

ORDINANCE NUMBER 2013-8
(amended November 6, 2023)

AN ORDINANCE TO AMEND ORDINANCE NUMBER 2010-4 AND 2010-9 OF THE CITY OF HAMILTON TO REQUIRE BUILDING PERMITS AND THE SETTING OF FEES FOR SAID PERMITS.

BE IT ORDAINED by the City Council of the City of Hamilton, Alabama as follows:

The City Council for the City of Hamilton hereby requires a building permit for the construction, erection, alteration or improvement of buildings within the City Limits of Hamilton, and hereby imposes the following requirements and fee schedule:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit.

Contractors/ Carpenters/Home Owners will be required to comply with all ~~2006 International codes, including the~~ latest edition of the Standard Building, Plumbing Codes, All National Fire Protection Association Sections and the National Electrical Codes (National Electric Code is currently on a 2020 edition) and all other codes are on the 2021 edition, including Building, Residential, Fire, Plumbing, Mechanical, Fuel, Energy conservation, Proper maintenance and Existing Building codes, as amended November 6, 2023. Also, a City of Hamilton Business License must be purchased, by the contractor, plumber, electrician or carpenter, wherein a current State of Alabama Certification must be presented when license is purchased.

REQUIREMENTS FOR PERMIT (S)

1. RESIDENTIAL CONSTRUCTION:

In order to obtain a permit for residential construction, the application must contain:

1. ONE SET OF APPROVED PLANS TO BE EXAMINED BY THE CITY OF HAMILTON'S BUILDING INSPECTOR. THESE PLANS WILL NEED TO INCLUDE A FIREPLACE AND DECK DETAIL IF APPLICABLE. MINIMUM PLAN SIZE IS TO BE 11"X17".
2. ONE PLOT PLAN SHOWING THE LOCATION OF THE STRUCTURE, INCLUDING DECKS, PORCHES, WITH DISTANCES SHOWN FROM THE PROPERTY LINE TO THE OUTER MOST POINT ON THE STRUCTURE AND DEPICTING ANY EASEMENTS ON THE LOT. IN ADDITION, A FOUNDATION DRAWING WILL BE PROVIDED BEFORE THE FOOTINGS ARE DUG AND POURED AND BEFORE TEMPORARY POWER IS TO BE INSTALLED OR THE FRAMING OF THE HOUSE IS TO BEGIN.

B. POSTING OF PERMIT:

PERMIT MUST BE POSTED ON OR NEAR TEMPORARY POWER POLE AT THE BUILDING SITE, OR IN AN EASILY ACCESSIBLE LOCATION FROM THE ROAD UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.

C. ON SITE DUMPSTER: FOR NEW CONSTRUCTION AND REMODELING

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR (S) OR CARPENTER (S) TO PROVIDE AN "ON SITE" DUMPSTER OR WASTE RECEPTACLE ON THE JOB SITE, FOR PROPER DISPOSAL AND REMOVAL OF ANY AND ALL BUILDING MATERIALS OR DEBRIS LEFT FROM THE CONSTRUCTION OR REMODELING OF STRUCTURE. IF THERE IS NO DUMPSTER ON THE SITE, ALL WORK WILL IMMEDIATELY CEASE.

SECTION I. RESIDENTIAL FEE SCHEDULE:

- A. THE PERMIT FEE SHALL BE \$50.00 PLUS \$0.15 PER SQUARE FOOT FOR THE FOLLOWING:**

ALL RESIDENTIAL CONSTRUCTION, ERECTION, ALTERATION, ADDITIONS, OR REMODELING WHERE IN THE TOTAL COST OF THE CONSTRUCTION ERECTION, ALTERATION, ADDITIONS, OR REMODELING IS \$10, 000 OR MORE OR IS IN EXCESS OF 400 SQUARE FEET.

THIS FEE IS APPLICABLE FOR NEW CONSTRUCTION, ADDITION OF ROOMS TO THE STRUCTURE, CONSTRUCTION OF A SUN-PORCH, OR ADDING A GARAGE TO THE STRUCTURE.

SECTION II. COMMERCIAL FEE SCHEDULE:

ANY COMMERCIAL OR INDUSTRIAL BUILDING CHANGING THE FORM OF OCCUPANCY SHALL REQUIRE AN ARCHITECTURAL SET OF PLANS

A. THE PERMIT FEE SHALL BE \$.25 PER SQUARE FOOT FOR:

ALL COMMERCIAL CONSTRUCTION, OR REMODELING WHEREIN NO SQUARE FEET IS BEING ADDED TO THE STRUCTURE

B THE PERMIT FEE SHALL BE \$100.00 PLUS AN ADDITIONAL \$.25 PER SQUARE FEET FOR:

ANY CONSTRUCTION, ERECTION, REMODELING, ALTERATIONS FOR ANY COMMERCIAL PROPERTY WHEREIN SQUARE FEET IS BEING ADDED

SECTION III: PLACES OF WORSHIP FEE SCHEDULE:

A: THE PERMIT FEE SHALL BE:
\$50.00 UP TO \$250.00
(BASED ON THE AMOUNT OF CONSTRUCTION INVOLVED)

ALL CONSTRUCTION OR REMODELING TO PLACES OF WORSHIP WHEREIN NO ADDITIONAL SQUARE FEET IS ADDED TO THE STRUCTURE.

B. THE PERMIT FEE SHALL BE \$250.00 PLUS \$0.15 PER SQUARE FOOT FOR THE FOLLOWING:

ALL CONSTRUCTION, ERECTION, ALTERATION OR REMODELING IN EXCESS OF 2,000 SQUARE FEET

PLACES OF WORSHIP ARE ALSO REQUIRED TO PROVIDE AN APPROVED SET OF PLANS AS WELL, AND WILL BE SUBJECT TO INSPECTIONS ACCORDINGLY.

SECTION IV. ROOFING PERMITS:

A DUMPSTER OR WASTE RECEPTACLE, MUST BE IN PLACE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL LEFT OVER ROOFING SHINGLES AND OTHER ROOFING MATERIALS.

A. THE PERMIT FEE SHALL BE \$0.5 PER SQUARE FOOT FOR THE FOLLOWING:

ANY AND ALL COMMERCIAL BUILDINGS WHEREIN CONSTRUCTION IS INVOLVED IN ROOFING THE STRUCTURE

SECTION V: GOVERNMENT BUILDINGS:

A. NO FEE REQUIRED FOR THE FOLLOWING:

ALL GOVERNMENTAL CONSTRUCTION OR REMODELING, WHETHER BY A MUNICIPAL CORPORATION, A PUBLIC CORPORATION, THE STATE OF ALABAMA OR SUBDIVISION THEREOF.

SECTION V: SWIMMING POOLS:

A. PERMIT FEE SHALL BE \$100.00.

SWIMMING POOLS REQUIRE INSPECTIONS BY THE CITY BUILDING INSPECTOR DURING AND AFTER CONSTRUCTION, TO ASSURE ALL CONSTRUCTION AND ELECTRICAL CODES ARE FOLLOWED. A COPY OF ADDITIONAL POOL REQUIREMENTS IS INCLUDED IN THE GENERAL BUILDING INSPECTION WHICH IS AVAILABLE WHEN PERMIT IS PURCHASED.

SECTION VII: INSPECTIONS:

A. ALL NEW CONSTRUCTION RESIDENTIAL OR BUSINESS
SHALL INCLUDE

*A FORTY- EIGHT (48) HOUR NOTICE FROM THE
CONTRACTOR IS REQUIRED BEFORE EACH INSPECTION.*

1. Footing inspection before concrete can be poured.
2. Inspection to be done before any interior wall covering can be installed.
3. Final inspection when job is completed.

IF ANY STRUCTURE OR BUILDING IS FOUND TO BE IN VIOLATION OF EXISTING CODES, OR PERMIT REQUIREMENTS, A CEASE AND DESIST ORDER WILL BE ISSUED ALLOWING 24 HOURS FOR ALL CORRECTIONS TO BEGIN, OR PERMIT TO BE PURCHASED.

WILL NOT BE ISSUED UNTIL INSPECTIONS ARE PASSED

WHETHER OR NOT BUILDING PERMITS ARE REQUIRED BY THE CODE, ALL WORK MUST BE DONE IN ACCORDANCE WITH THE CODE REQUIREMENTS. IT IS IMPORTANT THAT THE OWNER BE RESPONSIBLE FOR PROPER AND SAFE CONSTRUCTION.

WORK EXEMPT FROM BUILDING PERMITS:

1. ONE-STORY DETACHED ACCESSORY BUILDINGS LIMITED TO 120 SQ FEET
2. FENCES NOT OVER 6 FEET HIGH
3. RETAINING WALLS NOT OVER 4 FEET HIGH
1. CONCRETE WORK FOR SIDEWALKS, DRIVEWAYS, PATIO'S, ETC.
2. WATER TANKS SUPPORTED DIRECTLY ON GRADE, IF THE CAPACITY DOES NOT EXCEED 2 TO 1.
3. PAINTING, PAPERING, TILING, CABINET WORK, COUNTER TOPS AND SIMILAR FINISH WORK.
4. PREFABRICATED SWIMMING POOLS LESS THAN 24 INCHES DEEP.
5. SWINGS AND OTHER PLAYGROUND EQUIPMENT.
6. WINDOW AWNINGS SUPPORTED BY AN EXTERIOR WALL THAT DO NOT PROJECT MORE THAN 54 INCHES FROM THE EXTERIOR WALL.
7. REPLACEMENT OR CONSTRUCTION OF SIGNS.
8. RESIDENTIAL ROOFING

SECTION VIII: ELECTRICAL INSPECTIONS:

1. New Construction- a structure has never been served by an electric utility whether it is a temporary connection or a permanent connection.
2. A permit and inspection will be required for residential buildings or structures that have been without electric service for a period of 3 months.
3. Additions where the meter has been moved where existing service was disconnected by the electric utility for electrical repairs to the customer's side of the service.

EXEMPT FROM ELECTRICAL INSPECTIONS/ PERMITS:

1. TREE TRIMMING (unless damage occurs to the customer's side of the service from the trimming process)
2. CHANGE OF OCCUPANCY OR NEW TENTANT
3. DISCONNECTION FOR NON-PAYMENT OF ELECTRICAL BILL
4. RECONNECTION OF DISCONNECTED SERVICE WITHIN 3 MONTHS
5. IF THE SERVICE IS DISRUPTED BY AN ACT OF NATURE SUCH AS STORMS, LIGHTNING, ANIMALS ETC.

SECTION IX: WORK PERFORMED WITHOUT PERMIT:

1. THIS SECTION SHALL APPLY TO THE APPLICANT AND TO ANYONE OR ENTITY DOING WORK WHERE A REQUIRED PERMIT HAS NOT BEEN OBTAINED.
2. WHERE WORK FOR WHICH A PERMIT IS REQUIRED BY THE RESPECTIVE ORDINANCE IS STARTED OR PROCEEDED WITH, PRIOR TO OBTAINING SAID PERMIT, THE FOLLOWING PROCEDURES SHALL FOLLOW:

ANYONE OR ENTITY WHO HAS FAILED TO OBTAIN THE REQUIRED BUILDING PERMIT PURSUANT TO THE BUILDING CODE ORDINANCE SHALL BE SERVED WITH AN IMMEDIATE CASE AND DESIST ORDER REQUIRING THAT THE PROPER PERMIT BE PURCHASED AND THE PROPER CORRECTIONS TO ALL VIOLATIONS WILL BEGIN WITHIN A 24 HOUR PERIOD, OR THE JOB SHALL CEASE.

FAILURE TO COMPLY WITH THIS BUILDING PERMIT ORDINANCE COULD RESULT IN REVOCATION OF THE BUILDING PERMIT AND OR BUSINESS LICENSE OF CONTRACTOR.

SECTION X:

THIS SECTION EXEMPTS PEOPLE FROM PURCHASING BUILDING PERMITS WHERE SOCIAL SECURITY IS THEIR ONLY SOURCE OF INCOME BUT WILL BE REQUIRED TO PICK UP A PERMIT FROM THE CITY HALL.

SECTION XI:

THIS SECTION PROHBITS THE GRANTING OF A BUILDING PERMIT AND FORBIDS THE RENOVATION OF A BUILDING MASS PRODUCED FOR A NON-RESIDENTIAL PURPOSE FOR A RESIDENTIAL PURPOSE.

MAYOR

ATTEST:

JAN WILLIAMS