

ORDINANCE NUMBER 811

AN ORDINANCE TO ESTABLISH BUILDING PERMITS, PERMIT FEES, CONDITIONS OF ISSUING PERMITS, STOP WORK ORDERS, REVOCATION OF PERMITS, CONTRACTORS DUTY TO REPAIR CITY STREETS, SPILLING MATERIAL ON STREETS, DISPOSAL OF SOLID WASTE, ROADWAY EXCAVATION, SCHEDULE OF FEES FOR BUILDING PERMITS, CONSTRUCTION FEES AND SCHEDULING FEES FOR THE CITY OF ROANOKE, ALABAMA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, ALABAMA AS FOLLOWS:

That the schedule of Building Permit Fee, Mechanical Permit Fee, Electrical Permit Fee, Plumbing Permit Fee, and Gas Permit Fee and is adopted to take effect immediately upon passage by the City Council and approval by the Mayor, of the City of Roanoke, Alabama.

Section 1. It shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or to commence the moving, alteration, or repair (except repairs not changing the character of the structure and not exceeding \$2,000.00 in cost, or painting and wallpapering) of any structure, including accessory structures, until the enforcing officer has issued for such work a building permit including statement that plans, specifications and intended use of such structure in all respects conform with the provisions of this ordinance. Application for the building permit shall be made to the enforcing officer on forms provided for that purpose.

WORK COMMENCING BEFORE PERMIT ISSUANCE. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of up to 100% of the usual permit fee in addition to the required permit fees.

Section 2. **CONDITIONS OF THE PERMIT: PERMIT INTENT.** A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. One or more extensions of time, for periods not more than ninety (90) days each may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Extensions shall be in writing by the building official.

Section 3. REQUIREMENTS FOR BUILDING PERMITS.

- A. Permit from County Health Department for such installation of septic tank and field lines.
- B. Plot showing actual size of dimensions of lot.
- C. The shape, size and location of structures to be erected, altered or moved and of any buildings or other structures already on lot.
- D. A full set of construction drawings.
- E. All owners and general contractors shall furnish the Building Official or License Inspector with a full and complete list showing names and addresses of all sub-contractors to whom work has been let. The general contractor will be responsible for all sub-contractors to see that each one has State, County, and City License as required. If the general contractor fails to meet the above requirements the Building Official will not issue a Certificate of Occupancy.

Section 4. STOP WORK ORDERS. Upon notice from the Building Official, work on any building, structure, electrical, gas, mechanical, or plumbing system that is being done contrary to the provisions of adopted code or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or the person doing the work, and shall state conditions under which work may be resumed. Where an emergency exists, the Building Official shall not be required to give written notice prior to stopping the work order. Also if anyone fails to obtain a license or permit and performs work on any construction project, a stop work order will be posted on the job site and work will stop until license and permit has been obtained.

Section 5. VIOLATION OF CODE PROVISIONS. The Building Official may revoke a permit issued under the provisions of adopted code, in case there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit was based or that the construction, erection, alteration, repair, moving, demolition, installation or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with the provisions of adopted code.

Section 6. ROADS USED BY THE CONTRACTOR. The contractor shall, at his expense, repair any damage to existing streets which is caused by his equipment. Should the contractor wish to use a city street as a haul road, he shall meet with the representatives of the City prior to starting. They shall review the condition of the street and reach an agreement as to the maintenance or restoration thereof. The unloading of heavy equipment onto a paved city street will not be allowed unless vehicle has rubber tires. At no time will dozers or like equipment be allowed to be driven on any paved street. The contractor shall be responsible for any specific damage that may result to the road or its structures from failure to observe regulations governing traffic thereon. Resulting damage shall be repaired within 30 days, by the contractor and approved by the Superintendent of City Services. It shall be the responsibility of the contractor to maintain

all public streets and roads adjoining the work in a safe and passable condition and free of mud and debris.

SPILLING MATERIALS ON STREETS. It shall be unlawful for any person hauling any material whatsoever, whether refuse, trash, fill, rock, sand, concrete, or whatever, to spill such material from the hauling vehicle onto the streets of the city.

ROADWAY EXCAVATION. Any person, company, corporation, entity, contractor, sub-contractor, or other party causing excavation to be performed on any public road in the city limits of the City of Roanoke shall be required to buy a Roadway Excavation Permit. Any person, company, corporation, entity, contractor, sub-contractor, or other party causing excavation to be performed on any public road in the city limits of the city of Roanoke shall be required to back fill excavation site with Dense Graded Base. Said excavation site shall be inspected by the Superintendent of City services prior to being back filled, after being back filled and before replacement paving material is applied to excavation site. Replacement paving material is to be approved by the Superintendent of City Services. Any person, company, corporation, entity, contractor, sub-contractor, or other party found to be in violation of this ordinance shall be required to re-excavate the original excavation site and back fill as described within this section.

Section 7. DISPOSAL OF SOLID WASTE. All new construction sites, residential or commercial, in the city are to be supplied with a dumpster for trash and garbage. A dumpster shall be of sufficient size to accommodate the trash and garbage accumulated at the construction site. All trash and garbage shall be disposed of in such dumpster, except that construction debris may be piled neatly in a side or rear yard later for hauling. It shall be the responsibility of the contractor to empty dumpster in a legal manner. Under no circumstances shall the city be responsible for the disposal of trash and garbage generated at a construction site. In no case may any trash, garbage or construction debris be allowed to be dumped, blown, thrown or otherwise conveyed beyond the lot lines of the lot under construction. No pits are to be excavated on site except for those necessary to lay footings, slabs, ect..., and no trash, garbage, construction debris is to be buried in or any lot in the city not approved by an authority of competent jurisdiction for the discarding of such waste. A Porta-John will be required at each new construction site, commercial or residential. It is the responsibility of the person in which the permit was issued to, to see that the site is kept clean. All sites will be checked at random and anyone that fails to comply with the above mentioned, will be penalized by the following: First Offense- A warning will be issued to the permit holder. They will have three days in which to comply with the ordinance. Upon recheck of the site, if the permit holder is still not in compliance a Stop Work Order will be issued by the Enforcing Officer. In order to resume work, a new permit will have to be purchased at a rate of fifty percent higher than the original permit price. Repeat violators will be summoned to appear in the Roanoke Municipal Court on an Ordinance Violation and shall upon conviction be fined not less than Five Hundred Dollars and may be imprisoned for not more than six months, either or both, at the discretion of the Municipal Judge. No work will be allowed to continue on the job site until the matter has been heard through the Municipal Court.

Section 8. SCHEDULING OF FEES FOR BUILDING AND CONSTRUCTION PERMITS. Before commencement of any project or construction of any type, which includes additions, roofing, excavations, demolition or locating and placing manufactured or mobile homes, plans must be submitted to the Building Official or City Clerk of the City of Roanoke, Alabama.

Upon approval according to the City Ordinance and Regulations a permit shall be issued by the City through the office of the City Clerk, subject, however, to payment of fees as hereinafter provided.

Section 9. CONSTRUCTION FEES. Residential Construction cost formula. The cost of such construction shall be estimated by cost per square foot of heated or liveable area as shown on building plans.

Section 10. SCHEDULE OF FEES. The City Clerk, its authorized agent, or building official of the City of Roanoke, Alabama, is hereby authorized and directed to charge the following sums for the issuance of a permit for a new building and/or addition to new or existing buildings.

Any person, firm or corporation who shall erect or attempt to erect a building and or accessory structure within the corporate limits of the City of Roanoke, Alabama, without first obtaining a permit and furnish the information herein before described to the City Clerk or Building Inspector, or any violation of this ordinance shall upon conviction be fined not less than Five Hundred Dollars (\$500.00) and may be imprisoned for not more than six (6) months, either or both at the discretion of the Municipal Judge.

TOTAL VALUATION	SCHEDULE FEES
\$15,000.00 to \$50,000.00	\$65.00 for first \$15,000.00 plus \$1.50 for each additional thousand or fraction thereof, to and including \$50,000.00 (\$50,000.00 = \$117.50)
\$50,000.01 to \$100,000.00	\$117.50 for first \$50,000.00 plus \$1.65 for each additional thousand or fraction thereof (\$100,000.00 = \$200.00)
\$100,001.00 to \$200,000.00	\$200.00 for first \$100,000.00 plus \$1.75 for each additional thousand or fraction thereof.
\$200,001.00 to \$500,000.00	\$375.00 for first \$200,000.00 plus \$1.85 for each additional thousand or fraction thereof.

\$500,001.00 and up

\$930.00 for first \$500,000.00 and
\$2.00 for each additional thousand
or fraction thereof.

ALL REQUIRED INSPECTIONS ARE INCLUDED IN THE BUILDING PERMIT FEES. IF THE SOUTHERN BUILDING CODE STANDARDS ARE NOT MET ON THE INITIAL INSPECTION. SAID PROJECT WILL BE SUBJECT TO REINSPECTION AND A \$25.00 REINSPECTION FEE WILL BE CHARGED.

MOBILE OR MANUFACTURED HOMES

\$40.00 for locating a mobile home for residential purposes. The said permit shall be in form substantially as follows:

The name of the builder; the name of the owner and location of the building or mobile home. Permit shall be posted at the location of the building or on the mobile home. Health Department Certificate must accompany paperwork.

SECTION 11. PLUMBING PERMIT

Minimum Permit Fee:	\$15.00
1000 to 2000 square feet	\$0.015 per square foot
2001 square feet and up	\$30.00 plus 0.020 for each square foot above 2000 square feet.
Issuing Fee	\$5.00

SECTION 12. ELECTRICAL PERMIT

Minimum Permit Fee:	\$15.00
1000 to 2000 square feet	\$0.015 per square foot
2001 square feet and up	\$30.00 plus \$0.020 for each square foot above 2000 square feet
Issuing Fee	\$5.00

SECTION 13. SWIMMING POOL PERMIT

Permit Fee	\$40.00
Issuing Fee	\$5.00

SECTION 14. GAS PERMIT

Minimum Permit Fee:	\$15.00
1000 to 2000 square feet	\$0.015 per square foot
2001 square feet and up	\$30.00 plus 0.020 for each square foot above 2000 square feet
Issuing Fee	\$5.00

SECTION 15. MECHANICAL PERMIT

Minimum Permit Fee	\$15.00
1000 to 2000 square feet	\$ 0.015 per square foot
2001 square feet and up	\$30.00 plus \$0.020 for each square foot above 2000 square feet
Issuing Fee	\$5.00

SECTION 16. ROOFING PERMIT

Permit Fee	\$25.00
Issuing Fee	\$5.00

SECTION 17. TYPES OF INSPECTION

Although the number of inspections to be performed can vary the usual procedure is as follows:

Building	1) Footing 2) Framing 3) Final
Electrical	1) Temporary Pole 2) Rough in 3) Final
Plumbing	1) Rough in 2) Septic Tank or Sewer Tap 3) Final
Gas	1) Upon Completion
Mechanical	1) Rough in 2) Final

Be it further Ordained that this Ordinance shall take effect and be in force effective _____, 2006.

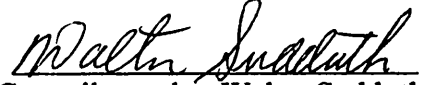
Passed and Approved by the City Council of the City of Roanoke, Alabama, on this _____ day of _____, 2006.

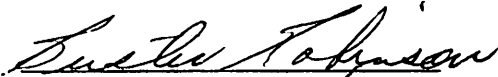
ATTEST:

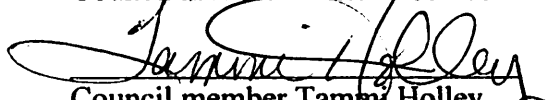
Ellen Farmer, City Clerk

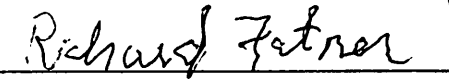

Henry V. Bonner, Mayor


Council member Mack Bell


Council member Walter Sudduth


Council member Buster Robinson


Council member Tammie Holley


Council member Richard Fetner