

ORDINANCE NO: 06272005-0 amended

AN ORDINANCE TO REQUIRE BUILDING AND CONSTRUCTION PERMITS AND TO ESTABLISH FEES THEREFORE

BE IT ORDAINED by the Town Council of the Town of Odenville as follows:

1. SCHEDULE OF FEES FOR BUILDING AND CONSTRUCTION PERMITS:

Before commencement of any project, work, construction, addition, repair, demolition, or excavation, plans for such must be submitted to the Building Inspector of the Town of Odenville. Upon the Building Inspector certifying that said plans conform to applicable Town Ordinances and Regulations, a permit shall be issued by the Town through the office of the Town Clerk, subject, however, to the payment of fees as hereinafter provided:

2. BUILDING PERMIT REQUIREMENTS:

All contractors and sub-contractors must show proof of certification by the State of Alabama and must purchase a business license from the Town of Odenville. It shall be unlawful for the Building Official of the Town to approve any plans or issue a building permit for any excavation or construction until such plans have been inspected in detail and found to be in conformity with this Ordinance as requested by the Building Official. Said plan may include:

- A. A plot depicting the actual shape, proportion and dimension of the lot and a foundation drawing after the footings are poured and before framing has started.
- B. The shape, size, use, and location of all buildings, signs, or other structures to be erected, altered, or moved and of any building or other structures already on the lot both above and below existing grade.
- C. The setback lines on the lot along with any easements of record, and such other information concerning the lot or adjoining lots as may be essential for determining conformance with the provisions of this Ordinance.
- D. Written certification from the appropriate county department that adequate sewage treatment facilities are available at the proposed site. In areas where sanitary sewer is available, proof of payment of the sewer impact fee to the Town of Odenville shall be required.
- E. One full set of detailed construction drawings on sheets not less than 11" x 17" nor larger than 36" x 48".

3. WORK WITHOUT A PERMIT:

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

After a double permit has been issued to any person or company and such person or company begins work on any other project for which a permit is required without first obtaining a permit, the following charges will apply:

First Time.....	Double Permit
Second time.....	\$100 plus Double Permit
Third time.....	\$250 plus Double Permit
Fourth time.....	\$500 plus Double Permit
Fifth time.....	\$500 plus Double Permit plus revocation of business license

Where there are no permit violations for a period of one year after the last offense, the next violation shall be considered a first offense.

4. EXPIRATION OF BUILDING PERMITS:

Any permit under which no construction work has been done within six months from the date of issuance, or where work authorized by such permit is suspended or abandoned for a period of six months after time the work is commenced, shall expire by limitation, but shall upon re-application to the Building Official be renewable, subject, however, to the provisions of all ordinances in force at the time of said renewal. In no event shall any permit be renewed more than once.

5. ADDITIONAL REQUIREMENTS:

- A. Exterior work authorized under these permits shall be performed only between The hours of 6:00 a.m. and 6:00 p.m. In any day unless written exception is granted by the Building Inspector or other official of the Town of Odenville. application for exceptions must be made to the building inspector.
- B. The primary contractor or builder shall be responsible for presenting evidence that all of the subcontractors are properly licensed in the Town of Odenville prior to receiving final inspection or a Certificate of Occupancy.

NOTE: No final inspection, electric meter, nor gas meter shall be released until all subcontractors and suppliers are properly licensed.

6. CONSTRUCTION FEES:

A.1. RESIDENTIAL CONSTRUCTION FORMULA:

The cost of such contraction, shall be estimated at \$100.00 per square foot of heated or livable area as shown on the building plans or on appraisal value, whichever is greater.

A.2. RESIDENTIAL CONSTRUCTION FEES:

Where the formula cost or appraisal cost, whichever is greater, of new construction And additions are 1,000 square feet and over, the permit shall be \$325.00 base for each residential unit plus \$4.00 per \$1,000 or fraction thereof.

Where the formula cost or appraisal cost, whichever is greater, of additions to the main structure is less than 1,000 square feet, the permit shall be \$150.00 base for each residential unit plus \$4.00 per \$1,000 or fraction thereof.

A.3. RESIDENTIAL MISCELLANEOUS PERMIT FEES:

Alterations and repairs to the main structure, accessory buildings and structures including, but not limited to, garages, swimming pools, fences, walls, and other such structures shall be based upon the cost reflected in the executed contract document.

NOTE: Where the owner has separately purchased the materials and the contract is for construction, erection, or installation only; the materials costs shall be added to the amount of the contract.

Where the contract cost is over \$1,000 in value, the permit fee shall be \$25.00 for the first \$1,000 plus \$6.00 for each additional \$1,000 in value of fraction thereof.

B. APARTMENTS:

Where the contract cost of such construction is \$100,000.00 or less in value, the permit shall be \$325.00 base per residential unit plus \$5.50 per \$1,000 or fraction thereof.

Where the contractor cost of such construction is over \$100,000 in value, the permit shall be \$325.00 base per residential unit plus \$5.50 per \$1,000 for the first \$100,000 and \$5.00 per \$1,000 or fraction thereof in excess of \$100,000.

For repairs, alterations and renovations the cost shall be \$5.50 per \$1,000 for the first \$100,000 and \$5.00 per \$1,000 or fraction thereof in excess of \$100,000.

C.1. COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL CONSTRUCTION (ONE AND TWO STORY):

Where the contract cost of such construction is \$100,000 or less in value, the permit shall be \$325.00 base per structure plus \$5.50 per \$1,000 or fraction thereof.

Where the contract cost of such construction is over \$100,000 in value, the permit shall be \$325.00 base per structure plus \$5.50 per \$1,000 for the first \$100,000 and \$5.00 per \$1,000 or fraction thereof in excess of \$100,000.

For repairs, alterations and renovations the cost shall be \$5.50 per \$1,000 for the first \$100,000 and \$5.00 per \$1,000 or fraction thereof in excess of \$100,000.

C.2. COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL CONSTRUCTION (MULTI-STORY OVER TWO STORY)

Where work involves multi-story construction over two stories the permit shall be \$825.00 base per structure plus \$6.75 per \$1,000 or fraction thereof.

For repairs, alterations and renovation the cost shall be \$5.50 per \$1,000 for the first \$100,000 and \$5.00 per \$1,000 or fraction thereof in excess of \$100,000.

D. DEMOLITION PERMIT.....\$50.00

Proof of compliance with Health Department regulations for proper abandonment of any septic tank shall be required, when applicable, or sanitary sewers capped, and all utility service shall be disconnected prior to commence of demolition. Must have a Certificate of Appropriateness issued by the Historical Commission prior to application for demolition in the Historic District.

E. MOVING OF BUILDING OR STRUCTURE (excluding mobile homes) \$100.00
Must have certificate of appropriateness from Historical Commission prior to application to move building or structure in the Historic District.

F. MOBILE HOMES AND CONSTRUCTION TRAILERS.....\$125.00

(Mobile homes, house trailers or construction trailers moved into a mobile home park, onto private property or onto a construction site.)

G. BLASTING PERMIT

A fee of \$25.00 shall be charged for each blasting permit issued. Each person filing application for a blasting permit shall, before such permit is issued, furnish the Town a certificate of current insurance coverage, which must be in the following amounts:

Bodily injury - \$1,000,000.00 minimum for each accident:

Property damage (aggregate) - \$1,000,000.00 applicable to the proposed work in the Town.

- H. ALARM SYSTEMS.....See A.3
- I. ELECTRICAL PERMIT:
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| Temporary service or miscellaneous electric service..... | \$ 25.00 |
| 50 cents per amp of the service..... | \$.50 |
- J. GAS PERMIT
- | | |
|--------------------|----------|
| Per Structure..... | \$ 25.00 |
|--------------------|----------|
- K. HEATING, AIR CONDITIONING, AND REFRIGERATION:
- | | |
|---|----------|
| Minimum Fee..... | \$ 25.00 |
| \$10.00 per ton and \$5.00 per ½ ton for the first 10 tons | |
| \$5.00 per ton and \$2.50 per ½ ton after the first 10 tons | |
- If there is no air conditioner to be installed but there is a furnace the minimum fee shall be \$25.00 for the first 50,000 BTU and \$10.00 for each additional 25,000 BTU
- L. PLUMBING PERMIT
- | | |
|--|----------|
| Per Residence includes 1 toilet group, 1 kitchen, and 1 laundry group... | \$ 75.00 |
| For each additional group or a water closet..... | \$ 25.00 |
- M. SEPTIC TANK INSTALLATION AND REPAIR..... \$ 25.00
- For each septic tank installation, repair, replacement, or field line repair or replacement.
- N. STREET, CURB, OR SIDEWALK CUTTING PERMIT:
- A fee of \$100.00 shall be charged for each street, curb, or sidewalk cutting permit issued. Each person filing application for a permit to cut a street in the Town shall, before each permit is issued, furnish to the Town a certificate of current insurance and some other form of security in a minimum amount of \$2,500.00 applicable to the proposed work in the Town. All street cutting shall comply with specifications furnished by the Town.
- O. SWIMMING POOLS.....\$ See A.3.
- P. INSPECTION FEES
- No charge shall be assessed on the first request for a required inspection.
- A re-inspection fee where correction is requires, or unnecessary calls where work is not ready for inspection when the inspector arrives shall be assessed at \$25.00 per inspection.
- NOTE: All inspection fees must be paid before a certificate of occupancy will be issued.
- Q. MINIMUM PERMIT FEE
- The minimum permit fee on any job shall be \$25.00 if not otherwise stated in this ordinance.

R. SUB-CONTRACTOR PERMITS

Electrical, plumbing, gas and HVAC subs will need permits in addition to the above. No inspections will be made without the appropriate permits.

7. CONSTRUCTION DEBRIS REMOVAL

Every person engaging in the business of or being hired for the purpose of construction, demolishing, remodeling, repairing, roofing or altering any building or other structure within the Town of Odenville shall upon completion of the job or construction project remove any debris, concrete, lumber, roofing material or other waste material resulting from such activity to a lawful disposal area; and shall provide on-site receptacles or fenced area for litter as defined herein above and ensure that litter is properly placed in such containers or fenced area to prevent scattering of such litter by wind or rain if such litter is not properly disposed of on a daily basis; it shall be unlawful for any person to deposit such waste material or litter on the public streets or public areas or the Town of Odenville and leave the same for pickup and removal by the Town.

TOILET FACILITIES SHALL BE PROVIDED DURING THE COURSE OF CONSTRUCTION.

8. EXEMPTION

Any project \$3,000.00 or less (including labor and material) performed by the home owner will be exempt from buying a building permit.

9. ENFORCEMENT

Violation of this ordinance shall be punishable by fine not to exceed \$250.00 per day .Said penalties shall be in addition to any and all other actions, remedies or means of enforcing compliance with municipal ordinances provided by law.

10. SEVERABILITY

If any part, section, or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

11. REPEALER

All ordinances or parts of ordinances heretofore adopted by the Town Council of the Town of Odenville, Alabama, which are inconsistent with the provisions of the ordinance are hereby expressly repealed and any amendments thereafter.

12. EFFECTIVE DATE

This ordinance shall become effective upon its adoption, approval, and publication as provided by law. Fees established herein shall be collected starting

Oct 1, 2005

ADOPTED AND APPROVED this the 22 day of August 2005.

ATTEST: Priscilla Newton
Priscilla Newton, Town Clerk

Rodney Christian
Rodney Christian, Mayor

ORDINANCE NO. 09142009

TO AMEND

ORDINANCE NO. 06272005-0 AMENDED

AN ORDINANCE TO REQUIRE BUILDING AND CONSTRUCTION PERMITS AND TO ESTABLISH FEES THEREFORE

Whereas the Odenville Town Council agree it is in the best interest of the Town and Citizens to enforce the building codes and building permits within Odenville jurisdiction

BE IT THEREFORE ORDAINED that Section S be added to read:

S. All building permits and inspections shall apply to jurisdictional limits at the rate allowed by law.

All Ordinances or any part of Ordinances for the Town of Odenville, Alabama in conflict with the provisions of this Ordinance are hereby repealed.

If any clause, sentence, section, subsection or provision of this Ordinance is held invalid or inoperative the remainder of the Ordinance shall not be affected thereby.

This Ordinance shall become effective upon passage, approval and publication.

Adopted this 14 day of September 2009
Rodney Christian
Rodney Christian, Mayor

State of Alabama
St. Clair County
Town Of Odenville

Attest:

Priscilla Newton
Priscilla Newton, Town Clerk

I, Priscilla Newton, town clerk for the Town Of Odenville, Alabama do hereby certify that the above and forgoing is a true and exact copy of that Ordinance adopted by the Odenville Town Council, Odenville, Alabama at a regular meeting held on the 14 day of September 2009 and the same now appears in the Ordinance book of the Town of Odenville and was posted in three public places being the Odenville Bank, Odenville Town Hall and Odenville Utility Board.

Priscilla Newton
Priscilla Newton, Town Clerk