

ORDINANCE NO. 2919

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF AUBURN TO ADOPT THE INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITIONS, AND TO AMEND AND REPEAL CERTAIN SECTIONS THEREIN.

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

**Section 1.** Section 5-42 of the Code of the City of Auburn is hereby amended to read as follows:

Section 5-42. **Adoption of the International Building Code.**

The International Building Code, 2015 Edition, recommended by the International Code Council, but deleting Section 103, Section 104.10.1 Section 113, Section 116, Section 1612, section 3401.6, and section 403.2 of the International Existing Building Code as referenced, and those portions which are deleted, modified or amended in this article, is hereby adopted and enacted as part of the law of the City and the same shall be known as the International Building Code of the City and may be cited as such.

**Section 2.** Section 5-43 of the Code of the City of Auburn is hereby amended to read as follows:

Section 5-43. **Amendments.**

The International Building Code adopted in this article is amended and changed in the following respects:

Any reference within this code using the term “International Energy Efficiency Code” is replaced with “applicable sections of the Alabama Commercial and Residential Energy Code”.

Any reference within this code using the term “International Existing Building Code” shall be replaced with “Chapter 4 of the International Existing Building Code”.

Any reference within this code using the term “NFPA 70” is replaced with “the currently adopted edition of NFPA 70”.

Section 109.2, Schedule of Permit Fees, is amended to include the following fee schedule:

The following permit fees shall be charged:

Permit Fees:

Total Valuation	Schedule
Less than \$100	No fee unless inspection required, in which case a \$7.00 fee for each inspection shall be charged.
\$100 up to and including \$50,000	\$7.00 per thousand or fraction thereof.

Over \$50,000 up to and including \$100,000	\$350 for the first \$50,000 plus \$5.00 for each thousand or fraction thereof.
Over \$100,000 up to and including \$1,000,000	\$600 for the first \$100,000 plus \$4.00 for each additional thousand or fraction thereof.
Over \$1,000,000	\$4200 for the first \$1,000,000 plus \$3.00 for each additional thousand or fraction thereof.

Moving of building or structures: For the moving of any building or structure, the fee shall be One Hundred Fifty Dollars (\$150.00).

Demolition of building or structures: For the demolition of any building or structure, the fee shall be One Hundred Dollars (\$100.00).

Failure to obtain permit: Where work for which a permit is required by this code is started or proceeded with prior to obtaining said permit, the fees herein shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Re-inspection fees: A contractor will be allowed one inspection and one (1) re-inspection of the same phase of work under the permit issued. The third (3<sup>rd</sup>) inspection shall be Twenty-Five Dollars (\$25). All additional inspections shall be One Hundred Dollars (\$100). If an inspection is requested and the building is locked then a re-inspection fee will be charged for the trip.

The following sections are amended to read as follows:

Table 1004.1.2 Maximum floor area allowances per occupant,  
Table section-Assembly without fixed seats

Concentrated (chairs only-not fixed)	7 net
Standing space	7 net
Unconcentrated (tables and chairs)	15 net

Section 1015.2 Where required. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, aisles, stairways, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall also be located on retaining walls over 6 feet in height. Guards shall be adequate in strength and attachment in accordance with section 1607.8.

Exceptions: Guards are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms including steps leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps, and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. In assembly seating areas at cross aisles in accordance with Section 1029.16.

**Section 3.** Section 5-150 of the Code of the City of Auburn is hereby amended to read as follows:

**Section 5-150. Adoption of the International Fire Code**

The International Fire Code, 2015 Edition, Including Appendix B, Appendix C, and Appendix D, recommended by the International Code Council, Inc., but deleting Sections 103, 104.8, 108, 503.4.1, D104, D106, D107, and Chapter 11, and those portions which are deleted, modified or amended in this article, is hereby adopted and enacted as part of the law of the city and the same shall be know as the International Fire Code of the city and may be cited as such.

**Section 5.** Section 5-150.5 of the Code of the City of Auburn is hereby amended to read as follows:

**Section 5-150.5 Amendments**

The International Fire Code adopted in this article is amended and changed in the following respects:

Any reference within this code using the term “NFPA 70” is replaced with “the currently adopted edition of NFPA 70”

Any reference within this code using the term “International Existing Building Code” shall be replaced with “Chapter 4 of the International Existing Building Code”.

Section 307.2.2 is hereby added:

Each residential burn permit shall be issued for a period of time not to exceed 60 days.

Section 307.2.3 is hereby added:

Burn permits issued to contractors shall be issued for a period of time not to exceed 30 days and shall be site specific.

Section 307.2.4 is hereby added:

Under no circumstances shall heavy oils, asphaltic materials, items containing natural of synthetic rubber, plastics or refuse be burned.

Section 307.4 Location, is amended to read as follows:

The location for all burning shall meet the minimum requirements as specified by The Alabama Department of Environmental Management.

Section 506.1.1, Locks, is hereby amended:

All occupancies within the City of Auburn, having an automatic fire alarm system or fire sprinkler system, shall be equipped with an Underwriters Laboratory (U.L) type of key lock box. The key lock box shall be compatible with the master key assigned to the Fire Division.

The master key is assigned only to the Auburn Fire Division.

The key lock box shall be located at or near the recognized main entrance. The key lock box location shall be approved by the Codes Division prior to installation. The lock box

shall be located at a height of not less than six (6) feet and not more than eight (8) feet above final grade.

The building owner/manager will install the lock box in the location(s) specified by the Codes Division, and notify the division when it's completed.

No steps, displays, signs or other fixtures, or structure protrusions shall be located under the box which would allow intruders to access the box without assistance.

The box shall be connected to the N.F.P.A. 72A Fire Alarm Control Panel, when provided. Wiring shall be supervised as required in NFPA 72A. Tampering or opening of the box shall produce a Supervisory Signal on Supervisory Zone 1. The signal will then be transmitted through the NFPA 71 panel as a supervisory signal.

Exception: If an NFPA 71 panel only is used, wiring shall be supervised as required in NFPA 71. Tampering or opening of the box shall produce a supervisory signal.

The box shall contain the keys for the following. The keys shall be labeled so as to be easily identified in the field:

- 1. The main entrance door; mixed occupancies and strip shopping center keys shall be provided only for occupancies where system control valves or fire alarm system panel exists. Keys to locked points of egress, whether on the interior or exterior of such buildings.  
Alarm room (if one exists).
- 3. Mechanical rooms and sprinkler control rooms.
- 4. Fire alarm control panel.
- 5. Electrical rooms.
- 6. Special keys to reset pull-stations or other fire protection devices.
- 7. Elevator keys, if required.
- 8. All other rooms as specified during the plans review process.

The Codes Division shall be responsible for the administration of this standard and shall indicate specific requirements for new structures.

For existing structures, the Codes Division shall be responsible for administration of this standard and notify the owner or operator by proper notice for compliance.

Exception: Any building or site that has twenty-four hour, seven day a week guard service shall not need to provide a key lock box.

Table 1004.1.2 is amended as follows:

Maximum floor area allowances per occupant,  
Table section-Assembly without fixed seats

Concentrated (chairs only- not fixed)	7 net
Standing space	7 net
Unconcentrated (tables and chairs)	15 net

Section C103.2. Average spacing. The average spacing between fire hydrants shall not exceed that listed in Table C102.1 and the maximum travel distance between a hydrant and fire department connections for building sprinkler systems and standpipes shall not exceed 125 feet.

Exception: The fire chief is authorized to accept existing fire hydrant spacing where they provide all or a portion of the required fire hydrant service.

**Section 6.** Section 5-173 of the Code of the City of Auburn is hereby amended to read as follows:

**Section 5-173. Adoption of the International Property Maintenance Code.**

The International Property Maintenance Code, 2015 Edition, recommended by the International Code Council, but deleting Section 103 and section 111 and those portions which are modified or amended in this article, is hereby adopted and enacted as part of the law of the City and the same shall be known as the International Property Maintenance Code of the City and may be cited as such.

**Section 7.** Section 5-174 of the Code of the City of Auburn is hereby amended to read as follows:

**Section 5-174. Amendments.**

The International Property Maintenance Code adopted in this article is amended and changed in the following respects:

Any reference within this code using the term “International Existing Building Code” shall be replaced with “Chapter 4 of the International Existing Building Code”.

Any reference within this code using the term “NFPA 70” is replaced with “currently adopted edition of NFPA 70”.

Section 302.4 Weeds is amended as follows:

All Premises and exterior property shall be maintained free from weeds or plant growth in excess of Twelve inches (12”). All 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 or 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 106.3 and as prescribed by the authority having jurisdiction. 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.

Section 304.14 Insect Screens is amended as follows:

During the period from January 1<sup>st</sup> to December 31<sup>st</sup>, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

Section 307.1 General is amended as follows:

Every exterior and interior flight of stairs having four or more risers and equipped with handrails shall maintain the handrails or replace with handrails which are compliant with the currently adopted applicable edition of the International Building Code or International Residential Code.

Every portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches above the floor or grade below and any retaining wall which is more than 6 feet above the grade below which are equipped with guards shall maintain the guards or replace with guards which are compliant with the currently adopted applicable edition of the International Building Code or International Residential Code.

Section 602.3 Heat Supply is amended as follows:

Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 1<sup>st</sup> to May 1<sup>st</sup> to maintain a temperature of not less than 68 Degrees F (20 Degrees C) in all habitable rooms, bathrooms and toilet rooms.

**Exceptions:**

**1.** When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

**2.** In areas where the average monthly temperature is above 30 Degrees F (-1 Degree C) a minimum temperature of 65 Degrees F (18 Degree C) shall be maintained.

Section 604.2 Service is amended as follows:

The size and usage of appliances and equipment shall serve as a basis for the determining the need for additional facilities in accordance with the currently adopted edition of NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a rating of not less than 100 amps.

**Section 8.** Section 5-193 of the Code of the City of Auburn is hereby amended to read as follows:

**Section 5-193 Adoption of the International Mechanical Code.**

The International Mechanical Code, 2015 Edition, recommended by the International Code Council, Inc., but deleting Section 103 and section 109 for those portions which are deleted, modified, or amended in this article, is hereby adopted and enacted as part of the law of the City and shall be known as the International Mechanical Code of the City and may be cited as such.

**Section 9.** Section 5-194 of the Code of the City of Auburn is hereby amended to read as follows:

**Section 5-194 Amendments.**

The International Mechanical Code adopted in this article is amended and changed in the following respects:

Any reference within this code using the term “NFPA 70” is replaced with “currently adopted edition of NFPA 70”.

Any reference within this code using the term “International Energy Efficiency Code” is replaced with “applicable sections of the Alabama Commercial or Residential Energy Code”.

Section 106.5.2. Fee Schedule, is amended to read as follows:

The following permit fees shall be charged:

Permit Fees

For issuing each permit.....\$10.00

In addition:

Fee for systems with both heat and air conditioning:

One ton and up to 5 tons or fraction thereof, per ton.....\$4.00

Over five tons and up to 10 tons or fraction thereof, per ton..... \$3.00

Over 10 tons, per ton.....\$2.00

Fee for systems with heat only:

Electric Systems, per kw.....\$1.00

Gas Systems, per 10,000 BTU.....\$2.00

A contractor will be allowed one (1) inspection and one (1) re-inspection of the same phase of work under the permit issued. The third (3<sup>rd</sup>) inspection shall be Twenty-Five Dollars (\$25). All additional inspections shall be One Hundred Dollars (\$100). If an inspection is requested and the building is locked then a re-inspection fee will be charged for the trip.

Section 403.3.2.1 Add the following:

Exception: Mechanical Ventilation is not required in units where natural infiltration will provide the required air changes per hour.

**Section 10.** Section 5-226 of the Code of the City of Auburn is hereby amended to read as follows:

Section 5-226. **Adoption of the International Plumbing Code.**

The International Plumbing Code, 2015 Edition, recommended by The International Code Council Inc., but deleting Sections 103, 109, 1003.3.1, 1003.3.2, 1003.3.3, 1003.3.4, 1003.3.4.1, table 1003.3.4.1, 1003.3.4.2, 1003.3.5, 1003.4.1, 1003.4.2, 1003.4.2.1, 1003.4.2.2, and those portions which are delete modified, repealed or amended in this article, is hereby adopted and enacted as part of the law of the City and the same shall be known as the International Plumbing Code of the City and may be cited as such.

**Section 11.** Section 5-229 of the Code of the City of Auburn is hereby amended to read as follows:

Section 5-229 **Amendments**

The International Plumbing Code adopted in this article is amended and changed in the following respects:

Any reference within this code using the term the term the term “NFPA 70” is replaced with “currently adopted edition of NFPA 70”.

Any reference within this code using the term “International Energy Efficiency Code” is replaced with “applicable sections of the Alabama Commercial or Residential Energy Code”.

The following sections Of the International Plumbing Code adopted in this article are amended to read as follows:

Section 106.6.2 Fee Schedule,

Permit fees:

For issuing each permit.....\$10.00

Plus the following when provided:

For each plumbing fixture, drain or trap, including water and drainage piping.....\$2.50  
For each house sewer.....\$5.00  
For each house sewer having to be replaced or repaired.....\$5.00  
For each cesspool..... \$5.00  
For each septic tank and seepage pit or drain field.....\$10.00  
For each water heater and/or vent.....\$2.50

A contractor will be allowed one (1) inspection and one (1) re-inspection of the same phase of work under the permit issued. The Third (3<sup>rd</sup>) inspection shall be Twenty-Five Dollars (\$25). All additional inspections shall be One Hundred Dollars (\$100). If an inspection is requested and the building is locked then a re-inspection fee will be charged for the trip.

Section 1003.3 Grease interceptors. Grease interceptors and grease removal devices shall meet the requirements of the Water Resource Management Design and Construction Manual and the City of Auburn Standard Details.

Section 1003.4 Oil Separators Required. Oil separators shall comply with the Water Resource Management Design and Construction Manual and the City of Auburn Standard Details.

Section 1003.5 Sand Interceptors. Sand Interceptors shall comply with the Water Resource Management Design and Construction Manual and the City of Auburn Standard Details.

**Section 12.** Section 5-244 of the Code of the City of Auburn is hereby amended to read as follows:

Section 5-244. **Adoption of the International Fuel Gas Code.**

The International Fuel Gas Code, 2015 Edition, recommended by the International Code Council, Inc., but deleting Section 103, 109 and those portions which are deleted, modified, or amended in this article, is hereby adopted and enacted as part of the law of the City and the same shall be known as the International Fuel Gas Code of the City and may be cited as such.

**Section 13.** Section 5-246 of the Code of the City of Auburn is hereby amended to read as follows:



**Section 5-246 Amendments**

The International Fuel Gas Code adopted in this article is amended and changed in the following respects:

Any reference within this code using the term the term "NFPA 70" is hereby replaced with "currently adopted edition of NFPA 70".

Any reference within this code using the term "International Energy Efficiency Code" is replaced with "applicable sections of the Alabama Commercial or Residential Energy Code".

Section 106.6.2, Fee Schedule, is amended to include the following fee schedule:

The fees which shall be charged for gas permits shall be as follows:

For issuing each permit.....\$10.00  
For each gas piping system, per outlet.....\$4.00

Re-inspection fees: A contractor will be allowed one (1) inspection and one (1) re-inspection of the same phase of work under the permit issued. The third (3<sup>rd</sup>) inspection shall be Twenty-Five Dollars (\$25). All additional inspections shall be One Hundred Dollars (\$100). If an inspection is requested and the building is locked then a re-inspection fee will be charged for the trip.

**Section 14.** All ordinances or parts of ordinances in all sections of the Code of the City of Auburn in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 15.** This ordinance shall become effective upon its adoption, approval and publication as required by law, and shall be codified in the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the Council of the City of Auburn, Alabama, on this 21<sup>st</sup> day of April, 2015.

\_\_\_\_\_  
**MAYOR**

ATTEST:

\_\_\_\_\_  
**CITY MANAGER**