville Inspections Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- 3) **Section 113 Means of Appeal** shall be amended by adding the following new sub-sections:
 - g) **Section 113.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - h) **Section 113.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the code official may, in his order, limit the time for such appeals to a shorter period.
- 4) **Section 114 Board of Appeals** shall be amended to delete in its entirety and substitute in lieu thereof the following:

114.1 Membership. The board of appeals shall consist of members of the City of Springville board of adjustment appointed by the chief appointing authority in accordance with the guidelines of the City of Springville.
- 5) **Section 115.4 Violation penalties** shall be amended to read as follows: “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 code official, or of a permit or certificate used under provisions of this code, shall be subject to a citation and/or fines as determined by a court of law. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

- 6) **Section 401.3 Modifications to existing systems** shall be amended by adding the following new sub-section:

Section 401.3.1 Out of service locations. No fuel gas system which has been out of service for 90 consecutive days or more shall be used without a successful safety inspection conducted by the code official. An inspection will be made once a licensed and registered gas contractor has obtained a permit for the required test and/or repairs and has requested the inspection.

SECTION 6: That each and all of the regulations, provisions, penalties, conditions and terms of the *International Mechanical Code, 2021 Edition*, published by the International Code Council including Appendix Chapter A, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 6.1 shall be adopted as the Mechanical Code for the City of Springville, Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 6.1: That the following provisions of the International Mechanical, 2021 Edition be further amended and / or revised as follows:

- 1) **Section 101.1 Title** shall be amended to read as follows: “These regulations shall be known as the Mechanical Code of the City of Springville, Alabama, hereinafter referred to as {this code}”.
- 2) **Section 103.1 Creation of agency** of the mechanical code shall be amended to read as follows: “The Springville Inspections Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- 3) **Section 113 Means of Appeal** shall be amended by adding the following new sub-sections:
 - a) **Section 113.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - b) **Section 113.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the code official may, in his order, limit the time for such appeals to a shorter period.

- 4) **Section 114 Board of Appeals** shall be amended to delete in its entirety and substitute in lieu thereof the following:
 - a) **114.1 Membership.** The board of appeals shall consist of members of the City of Springville board of adjustment appointed by the chief appointing authority in accordance with the guidelines of the City of Springville.
- 5) **Section 115.4 Violation penalties** shall be amended to read as follows:

“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 code official, or of a permit or certificate used under provisions of this code, shall be subject to a citation and/or fines as determined by a court of law. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

SECTION 7: That each and all of the regulations, provisions, penalties, conditions and terms of the *International Plumbing Code, 2021 Edition*, published by the International Code Council including Appendix Chapters A and C are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 7.1 shall be adopted as the Plumbing Code for the City of Springville, Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 7.1: That the following provisions of the International Plumbing, 2021 Edition be further amended and / or revised as follows:

- 1) **Section 101.1 Title** shall be amended to read as follows: “These regulations shall be known as the Plumbing Code of the City of Springville, Alabama, hereinafter referred to as {this code}”.
- 2) **Section 103.1 Creation of agency** of the plumbing code shall be amended to read as follows: “The Springville Inspections Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- 3) **Section 114 Means of Appeal** shall be amended by adding the following new sub-sections:
 - a) **Section 114.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - b) **Section 114.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the

code official may, in his order, limit the time for such appeals to a shorter period.

- 4) **Section 114.1 General** shall be amended to delete in its entirety and substitute in lieu thereof the following:
 - a) **114.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, members of the City of Springville board of adjustment appointed by the chief appointing authority in accordance with the guidelines of the City of Springville shall constitute the board of appeals. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.
- 5) **Section 115.4 Violation penalties** shall be amended to read as follows: “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 code official, or of a permit or certificate used under provisions of this code, shall be subject to a citation and/or fines as determined by a court of law. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”
- 6) **Section 305.4.1 Sewer depth** shall be amended to read as follows: “Building sewers that connect to private sewage disposal systems shall not be less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall be not less than 12 inches below grade.”
- 7) **Section 403 Minimum Plumbing Facilities** shall be amended by adding the following new sub-sections:
 - a) **Section 403.7 Portable Classrooms.** Portable classrooms that cannot be feasibly connected to the sanitary sewer system shall be located within 300 feet of adequate facilities within the main building and shall be connected to the main building by a covered walk.
 - b) **403.8 Self-Storage facilities (mini-warehouse) complex.** In self-storage (mini-warehouse) complex, facilities may not be located in each building, but may be located at the office or entrance, and such that the code official determines the intent of the code has been met. Facilities shall be made available at any time access to the facility is permitted.
- 8) **Section 903.1.1 Roof extension unprotected** shall be amended to read as follows: “Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof.”

SECTION 8: That each and all of the regulations, provisions, penalties, conditions and terms of the *International Property Maintenance Code, 2021 Edition*, published by the International Code Council including Appendix Chapter A are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 8.1 shall be adopted as the Property Maintenance Code for the City of Springville, Alabama regulating and governing the condition and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that all structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 8.1: That the following provisions of the International Property Maintenance Code, 2021 Edition be further amended and / or revised as follows:

- 1) **Section 101.1 Title** shall be amended to read as follows: “These regulations shall be known as the property Maintenance Code of the City of Springville, Alabama, hereinafter referred to as {this code}”
- 2) **Section 103.1 Creation of enforcement agency** shall be amended to read as follows: “The Springville Inspections Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
- 3) **Section 107.1 General** shall be amended to delete in its entirety and substitute in lieu thereof the following:
 - a) **107.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, members of the City of Springville board of adjustment appointed by the chief appointing authority in accordance with the guidelines of the City of Springville shall constitute the board of appeals. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official.
- 4) **Section 107 Means of Appeal** shall be further amended by adding the following new sub-sections:
 - c) **Section 107.5 Notice of Appeal.** Notice of appeal shall be in writing and filed with the *code official* within 30 days of a decision that is rendered by the *code official*. Appeals shall be in a form acceptable to the code official and shall be accompanied by a fee of \$75.
 - d) **Section 107.6 Unsafe or dangerous building or service system.** In the case of a building, structure or service system which in the opinion of the code official is unsafe, unsanitary or dangerous, the code official may, in his order, limit the time for such appeals to a shorter period.

- 5) **Section 108 Board of Appeals** shall be deleted in its entirety without substitution.
- 6) **Section 302.4 Weeds** shall be amended to read as follows:

“Premises and exterior property shall be maintained free from weeds or plant growth in excess of 24 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109.3 and in accordance with City of Springville Ordinance 2020-24. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.
- 7) **Section 304.14 Insect screens** shall be deleted in its entirety without substitution.
- 8) **Section 602.3 Heat Supply** insert dates January 1 to December 31.
- 9) **Section 602.4 Occupiable work spaces** insert dates January 1 to December 31.

SECTION 9: For the purposes of regulating the energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems in residential structures, the City of Springville does hereby adopt by reference the codes adopted by, including all amendments, the Alabama Energy and Residential Code Board, as set forth in §305-2-4-.07 and §305-2-4-.10 of the Alabama Administrative Code.

SECTION 10: That each and all of the regulations, provisions, penalties, conditions and terms of the NFPA 70, *National Electric Code (NEC), 2020 Edition*, published by the National Fire Protection Association including Annex Chapters A, B, C, D, E, F, G, H, I, and J are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any prescribed in Section 10.1 shall be adopted as the Electrical Code for the City of Springville, Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 10.1: That the following provisions of NFPA 70, National Electric Code (NEC), 2020 Edition be further amended and / or revised as follows:

- 1) **Out of service locations.** No electrical system which has been out of service, vacated or abandoned for 180 consecutive days or more shall be used without a successful safety inspection conducted by the code official. An inspection will be made once a licensed and registered electrical contractor has obtained a permit for the required test and/or repairs and has requested the inspection.
- 2) **Power facilities on easement.** Electrical transmission primary and secondary lines in underground conduits, power distribution substations, transformer substations, transformer vaults on poles and primary metering and switching facilities owned by public utilities, when such work is performed by employees of the public utilities or their contractors within their easement, shall be exempt from this enforcement of this code by the code official.
- 3) **Low Voltage.** Communication and alarm circuits and low voltage power sources directly connected to, and necessary for, the operation of communication circuits owned by the regulated utility companies supplying the inhabitants thereof with telephone, telegraph, internet, cable, or other communications services, when such work is performed by employees of the public utilities or their contractors on facilities owned by the utilities or within the public right of way shall be exempt from this enforcement of this code by the code official.

SECTION 11: That Ordinance No 2017-08 and Ordinance No 2019-20 of the City of Springville entitled *An Ordinance to Adopt Various Standard Codes Relating to Inspection Activities and Enforcement of Building Provisions as Provided in Said Codes for the City of Springville, Alabama*, be hereby repealed.

SECTION 12: That Ordinance No 2001-17 entitled *An Ordinance to Require Fire Department Review of Plans and of the Installation of a Fire Sprinkler System in Certain New Structures, Excluding One and Two Family Residential* shall remain in effect.

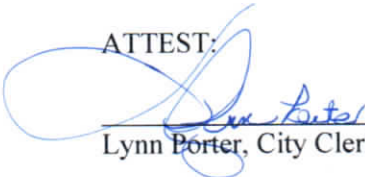
SECTION 13: Any person, firm, corporation or other entity who shall violate any provision of the codes listed above, or shall fail to comply with any order of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents of these codes, shall be guilty of a violation, punishable by a fine of not more than \$500.00 or by imprisonment not exceeding 30 days, or both, at the discretion of the Municipal Judge. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION 14: If any article, section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by declaration of a court of competent jurisdiction, such declarations shall not affect the validity of remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each article, section, sentence, clause, or phrase thereof irrespective of the fact that one or more article, section, sentence, clause, or phrase be declared invalid or unconstitutional.

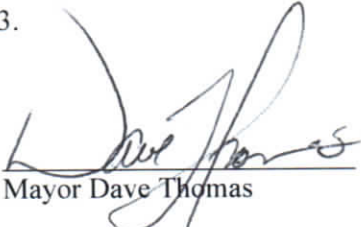
SECTION 15: BE IT FURTHER ORDAINED that this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force for all new permits issued beginning January 1, 2024.

ADOPTED AND APPROVED THIS 4th DAY OF Dec, 2023.

ATTEST:



Lynn Porter, City Clerk



Mayor Dave Thomas