

Having previously been introduced at the August 8, 2022 council meeting, Council Member FARRELL moved the adoption of the following Ordinance, which was seconded by Council Member RAKESTRAW:



ORDINANCE 22-159

SUMMARY: AN ORDINANCE TO REPEAL AND REPLACE SECTION 105-27 OF THE ALABASTER CODE OF ORDINANCES (2015) UPDATING BUILDING CODES OF THE CITY OF ALABASTER.

WHEREAS, the City Council is desirous to keep current building codes up to date for the health, safety and welfare of the citizens of the City; and

WHEREAS, the Mayor and his administration have reviewed and recommended the updates to the City's building codes.

NOW THEREFORE, the public good requiring it, be it ordained by the City Council of the City of Alabaster the following:

SECTION 1: Replaced
BE IT ORDAINED.

Section 105-27 of the Alabaster Code of Ordinances (2015) is hereby amended and replaced.

SECTION 2. Adopted
BE IT FURTHER ORDAINED

(a) The following codes are hereby adopted by reference as though they were fully copied herein:

- (1) 2021 International Building Code and Appendices B, E, F, G, I, J, K as published by the International Code Council by the International Code Council.
Appendix B is hereby amended by deleting B101.3 and submitting the following:

B101.2 APPEALS BOARD. In all instances in which an appeal hereunder is timely filed said appeal shall be assigned to the Board of Zoning Adjustment of the City of Alabaster.

- (2) 2021 International Residential Code and Appendices J, M, N as published by the International Code Council. Along with **Exhibit C** attached.
- (3) 2021 International Plumbing Code and Appendices C, E as published by the International Code Council Along with **Exhibit B** attached
- (4) 2021 International Fuel Gas Code as published by the International Code Council. Along with **Exhibit D** attached.
- (5) 2020 National Electrical Code as published by the National Fire Protection Association. Along with **Exhibit A** attached
- (6) f. 2021 International Mechanical Code and Appendices A as published by the International Code.
- (7) 2015 Life Safety Code (NFPA 101) as published by the National Fire Protection Association.
- (8) 2021 International Fire Code and Appendices B, C, D, F, I, K as published by the International Code Council. Along with Exhibit E attached.
- (9) 2021 International Existing Building Code and Appendix B as published by the International Code Council
- (10) 2015 International Energy Conservation Code as published by the International Code Council.

(b) Within said codes, when reference is made to the duties of a certain official named therein, that designated official of the city who has duties corresponding to those of the named official shall be deemed the responsible official insofar as enforcing the provisions of said codes are concerned.

(c) The whole of the codes enumerated in subsection (a) of this section are hereby adopted, except as amended by or in conflict with this Code. Three copies of each of such codes are on file in the office of the city clerk, and the same are hereby adopted and incorporated as fully as if set out at length in this Code, with such above-mentioned exceptions, and from the date on which the ordinance from which this section is derived shall take effect, the provisions thereof shall be controlling in the construction of all buildings, structures, and appurtenances within the corporate limits of the city.

(d) The city clerk is hereby authorized, directed and empowered to insert, at the appropriate place in a copy of each of such codes, a certificate to the effect that such codes are an official publication of building laws, ordinances and resolutions passed and adopted by the city council and that such publications in book form of such building ordinances, laws and resolutions affecting the city, by authority and under direction of the city council, are to be and become effective as the building laws and ordinances of the city.

SECTION 3. BE IT FURTHER ORDAINED By the City of Alabaster that any matters in said Codes which are contrary to existing Ordinances of the City of Alabaster shall prevail and that said existing Ordinances are hereby repealed and, to that extent any existing Ordinances to the contrary are hereby repealed in that respect only.

SECTION 4. BE IT FURTHER ORDAINED that within said Codes, when reference is made to the duties of a certain official named therein, that designated official of the City of Alabaster who has duties corresponding to those of the named official shall be deemed the responsible official insofar as enforcing the provisions of said Codes are concerned.

SECTION 5. BE IT FURTHER ORDAINED that this Ordinance shall take effect upon its passage and adoption by the City Council of the City of Alabaster, Alabama, and posting or as otherwise required by law, and shall apply to all building permits issued after its passage and publication.

ADOPTED AND APPROVED THIS AUGUST 22, 2022.

ATTEST:


J. Mark Frey, City Clerk

CITY OF ALABASTER, ALABAMA:


Sophie Martin, Council President

APPROVED:


Scott Brakefield, Mayor

EXHIBIT "A"
Attach to Ordinance No. 22-
Adopted:

National Electrical Code Amendments, 2020 edition.

The 2020 National Electrical Code, hereinafter referred to as the NEC; including Annex A, B, C, D, E, F, G, and H excluding Article 80.15 is hereby proposed for adoption and shall supersede any minimum electrical requirements for all Codes adopted by the City of Alabaster.

All commercial, residential, and accessory buildings; including mobile homes regardless of the occupant loading factor shall be constructed with all electrical conductors protected with Article(s) 230.22; 230.41; and 230.54 (B), (C), and (G) as amended.

1. Article 230 (Services)

a. Overhead Service-Drop Conductors

- i. 230.22 Insulation or covering. Individual conductors shall be insulated or covered.
- ii. 230.22 Insulation or covering. "Should read, individual conductors shall be insulated and protected with rigid metal conduit, intermediate metal conduit, or electrical metallic tubing and equipped with an approved weather-head".
 - 1. Exception; Any approved pole mounted service.

b. Insulation of Service-Entrance Conductors

- i. 230.41 Service-entrance conductors entering or on the exterior of buildings or other structures shall be insulated.
- ii. 230.41 Should read, "Service-entrance conductors entering on the exterior of all residential, commercial buildings or other structures shall be insulated and protected with rigid metal conduit, intermediate metal conduit, or electrical metallic tubing and equipped with an approved weather-head".
 - 1. Exception; Any approved pole mounted service

c. Overhead Service Locations

- i. 230.54 (B) Service cables shall be equipped with a service head. The service head shall comply with the requirement for fittings in Article 314.15.
 - 1. Exception: Type SE cable shall be permitted to be formed in a gooseneck and taped with a self-sealing weather-resistant thermoplastic.
- ii. 230.54 (B) Should read, "Service cables shall be protected with rigid metal conduit, intermediate metal conduit, or electrical metallic conduit equipped with a service head. The service head shall comply with the requirements for fittings in Article 314.15".
 - 1. Exception; Any approved pole mounted service

d. Service Heads and Goosenecks Above Service-Drop Attachment

- i. 230.54 (C) Service heads and goosenecks in service-entrance cables shall be located above the point of attachment of the service-drop conductors to the building or other structure(s).
 - 1. Exception: Where it is impracticable to locate the service head or gooseneck above the point of attachment, the service head or gooseneck location shall be permitted not farther than 600 mm (24 in.) from the point of attachment.
- ii. 230.54 (C) Should read, "Service heads in service entrance cables protected with rigid metal conduit, intermediate metal conduit, or electrical metal conduits shall be located above the point of attachment of the service-drop conductors to the building or other structure(s)".

1. Exception: Should read, "Where it is impracticable to locate the service head above the point of attachment, the service head location shall be permitted not farther than 600 mm (24 in.) from the point of attachment"

.2. Exception; Any approved pole mounted service

e. Arranged That Water Will Not Enter Service Raceway or Equipment

- iii. 230.54 (G) Service-drop conductors and service-entrance conductors shall be arranged so that water will not enter service raceway or equipment.
 - iv. 230.54 (G) Should read, "Service-drop conductors and service-entrance conductors shall be protected with rigid metal conduit, intermediate metal conduit, or electrical metal conduit and equipped with an approved service head so that water will not enter service raceway or equipment".
2. Article 410.36 Means of Support (B) Suspended Ceilings. Framing members of suspended ceiling systems used to support luminaires shall be securely fastened to each other and shall be securely attached to the building structure at appropriate intervals. Luminaires shall be securely fastened to the ceiling framing member by mechanical means such as bolts, screws, or rivets. Listed clips identified for use with the type of ceiling framing member(s) and luminaire(s) shall also be permitted.
 - a. Shall read, "Article 410.36 Means of Support (B) Suspended Ceilings. Framing members of suspended ceiling systems used to support luminaires shall be securely fastened to each other and shall be securely attached to the building structure at appropriate intervals. Luminaires shall be securely fastened to the ceiling framing member by mechanical means such as bolts, screws, or rivets. Listed clips identified for use with the type of ceiling framing member(s) and luminaire(s) shall also be permitted.
 - b. In addition to the secure methods described above, the City of Alabaster also requires an independent means of secure support to be provided and shall be permitted to be attached to the assembly (structure or substantial support above the fixture by the use of galvanized type ceiling wire having a minimum rated gauge of 12 ga; tied on opposite corners of said fixture.

2.) Removing section 230.67 Surge Protection

EXHIBIT "B"
Attach to Ordinance No. 22-
Adopted:

International Plumbing Code Amendments, 2021 edition.

The 2021 International Plumbing Code, hereinafter referred to as the IPC; including Appendices C, E with specific amendments herein attached is proposed for adoption and shall supersede any minimum plumbing requirements for all Codes adopted by the City of Alabaster.

1. Section 305.4.1 Sewer Depth

- a. Septic connections shall have 18" minimum at the tank with line coverage of twelve (12) inches minimum.

2. Section 604.8 Pressure Reducing Valve

- a. In conjunction with the adopted Standards and Procedures of the Alabaster Water Board, there shall be installed and maintained one (1) full size valve within three (3) feet of the supplied water meter; to be supplied by others for building system service.

3. Section 702.2 Underground Building Drainage and Vents

- a. All underground building drainage and vents shall be installed of a material wall thickness of Schedule 40 or greater.
 - i. Cellular core piping shall be prohibited.

4. Section 702.2 Building Sewer Below Driving, Parking, Loading Areas, or Alley Way Surface

- a. If said building sewer is greater than three (3) feet coverage from finished grade, there shall be a solid gravel trench of # 67 stone or greater for drainage and compaction with said piping installed of a material wall thickness of Schedule 40 solid PVC or greater: including equivalent piping methods.
- b. If said building sewer is less than three (3) feet coverage from finished grade the material wall thickness shall be of piping equivalent to C-900, ductile iron, etc. for use with sewage piping with proper support and backfilled per manufacturer's specifications.

5. Section 702.5 Temperature Rating

- a. Where the wastewater temperature is 140 degrees Fahrenheit or less, Schedule 40 PVC or greater shall be used. Wastewater temperatures 141 degrees Fahrenheit or more shall be made of either Copper, Stainless steel, or Cast-iron pipe

6. Section 714.1 Backwater Valves

- a. In conjunction with the City of Alabaster Environmental Services Division to aid in the prevention of Pump Station hazard mitigation; an approved backwater valve shall be installed and inspected by the appropriate inspection of the Department of Building Safety prior to coverage by earthen or other materials.

7. Section 903.1.1 Roof Extension unprotected

- a. Open vent pipes that extend through a roof shall be terminated not less than 12" above the roof

EXHIBIT "C"
Attach to Ordinance No. 22-
Adopted:

International Residential Code Amendments, 2021 edition.

The 2021 International Residential Code, hereinafter referred to as the IRC; including Appendices J, M and N with specific amendments herein attached is proposed for adoption and shall supersede any minimum residential construction requirements for all Codes adopted by the City of Alabaster.

1. **Section R313.2 One- and two-family dwellings automatic fire systems.**
 - a. ***DELETE*** this section in its entirety, including the "Exception".
2. **SECTION R314 SMOKE ALARMS**
 - a. **SHALL be re-named as SECTION R314 SMOKE ALARMS AND HEAT DETECTION DEVICES**
 - i. **R314.1 Smoke and heat detection and notification.** All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. All heat detection devices shall be listed in accordance with UL 539 and UL 521 and installed in accordance with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
 - ii. **R314.2 Where required.**
 1. R314.2.1 No changes to this section
 2. R314.2.2 No changes to this section
 - iii. **R314.3 Location.** Smoke alarms and heat detection devices shall be installed in the following locations:
 1. Smoke alarms in each sleeping room.
 2. Smoke alarms outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. Smoke alarms on each additional *story* of the *dwelling*, including *basements* and habitable attics but not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
 4. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section
 5. In the hallway and in the room open to the hallway in *dwelling units* where the ceiling height of a room open to a hallway serving bedrooms exceeds that hallway by 24 inches or more.
 6. When more than one smoke alarm is required to be installed within an individual *dwelling* unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
 - a. Heat detection devices in the kitchen in the general area of the cooking equipment. Where multiple kitchens are constructed, a heat detection device

shall be placed in each kitchen in the general area of the cooking equipment.

- b. Heat detection devices in the basement so located in the garage area. Where construction features are such that compartmentalization occurs dividing the garage area, heat detection devices shall be placed in each compartment. Compartments are those divided by vertical deflections from the floor/ceiling assembly of greater than 18 inches.
- c. Heat detection devices in attached or detached garages complying with the requirements for compartmentalization.
- d. When one or more heat detection devices are required to be installed within an individual *dwelling* unit the alarm devices shall be interconnected in such a manner in conjunction with the smoke alarm devices that the actuation of any one alarm, smoke, or heat detection device, will activate all of the required alarms in the individual unit.

iv. **R314.6 Power source.** Smoke alarms and heat detection devices shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms and heat detection devices shall be interconnected with each other.

1. **Exceptions:**

- a. Smoke alarms and heat detection devices shall be permitted to be battery operated when installed in buildings without commercial power.
- b. Interconnection and hard-wiring of smoke alarms and heat detection devices in existing areas shall not be required where the *alterations* or repairs do not result in the removal of the interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or *basement* available which could provide access for hard wiring and interconnection without the removal of interior finishes.

3. **Section R407.3 Structural requirements.** The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches (102 mm by 102 mm). Steel columns shall not be less than 3-inch-diameter (76 mm) Schedule 40 pipe manufactured in accordance with ASTM A53/A53M Grade B or *approved* equivalent. Exception to remain.

- a. Shall read, "**Section 407.3 Structural requirements.** The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less than 6 inches by 6 inches on any structure or deck with a floor elevation greater than 4 feet above grade plane and shall be supported by piers of not less than 12 inches by 12 inches having a depth of 8 inches minimum. The piers shall have concrete with rebar reinforcement, reinforced concrete or concrete block with cap blocks secured together with an approved method (see R606.6) and shall slope away from the post to prevent water puddling. Where the floor elevation is less than 4 feet to grade plane, wood columns having a nominal size of 4 inches by 4 inches shall be provided. Steel columns shall not be less than 3-inch-diameter (76 mm) Schedule 40 pipe manufactured in accordance with ASTM A53/A53M Grade B or *approved* equivalent. Exception to remain".

4. **Section P2903.9.1 Service valve.** Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Additionally, the water service shall be valved at the curb or property line in accordance with local requirements.
 - a. Shall read, "**Section P2903.9.1 Service valve.** Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as a bleed orifice or installation of a separate drain valve. Additionally, the water service shall be valved at the curb or property line in accordance with local requirements. In conjunction with the adopted Standards and Procedures of the Alabaster Water Board, there shall be installed and maintained one (1) full size valve (full-open type) within 3 feet of the supplied water meter; to be supplied by others for building system service.
5. **Section P3008.1 Sewage backflow.** Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the *building drain*, branch of the *building drain* or horizontal branch serving such fixtures. Plumbing fixtures having floor level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.
 - a. Shall read, "**Section P3008.1 Sewage backflow.** Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the *building drain*, branch of the *building drain* or horizontal branch serving such fixtures. Plumbing fixtures having floor level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve. Additionally, in conjunction with the City of Alabaster Environmental Services Division to aid in the prevention of Pump Station hazard mitigation; all structures where the *building drain* is less than 3 feet of elevation change from the public sewer lateral or manhole provided for public sewer usage; an approved backwater valve shall be installed and inspected by the appropriate inspection of the Department of Building Safety prior to coverage by earthen or other materials.
6. **Section 3002.1.(2)** Add the following sub-sections to the listed text.
 - a. All underground building drainage and vents shall be installed of a material wall thickness of Schedule 40 or greater.
 - i. Cellular core piping shall be prohibited.
 - b. **Building Sewer Below Driving, Parking, Loading Areas, or Alley Way Surface**
 - i. If said building sewer is greater than three (3) feet coverage from finished grade there shall be a solid gravel trench of # 67 stone or greater for drainage and compaction with said piping installed of a material wall thickness of Schedule 40 solid PVC or greater; including equivalent piping methods.
 - ii. If said building sewer is less than three (3) feet coverage from finished grade the material wall thickness shall be of piping equivalent to C-900, ductile iron, etc. for use with sewage piping with proper support and backfilled per manufacturer's specifications.

EXHIBIT "D"
Attach to Ordinance No. 22-
Adopted:

International Fuel Gas Code Amendments, 2021 edition.

The 2021 International Fuel Gas Code, hereinafter referred to as the IFGC; including Appendices A, B, and C, with specific amendments herein attached is proposed for adoption and shall supersede any minimum fuel gas requirements for all Codes adopted by the City of Alabaster.

1. **Section 409.1.1 Valve approval.** Shutoff valves shall be of an *approved* type; shall be constructed of materials compatible with the *pipng*; and shall comply with the standard that is applicable for the pressure and application, in accordance with Table 409.1.1.
 - a. Shall read, "**Section 409.1.1 Valve approval.** Shutoff valves shall be of an *approved* type; shall be constructed of materials compatible with the *pipng*; and shall comply with the standard that is applicable for the pressure and application, in accordance with Table 409.1.1. Said valves shall be permanently marked or stamped with the CGA or AGA stamp of approval for the specified system use. W.O.G. stamped valves shall not be accepted without stamped approval by CGA or AGA agencies listed and identified by the ICC standards.
2. **Section 503.7.4 Limitations of use.** Single-wall metal pipe shall be used only for runs directly from the space in which the *appliance* is located through the roof or exterior wall to the outdoor atmosphere.
 - a. Delete this language and replace with the following:
 - i. Shall read, "**Section 503.7.4 Limitations of use.** Single-wall metal pipe shall not be used for any new installations. The pipe shall be of Type B UL listed materials or greater with the rating by UL or ICC for use with any installation of new equipment, appliances, or appurtenances.
 1. **Exception:**
 - a. All appliances, equipment, or appurtenances existing with single-wall metal pipe may continue to exist so long as the integrity of said system is viable. Any reconnection of single-wall metal pipe may only be used in such instances where said pipe is completely sealed to prevent carbon monoxide leakage; shall be free of rust or corrosion; and must be safely installed having termination through the roof or exterior wall to the atmosphere; capped with an approved device; and having the proper air space around said pipe to prevent heat transfer to combustible materials.

EXHIBIT "E"
Attach to Ordinance No. 22-
Adopted:

International Fire Code Amendments, 2021 edition.

The 2015 International Fire Code, hereinafter referred to as the IFC; including Appendices B, C, D, F, I and K with specific amendments herein attached is proposed for adoption and shall supersede any minimum fire code requirements for all Codes adopted by the City of Alabaster.

SECTION D107 ONE-OR TWO-FAMILY DEVELOPMENTS

D107.1 ONE- OR TWO-FAMILY DEVELOPMENTS DELETE the contents of this section in its entirety, including the "Exceptions".

D107.1 ONE- OR TWO-FAMILY DEVELOPMENTS **SHALL READ:** Developments of one- or two-family residential dwellings where the number of dwelling units exceeds 75 shall be provided with an approved divided apparatus access road, with minimum 24 ft. wide median, for the first 75 dwelling units. The apparatus access road may then be undivided for an additional 75 dwelling units. Developments of one- or two-family residential dwellings where the number of dwellings units exceeds 150 shall be provided with two separate and approved apparatus access roads. At no time shall development of one- or two-family residential dwellings where the number of dwelling units that are accessed by a single apparatus access road shall exceed 75 without an approved divided apparatus access road, with minimum 24 ft. wide median.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 150 dwelling units on a single approved public or private fire apparatus access road and all dwellings units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.