

**ORDINANCE #2008-09
CITY OF MOUNDVILLE
BUILDING INSPECTOR RULES AND PROCEDURE
AND BUILDING CODES AND FEES**

ARTICLE I AUTHORITY AND JURISDICTION

Section 1-1 Enactment

These regulations are adopted by the City of Moundville City Council and are effective this 15th date October, 2008.

Section 1-2 Eligibility

Minimum Acceptable training and experience for the position of building inspector shall include high school graduation or possession of a high school equivalence diploma and either:

- a. six (6) years of on-site building construction experience in any work directly involved in the construction process, including or supplemented by one (1) year as either a general contractor or a sub-contractor or foreman for a major construction trade such as carpentry, plumbing, heating and ventilating or construction engineer; or
- b. graduation from a two-year post high school trade or technical school in building construction or an Associate's degree in civil or construction technology or engineering science and four (4) years experience as indicated above, including or supplemented by the one (1) year of specified specialized experience; or
- c. a Bachelor's Degree in Engineering or Architecture or other course of study applicable to building construction and two (2) years of experience in the design, construction or supervision of the construction of buildings; or
- d. a satisfactory equivalent combination of the foregoing training and experience.

He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process, or device entering into

or used in or in connection with building construction, alteration, removal, or demolition.

Section 1-3 Responsibilities

The building inspector shall inspect construction and repair of buildings and structures, other than those specifically exempted by ordinances or resolution, and enforce the provisions of the local Zoning Ordinances, including Subdivision Regulations.

The building inspector shall not be required to devote his whole time to the duties of his office. He shall receive applications, issue permits, and furnish the prescribed certificates. He shall examine premises for which permits have been issued, and shall make necessary inspections to see that the provisions of law are complied with, and that construction is carried out safely. He shall enforce all provisions of the technical Codes. He shall, when requested by proper Mayor or council, or when the public interest so requires, make investigations in connection with matters referred to in the technical Codes and render written reports on these investigations. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during the construction, or to require adequate exit facilities in buildings and structures, he shall issue such notices and orders as may be necessary.

Inspections required under the provisions of the technical codes, zoning ordinance or subdivision regulations shall be made by the building inspector. The building inspector may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. No certificate called for by any provision of the technical codes, zoning ordinance or subdivision regulations shall be issued on such reports unless the same are in writing and certified by the building inspector.

The building inspector shall keep comprehensive records of applications, permits issued, certificates issued, inspections made, reports rendered, and notices or orders issued. He shall retain file copies of required plans and all documents relating to provisions governing retention of records.

All such records shall be open to public inspection for good and sufficient reason during normal office hours, but shall not be removed from the building inspector's office without his written consent.

The building inspector shall attend all council and planning and zoning board meetings and shall make written reports to the Mayor and Council each month, or more often if requested, including records of permits and certificates issued and orders promulgated.

Section 1-4 Authority to enter

The building inspector and duly authorized assistant shall, upon proper identification, have authority to enter any building, structure or premises at any reasonable hour.

Section 1-5 Jurisdictions

The building inspector's jurisdiction shall extend to the area covered by the police jurisdiction.

Section 1-6 Remuneration

The Building Inspector shall receive a monthly salary of \$350 each month plus 1/2 the fee charged for inspections. If construction has begun prior to getting permit, fees for permitting may be doubled.

Section 1-7 Conflict of Interest

The Building Inspector shall not inspect construction work he has completed. The Mayor or City Council may appoint an assistant inspector to carry out inspections of work done by the Building Inspector.

Section 1-8 Term of Service

The term of the Building Inspector shall be concurrent with the terms of the Mayor and City Council. He shall be employed at the pleasure of the noted elected officials.

ARTICLE II ADOPTION OF STANDARD CODES

Section 2-1 The Building Codes are hereby adopted by reference as though they were copied herein fully.

2003 International Building Codes
2003 International Residential Codes
2003 International Plumbing Codes
2002 National Electrical Codes

ARTICLE III PERMIT FEES

Section 3-1 New Construction Permit Fees

<u>Fees</u>	<u>Residential</u>	<u>Commercial</u>
New Resident or New Business Building Permit Fee	\$68.00 x Sq. Ft divided by \$1000 x \$4.50	\$68.00 x Sq. Ft divided by \$1000 x \$7.50
Unheated Space	\$11.25 x Sq. Ft. divided by \$1000 x \$4.50	\$11.25 x Sq. Ft. divided by \$1000 x \$7.50

Section 3-2 SINGLE APPLICATION FEES

Electrical Permit Fee	\$75.00	\$1.00 per \$1000 at cost (Minimum \$100)
Plumbing Permit Fee	\$75.00	\$1.00 per \$1000 at cost (Minimum \$100)
Mechanical Permit Fee	\$75.00	\$1.00 per \$1000 at cost (Minimum \$100)
Security/Structure Wire	\$25.00	\$0.50 per \$1000 at cost (Minimum \$25)
Sewer Tap Inspection Fee	\$25.00	\$25.00

Gas Permit Fee	\$40.00	\$75.00
Sign Permit Fee	NA	\$5.00 per \$1000 (Minimum \$25)
Demolition Permit Fee	\$25.00	\$25.00

Section 3-3 RE-INSPECTION FEES

\$ 50.00 first re-inspection,
 \$ 75.00 second re-inspection
 \$100.00 third re-inspection

(fees must be paid before re-inspection – half of re-inspection fees go to city, half to building inspector)

Section 3-4 ROOFING PERMIT FEES

	<u>Residential</u>	<u>Commercial</u>
Re-Roofing Building Permit Fee	\$68.00 x Sq. Ft divided by \$1000 x \$4.50	\$68.00 x Sq. Ft divided by \$1000 x \$7.50

Section 3-5 Remodeling Permit Fees

<u>Fees</u>	<u>Residential</u>	<u>Commercial</u>
\$1-\$50,000		
Building Permit Fee	\$34.00 x Sq. Ft divided by \$1000 x \$2.50	\$34.00 x Sq. Ft divided by \$1000 x \$5.50

Single Application

Electrical Permit Fee	\$25	\$35 (Min.)
Plumbing Permit Fee	\$25	\$35 (Min.)
Mechanical Permit Fee	\$25	\$35 (Min.)
Sewer Tap Inspection Fee	\$25	\$25 (Min.)
Gas Permit Fee	\$25	\$25 (Min.)

\$50,000 & above

Building Permit Fee	\$68.00 x Sq. Ft divided by \$1000 x \$4.50	\$68.00 x Sq. Ft divided by \$1000 x \$7.50
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Single Application

Electrical Permit Fee	\$50	New construction rates
Plumbing Permit Fee	\$50	New construction rates
Mechanical Permit Fee	\$50	New construction rates
Sewer Tap Inspection Fee	\$25	New construction rates
Gas Permit Fee	\$35	New construction rates

Section 3-6 Building Moving Permit Fees

Building or Mobile Home Moving Permit	\$50.00
Required Police Escort (fees go to Police Dept.)	\$300.00

Section 3-7 Building Permit Expiration

Building permits are only good while continued construction is being conducted. If construction stops for more than 6 mos. period a new permit must be purchased before inspection can be started again.

Section 3-8 General Contractor License

Alabama General Contractor License required if not being built by owner for his or her residence.

Section 3-9 Building Permit Application Requirements

A application must be filed out and returned to City Hall.

Two Sets of Plans must be present with Application for Building Inspector to sign. One plan will be returned to owner when permit is purchased. One plan kept on file at the City of Moundville City Hall.

Section 3-10 Penalty Fees

A Building Permit shall be required for any new or existing building. No project shall be started without obtaining a building permit. The City of Moundville can asset double the permit fee for jobs started before permit has been purchased.

Section 3-11 Septic Tank Inspections

All septic tanks will have to be approved by the State Health Department. A copy of the approve inspection will be submitted to the Building Inspector.

PASSED AND APPROVED THIS 9TH DAY OF OCTOBER, 2008.

R.O. (JACK) MORRISON
MAYOR

ATTEST:

CAROL TOWNSEND
CITY CLERK

