

ORDINANCE NO. 60-D  
BUILDING CODES

AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES OF THE TOWN OF DAUPHIN ISLAND, ALABAMA AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES AND REPEALING ORDINANCE NO. 60-C IN ITS ENTIRTY

Section 1: WHEREAS, it is the desire of, the Town of Dauphin Island to adopt, in all respects, the various Standard Codes relating to amusement devices, building, fire prevention, gas, housing, mechanical, plumbing electrical, and swimming pools and,

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the Town of Dauphin Island relating to construction and to maintenance of buildings within the said Town of Dauphin Island and relating to public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY the Town of Dauphin Island that the following codes are hereby adopted by reference as though they were copied herein fully:

- International Building Code – 2003 Edition
- International Residential Code – 2003 Edition
- International Existing Building Code – 2003 Edition
- International Fire Prevention Code – 2003 Edition
- International Mechanical Code – 2003 Edition
- International Plumbing Code – 2003 Edition
- International Property Maintenance Code – 2003 Edition
- National Electrical Code (NEC) 2002 edition
- Standard Swimming Pool Code – 1997 Edition
- All revisions to the 2003 International Codes
- SSTD-10
- Typical Method of Anchorage and Bracing of Structures for Dauphin Island, Alabama dated March, 2004

Section 2: BE IT FURTHER ORDAINED by the Town of Dauphin Island that nothing herein shall prevent the owner of any home from effecting an electrical, plumbing or mechanical installation or repair of same within his own property boundaries, providing such privilege extends to the owner only. All work done hereunder shall conform to the provisions of this code and a permit must be obtained where required.

Section 3: BE IT FURTHER ORDAINED BY the Town of Dauphin Island that the use of aluminum wire or conductor for the transmission or switching of electrical energy or current in the Town of Dauphin Island is expressly prohibited.

Section 4: BE IT FURTHER ORDAINED BY the Town of Dauphin Island that all structural components of the framing envelope shall be designed to withstand the wind loads of one hundred twenty (120) miles per hour fastest mile winds (or a 3 second wind gust of one hundred forty (140) miles per hour) as provided in the International Building Code.

**WIND BORNE DEBRIS REGION (all of Dauphin Island).** Areas within hurricane-prone regions within one mile of the coastal mean high waterline where the basic wind speed is zoned 110 miles per hour (177km/h) or greater; or where the basic wind speed zone is equal to or greater than 120 miles per hour (193 km/h).

Section 5: 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 Town of Dauphin Island who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

Section 6: BE IT FURTHER ORDAINED that all buildings and boat lifts constructed over or partially over water shall have all metal components grounded using #6 single strand bare or covered copper wire. The grounding run shall be a single unbroken wire from each electrical and metal component on the boat lift ending at a 5/8 inch diameter eight (8) foot long ground rod installed approximately four (4) feet landward from the waters edge. Every electrical motor and switch shall be in the grounding run. The lifting platform supported by cable is not required to be in the grounding loop. No branch grounding is allowed. The ground and power source shall be placed underground from the main electrical panel to the bulkhead. From the bulkhead to all components on the boatlift or buildings the power source shall be in marine conduit attached to the deck/building above the high tide line. From the bulkhead to all components on the boatlift or buildings the #6 solid copper ground shall be attached to the deck/building above the high tide line. All electrical lines shall be in approved conduit. All electrical components shall be accessible from a continuous unbroken deck at least two (2) feet wide. No aerial power lines shall be allowed from a line twenty (20) feet landward of a bulkhead/pier seaward/over a body of water. No aerial power lines shall be within ten (10) feet of a boat ramp or boat ramp access unless a vertical clearance of thirty (30) feet is provided.

Section 7: BE IT FURTHER ORDAINED that any request for thirty (30) day Temporary Permanent Power shall require a five hundred dollar (500.00) cash bond deposited with the Building Inspection Department and a signed affidavit. Should the contractor/owner fail to obtain a Certificate of Occupancy within the thirty (30) day Temporary Permanent Power period the bond shall be forfeited and the Temporary Permanent Power disconnected.

Section 8: BE IT FURTHER ORDAINED that all residential and commercial structures designed in digital format shall be provided to the Town in AutoCad (dwg), dxf, dgn, or PDF format on a CD-Rom. This is in addition to the paper copies required for permitting.

Section 9: Stop Work Order:  
BE IT FURTHER ORDAINED:

1. Authority: Whenever the designated official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner or without a building permit, the designated official is authorized to issue a stop work order.
2. Issuance. A verbal "stop work" order shall be confirmed in writing within twenty-four (24) hours and shall be deemed served by posting "stop work" order at site or hand delivered or by certified mail to owner, as shown on the Mobile County Tax Rolls, or contractor. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.
3. Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by this ordinance.
4. Penalties: It shall be a Class A misdemeanor punishable as provided by State Law for any person, firm, partnership, association or corporation to violate any provision of this Ordinance.
5. Fines. In addition to the foregoing, any contractor, person, corporation or other entity found to be in violation of a "stop work" order shall, upon conviction, be punished by a fine of not less than One Hundred (\$100.00) nor more than Five Hundred Dollars (\$500.00) for each day the violation shall continue and/or may be imprisoned or sentenced to hard labor for the Town of Dauphin Island for a period not exceeding six (6) months, at the discretion of the court trying the case. Nothing Herein shall prevent the Town of Dauphin Island from taking any other administrative or lawful action deemed necessary to prevent or remedy any violation.

Section 10: Violation of Building Code:

BE IT FURTHER ORDAINED:

1. Designation of Official. Whenever a code or standard adopted by reference herein and/or this ordinance refers to the duties of certain officials named therein, the designated official of the Town of Dauphin Island who has duties corresponding to those of the named official in said code or standard shall be deemed to be the responsible official under the said code or standard and this ordinance.
2. Notice of Violation: Whenever the designated official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner or without a building permit, the designated official is authorized to give notice of the violation to the occupant, applicant, contractor, or owner as shown on the most recent tax roll of Mobile County.
3. Penalties. Any contractor, person, corporation or other entity found to be in violation of the provisions of this ordinance and/or any of the standard codes or standards adopted by reference herein shall, upon conviction, be punished by a fine of not less than One Hundred (\$100.00) nor more than Five Hundred Dollars (\$500.00) for each day the violation shall continue and/or may be imprisoned or sentenced to hard labor for the Town of Dauphin Island for a period not exceeding six (6) months, at the discretion of the court trying the case. Nothing Herein shall prevent the Town of Dauphin Island from

taking any other administrative or lawful action deemed necessary to prevent or remedy any violation.

Section 11: BE IT FURTHER ORDAINED if any section, clause, provision or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance that is not in and of itself invalid or unconstitutional.

This ordinance shall take effect March 9, 2004 and be in force from and after its passage, the public welfare requiring it.

PASSED AND APPROVED BY THE TOWN OF DAUPHIN ISLAND on the 2 day of March 2004.

1<sup>st</sup> Reading February 17, 2004

Posted February 18, 2004

Public Hearing March 2, 2004

2<sup>nd</sup> Reading March 2, 2004

Adopted This 2 day of March in 2004

Posted March 3, 2004

Attested:

Ginger Simpson  
Ginger Simpson, Town Clerk

3-3-04

  
\_\_\_\_\_  
Jeff Collier, Mayor

**Typical Methods of Anchorage  
And Bracing of Structures  
for  
Dauphin Island, Alabama  
October 2005**

The current approved version of "Typical Methods of Anchorage and Bracing of Structure for Dauphin Island, Alabama" will be utilized when issuing a building permit. The following construction requirements are the minimum required and will be adhered to without exception. Should violations occur without correction, the construction will be stopped and the building permit revoked. The Building permit card shall be posted on the job site prior to the start of construction and shall remain until a certificate of occupancy has been issued.

-Flood Zones-

A-1 All construction shall comply with FEMA regulations and Technical Bulletins.

A-2 The 100 year flood base elevation in V-Zones is determined at the bottom of lowest structural member. A structure shall be constructed two (2) feet above the base flood elevation.

A-3 The 100 year base flood elevation in AE-Zones is determined from the top of the finish floor or lowest habitable floor. The structure shall be constructed two (2) feet above base flood elevation.

A-4 In an X zone, the finished floor shall be constructed two (2) feet above the natural ground or the center line of the street, which ever is greater.

A-5 In areas known by the Building Official to produce ponding, the bottom of the finished floor shall be constructed two (2) feet above the natural ground.

A-6 Finished areas below the designated base flood elevation for the applicable flood zone plus two (2) feet are prohibited.

A-7 All structures on Dauphin Island require an elevation certificate prior to issuance of a Certificate of Occupancy. The certificate form used must be an approved FEMA format.

A-8 In V-Zones or AE Zones ADJACENT to V-Zones, all concrete pads beneath an elevated structure must be engineered to comply with minimum wind requirements as set forth by the International Building Code and flood requirements set forth by the NFIP.

A-9 In V-Zones or AE Zones ADJACENT to V-Zones, the area beneath the elevated superstructure of a building may be enclosed only with non-loadbearing breakaway walls. Open lattice and insect screening may also be used in lower areas.

A-10 In AE Zones NOT adjacent to V-Zones enclosed areas beneath an elevated building are required to install flood vents. There must be a minimum of two (2) openings, in solid

foundation walls in enclosed areas below BFE with a total of one (1) square inch per square foot of enclosed area, the bottom of which must be no higher than one (1) foot above grade.

A-11 Uses of the area beneath an elevated building in all V or AE Zones are restricted to parking, access, and storage; lower areas must not be finished or used for recreational or habitable purposes. No mechanical, electrical, or plumbing equipment is to be installed below the BFE. All machinery or equipment which services a building (i.e., furnaces, air conditioners, heat pumps, hot water heaters, washers, dryers, elevator lift equipment, food freezers, etc.) must be elevated two (2) feet above the BFE. FINISHED AREAS ARE NOT PERMITTED.

### Foundations

P-1 All structural foundations to be used for habitable or living spaces shall be designed, signed and sealed by a registered Alabama engineer/architect

P-2 All piles installed shall be in accordance with or exceed the schedule for diameter, ground penetration, and pressure treatment. Because of the varying subsurface soil conditions on Dauphin Island, it is recommended that builders have a geotechnical foundation analysis performed for their specific building and site. Foundations designed, signed and sealed by a Geotechnical Engineer may result in a different piling length being specified than those lengths listed below and will be permitted. When appropriate, scour and wind loads shall be taken into consideration in determining length of piles,

**P-2.1 Pilings twelve (12) feet or less in total length.**

Square pilings shall be a minimum of eight (8) inches square. Round pilings shall have a ten (10) inch diameter on the larger (butt) end of the piling. All piles shall be embedded to the same depth that extends above the ground, but not less than six (6) feet.

**P-1.3 Pilings more than twelve (12) feet in total length.**

Square pilings shall be a minimum of ten (10) inches square. Round pilings shall have a twelve (12) inch diameter on the larger (butt) end of the piling. All piles shall be embedded to the same depth that extends above the ground, but not less than twelve (12) feet.

**P-2** All piles installed shall be pressure treatment to not less than twelve (12) lbs or 0.8.

**P-3** Piling shall be inspected on job site prior to embedment. Piles installed without inspection will be rejected and removed. A twenty-four (24) hour notice is required to obtain an inspection.

**P-4** Piling shall be spaced not more than eight (8) ft center to center in one direction unless properly designed to carry the load by a registered Alabama architect/engineer. The design shall be sealed and signed by the registered architect/engineer.

**P-5** Jetted piles shall not be built upon for at least seven (7) days after placement.

P-6 Concrete fill is required for bored piling only.

P-7 All pile supported structures shall be crossed braced at all corners, additional braces according to structures dimension and design with minimum 2"x 6" material bolted with ½ inch hot dipped galvanized bolts. Engineer designed pile knee bracing, a minimum of six (6) feet long, may be approved at certain spaces to allow boats and vehicles access under the structure.  
As an approved alternate method galvanized threaded rods with a turn buckle may be used.

#### -Framing-

F-1 Framing materials shall be sized to equal or surpass design values of span table requirements.

F-2 All nailing and fastening shall equal or surpass attached schedule.

F-3 Not less than two (2), ½ inch hot dipped galvanized bolts and washers per piling and sill connection. (wood blocking to correct length is prohibited).

F-4 Cantilevering of floor system or porches/decks/walkways cannot exceed one foot from the face of piling or foundation.

F-5 Open porches, walkways & decks shall have guardrails a minimum of 42 inches high [if deck, floor or walkway is 48 inches or greater above finished grade]. Open porches, walkways and decks shall be supported by embedded continuous pile supports of 8"x 8" posts or 10" diameter round piles bolted according to detail. All piles shall be embedded to the same depth that extends above the ground but not less than twelve (12') feet. Six (6") x Six (6") posts used for aesthetical purposes may be used on covered porches or decks as long as load bearing is being transferred to the continuous pile supports.

F-6 Knee brace supporting of structures, porches, walkways or decks is prohibited.

F-7 Cantilevered eaves and roof overhangs cannot exceed twelve (12") inches.

F-8 Studs, ceiling joist, rafters or truss (truss roof systems) shall be spaced a maximum of sixteen (16) inches on center unless a lesser distance is required by a registered Alabama architect/engineer or Town Code.

F-9 Nominal one (1) inch by four (4) inch continuous diagonal strips set into face of the studs and top & bottom plates at each corner of building regardless of wall sheathing used.

F-10 Cathedral ceiling and vaulted ceiling framing and glass enclosed gable areas shall be engineered, signed and sealed by an Alabama registered architect/engineer, and approved prior to a permit being issued.

F-11 Roof and walls shall be completely sheathed with a minimum of 5/8 inch plywood or equal materials.

F-12 Engineered trusses connected with spur plates shall be strapped over peak, install 2" x 4" blocking to form ridge full length of roof framing consult drawing for bracing requirements on gable roof design. Engineered trusses shall be spaced a maximum of sixteen (16) inches on center unless a lesser distance is required by a registered *Alabama* architect/engineer or Town Code.

F-13 All roof framing at points where roof slopes change shall be connected by a metal strap or approved metal connector in addition to nailing.

F-14 Gable roof design shall be braced according to drawing, ridge board shall extend to face of eaves. 2" x 4" blocking spaced two (2) feet on center from ridge to plate, this blocking shall extend eight (8) ft minimum from each gable eave back to center of roof structure.

F-15 All gable end walls enclosing attic space shall be braced with one continuous 2" x 4" perlin nailed horizontal in upper third of gable area. Knee braces shall extend not less than eight (8) feet back into attic space at a 45 degree angle with a minimum of two (2) braces per gable end.

F-16 Collar beams (wind braces) of 1"x 6" boards shall be installed in the upper third (1/3) of the roof height to every pair of rafters.

F-17 All exposed metal connectors, hurricane straps, and bolts shall be hot dipped galvanized. Hurricane clips are prohibited.

F-18 Typical anchorage and hurricane strap details are subject to be amended according to structures shape and design.

F-19 *When specified by an Alabama registered engineer/architect use of Norbord or equal Windstorm panels for structural wall sheathing will be allowed in lieu of uplift hardware. All such sheathing shall be installed in a nailing pattern specified by the registered engineer/architect.*

F-19 Multilevel structures shall be anchored at each floor level. Straps shall extend from top of studs over floor system to bottom of studs above, adequately nailed to all systems. Continuous approved rod systems may be used.

F-20 Hurricane straps are required on each joist to still, sill to bottom of each stud, top of each stud to each rafter, adequately nailed to all systems. Continuous approved rod systems may be used.

F-21 All framing, fastening and anchorage shall be inspected prior to the placement of any sheathing, insulation, or sheet rock. Any covering of straps shall be removed for an inspection.

- F-22 Framing Inspections (4) required  
Foundation – (before placement of concrete)  
Anchorage – (proper spacing of anchors)  
Framing – (before sheetrock/interior wall/ceiling)  
Final – (before issuing Certificate of Occupancy)

This code is minimal, and does not circumvent or dictate the shape or design, or take away the owners right to submit plans prepared by a registered Engineer or Architect. A full set of plans with structural calculations and a statement of the design wind load shall be submitted prior to a permit being issued.

### ROOFING

R-1 Metal Roofing shall meet minimum requirements of 26 gauge material installed in accordance with the manufacturer's instructions to warranty wind protection of 120 mph sustained winds with 30 second gusts of 140 mph.

R-2 All shingles must be warranted by the manufacturer to withstand a minimum of 110 mph sustained winds with 30 second gusts of 140 mph. This requirement will be raised to 120 mph sustained winds with 30 second gusts of 140 mph as manufacturers make this product available in Alabama. All shingles are required to be nailed with six (6) nail pattern. The first two (2) courses around a structure and all ridges are to be glued down prior to nailing.

R-3 All roofing materials are to be inspected by the building official prior to installation.

**Plywood &  
Particleboard Roof &  
Wall Sheathing**

1/2" or less	6d common	6"o.c. edges
19/32" or greater	8d common	12"o.c. edges & 12'0.c. intermediate
5/16", 1/2"	16 ga galvanized wire staples, 3/8" min crown. Length of 1" plus plywood or particleboard thickness	4"o.c. edges & 7"o.c.intermediate
19/32", 3/4"		2"o.c. edges & 5"o.c. intermediate
1/2" Fiberboard Sheathing	1 1/2" galvanized roofing nail 6d common wall	6" at other bearings
<b>Connection</b>	<b>Fastener</b>	<b>Number of Spacing</b>
25/32" Fiberboard Sheathing	1 3/4" galvanized roofing nail 8d common nail	3"o.c. at edges & 6"o.c. at other bearings
1/2" or 5/8" Gypusm Sheathing	12 gal 1 1/4" large head corrosion resistant	4"o.c. at edges & 8"o.c. at edges
Gypusm Wall 1/2"	1 3/8" drywall nail	7"o.c. on ceilings 8"o.c. on walls
5/8"	1 1/2"drywall nail	7"o.c. on ceilings 8"o.c. on walls

**Particle Board Siding**

3/8"- 1/2"	6d2
5/8"3	8d2
3/4"4	8d2

<b>Connection</b>	<b>Fastener</b>	<b>Number of Spacing</b>
Joist to sill or girder toe nail	8d common	3
Bringing to joist toe nail each end	8d common	2
Ledger Strip	16d common	3 at each joist
1x6 subfloor or less to each joist face nail	8d common	2
Over 1x6 subfloor to each joist, face nail	8d common	3
2" subfloor to joist or girder, blind & face nails	16d common	2
Sole plate to joist or blocking, face nail	16d common	16"o.c.
Top or sole plate to stud, end nailed	16d common	2
Stud to sole plate, toe nail	8d common	4
Doubled studs, face nail	10d common	24"o.c.
Doubled top plates, face nail	10d common	16"o.c.
Top plates, lap and intersects face nail		2-16d/3-10d common
Coninuous header, two pieces	16d common	16"o.c. along edge
Ceiling joists to plate, toe nail	8d common	3
Continuous header to stud, toe nail	8d common	3
Ceiling joists, laps over partitions, face nail		3-16d/4-10d common
Ceiling joists to parallel rafters, face nail		3-16d/4-10d common
Rafter to plate, toe nail	8d common	3
1-inch brace to each stud and plate, face nail	8d common	2
4x8 sheathing or less to each bearing, face nail	8d common	2

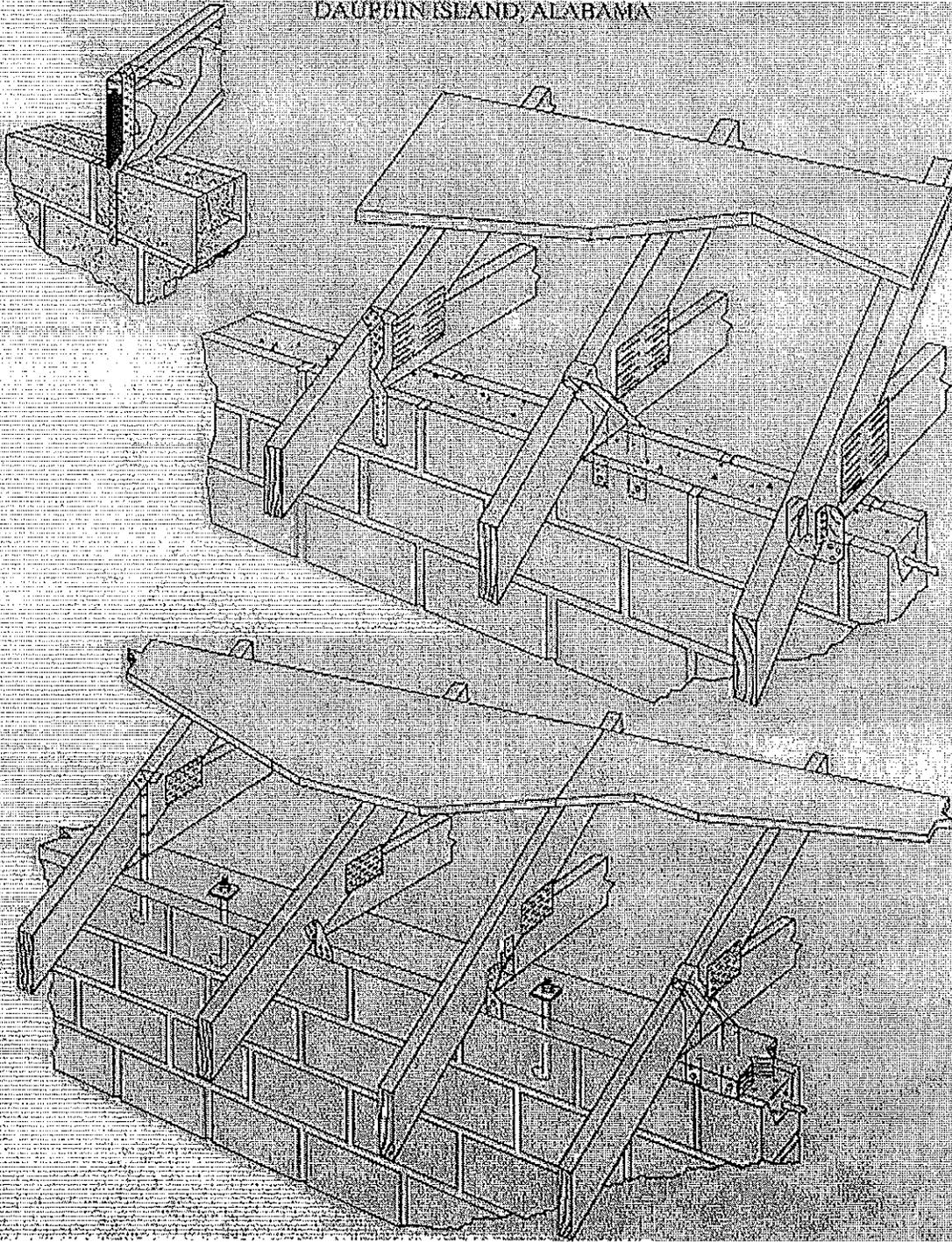
Over 1x8 sheathing to each bearing, face nail	8d common	3
Built-Up corner studs	16d common	24"o.c.
Built-Up girders & beams, of three members	20d common	32"o.c. at top & bottom & staggered 2 ends & at each splice
2-inch planks	16d common	2 each bearing
Studs to sole plate, end nail	16d common	2 each end
Plywood and particleboard subflooring		
5		
15/32", 3/4"	6d common, annular/spiral thread	6"o.d. edges & 10"o.c. intermediate
19/32", 3/4"	8d common /6d annular/spiral thread	6"o.c. edges & 10" o.c. intermediate
1", 1 1/8"	10d common 8d	6"o.c. edges & 6" o.c. intermediate
15/32", 1/2"	16 ga galvanized wire staples, 3/8" minimum crown	4"o.c. edges & 7" intermediate
19/32", 5/8	1 5/8" length	2 1/2" o.c. edges & 4" o.c. intermediate

Fiberboard sheathing may be stapled using 16 Ga. Galvanized staples 1 1/8" long for 1/2" sheathing. Staples to have minimum crown of 7/16" and spaced 3" o.c. at edges at 6" o.c. at other bearings.

**\*\* Drywall nails shall conform to ASTM C 514.**

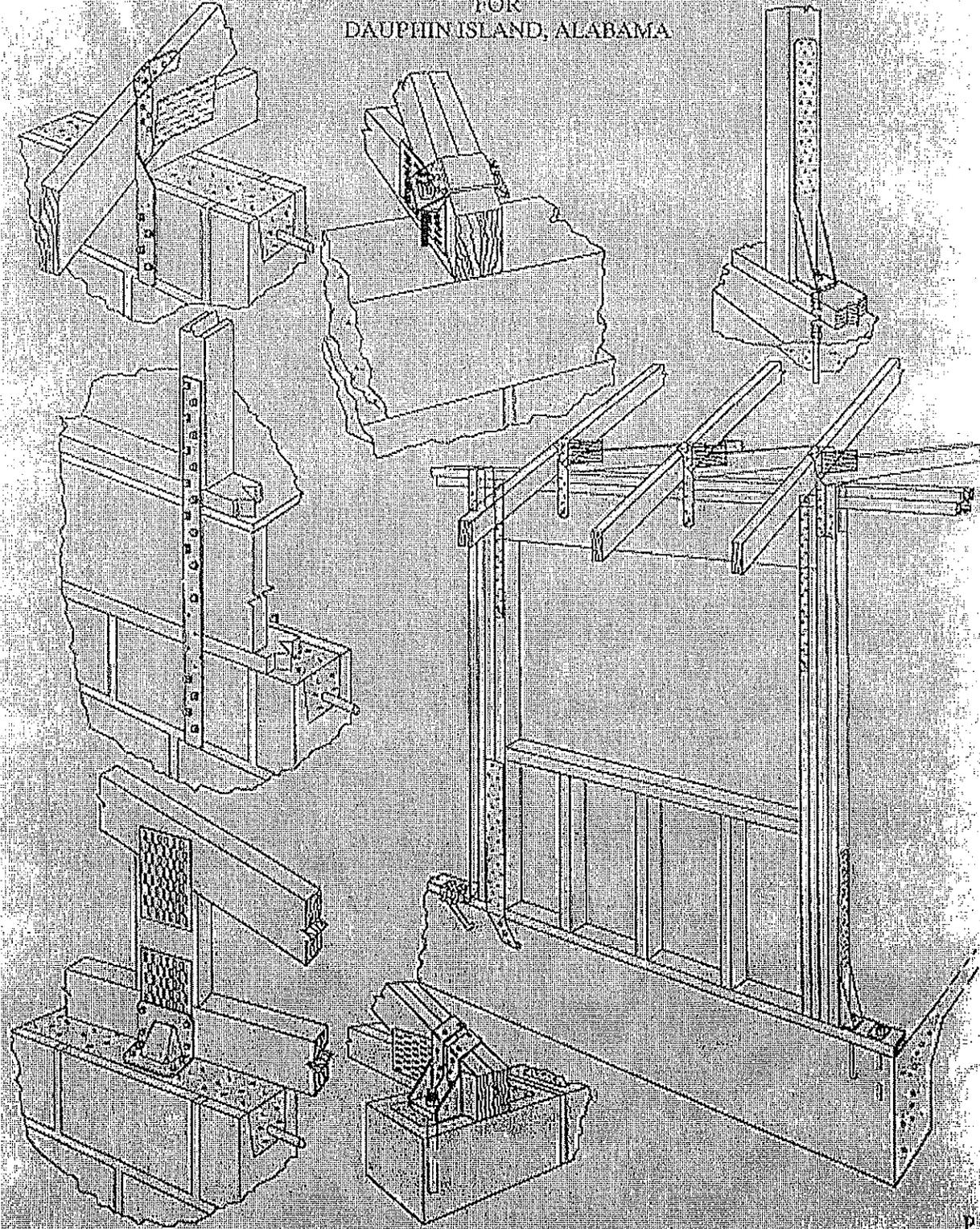
1. Siding applied to 5/8" net wood sheathing, 1/2" plywood or 1/2" particleboard sheathing.
2. Corrosion resistant nails spaced 6" on center at edge and 8" on center at intermediate supports. Nails shall have a minimum edge distance of 3/8".
3. Siding applied to studs spaced 16" on center maximum.
4. Use annular or spiral thread nails for combination subfloor/ underlayment.

TYPICAL METHODS OF ANCHORAGE AND BRACING OF STRUCTURE  
FOR  
DAUPHIN ISLAND, ALABAMA



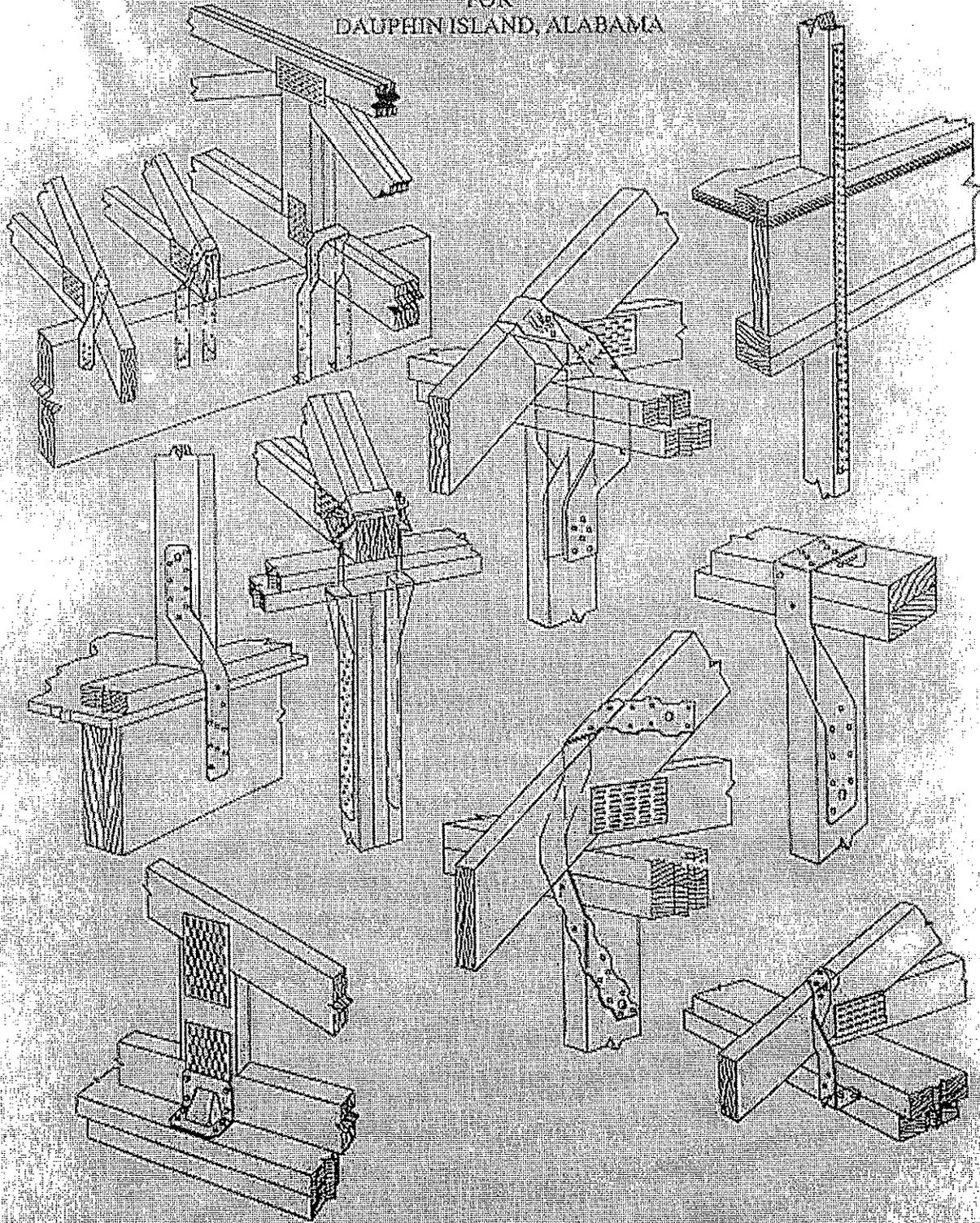
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TYPICAL METHODS OF ANCHORAGE AND BRACING OF STRUCTURE  
FOR  
DAUPHIN ISLAND, ALABAMA



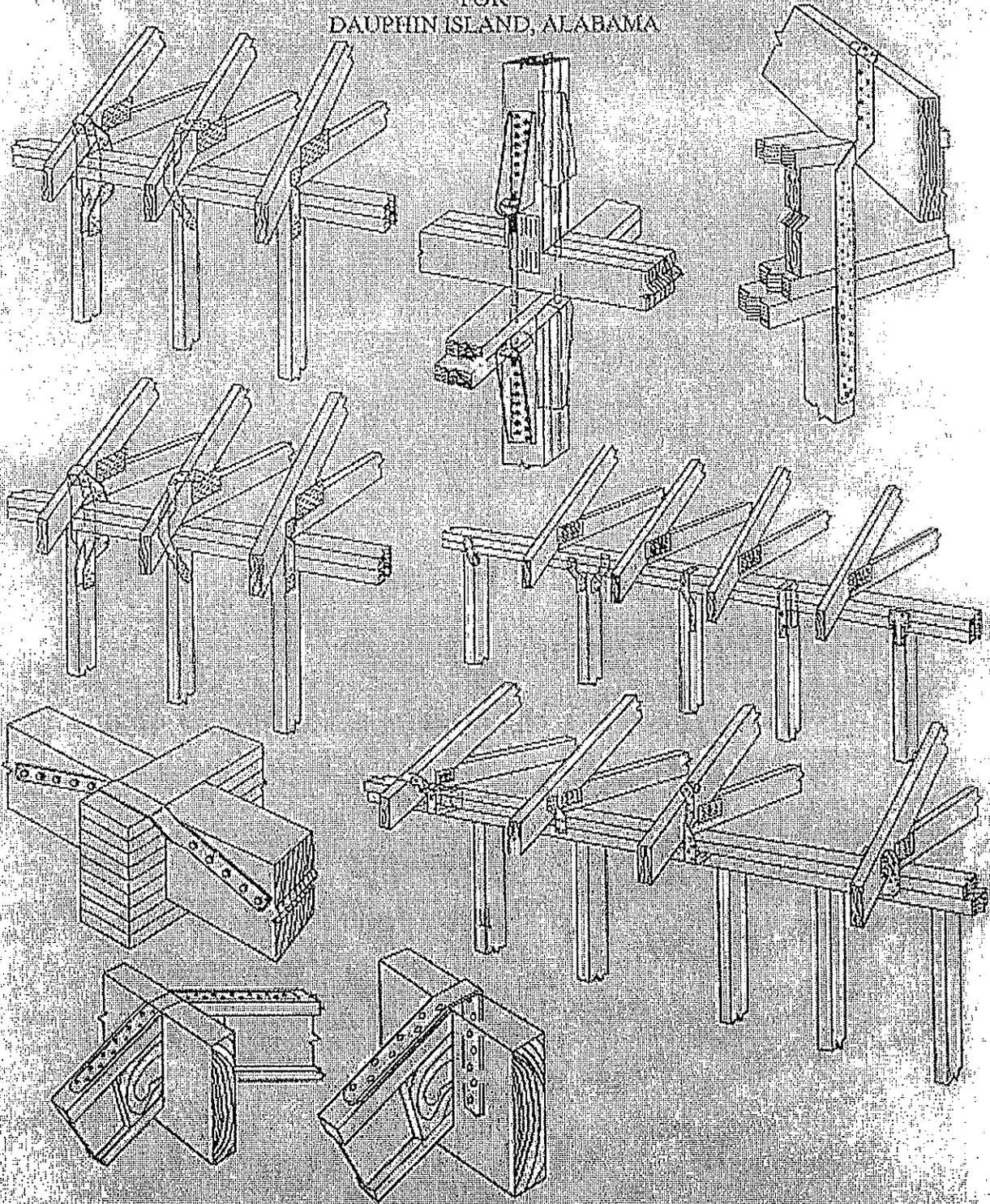
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TYPICAL METHODS OF ANCHORAGE AND BRACING OF STRUCTURE  
FOR  
DAUPHIN ISLAND, ALABAMA



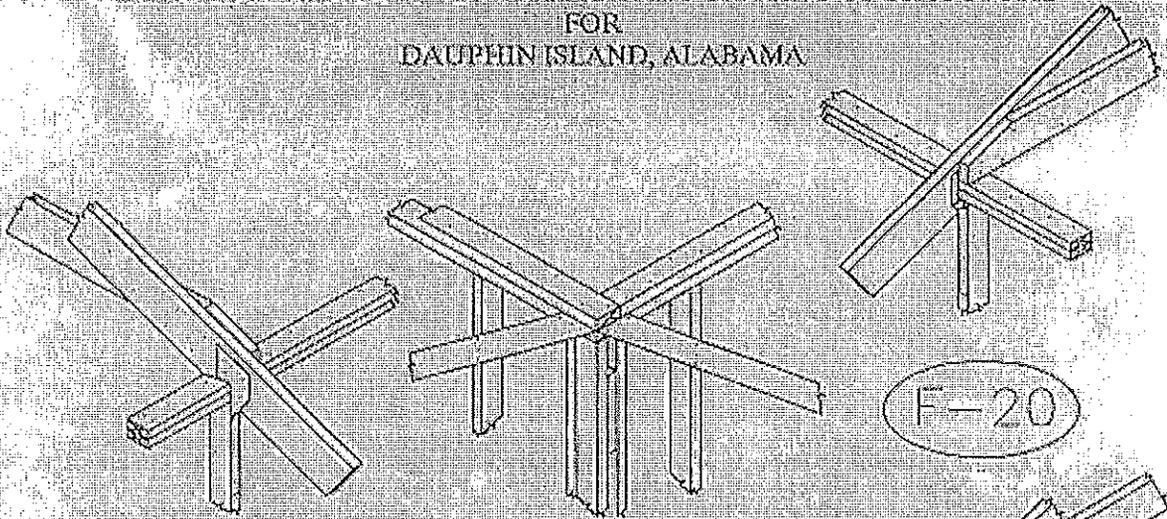
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TYPICAL METHODS OF ANCHORAGE AND BRACING OF STRUCTURE  
FOR  
DAUPHIN ISLAND, ALABAMA



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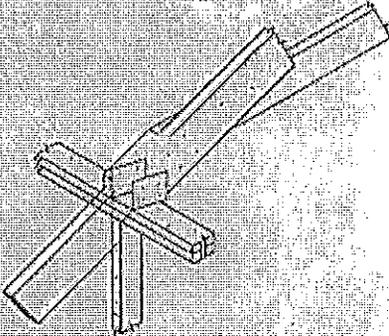
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FOR  
DAUPHIN ISLAND, ALABAMA



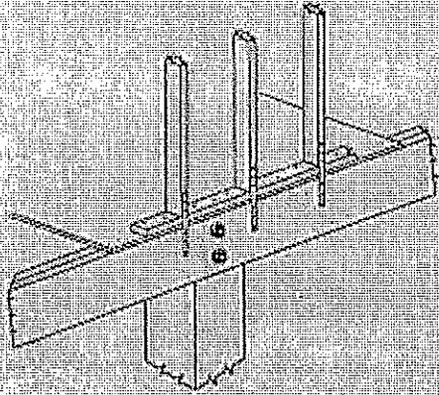
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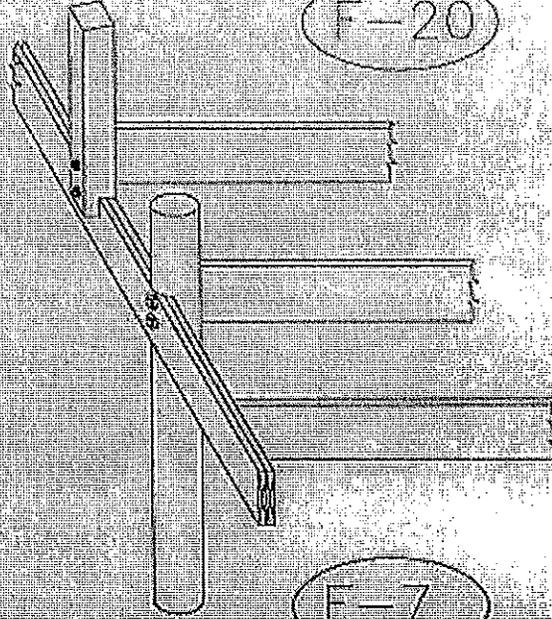


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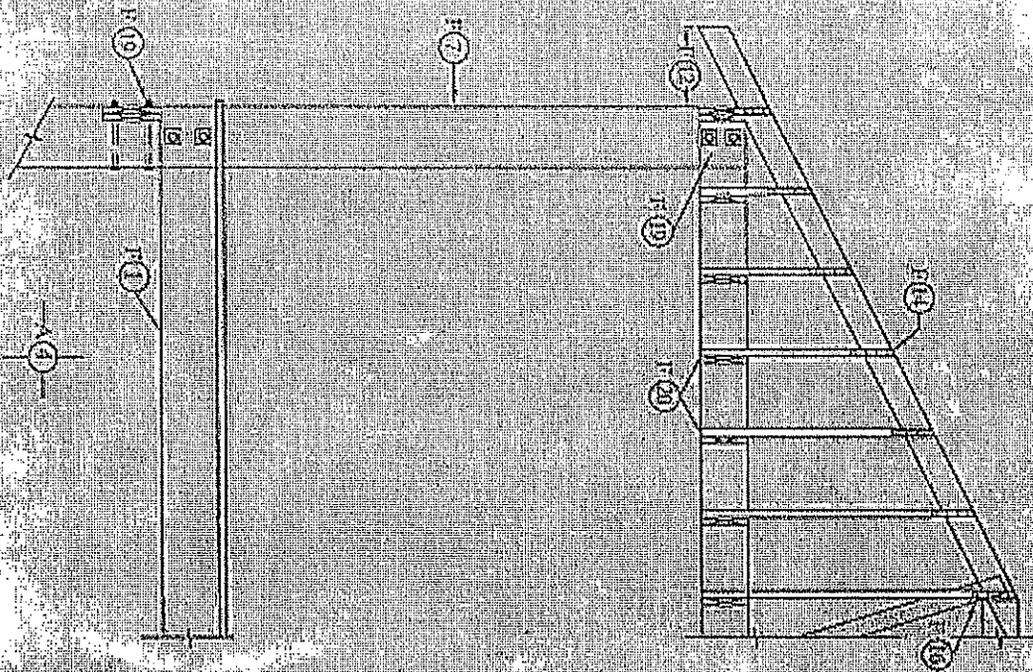
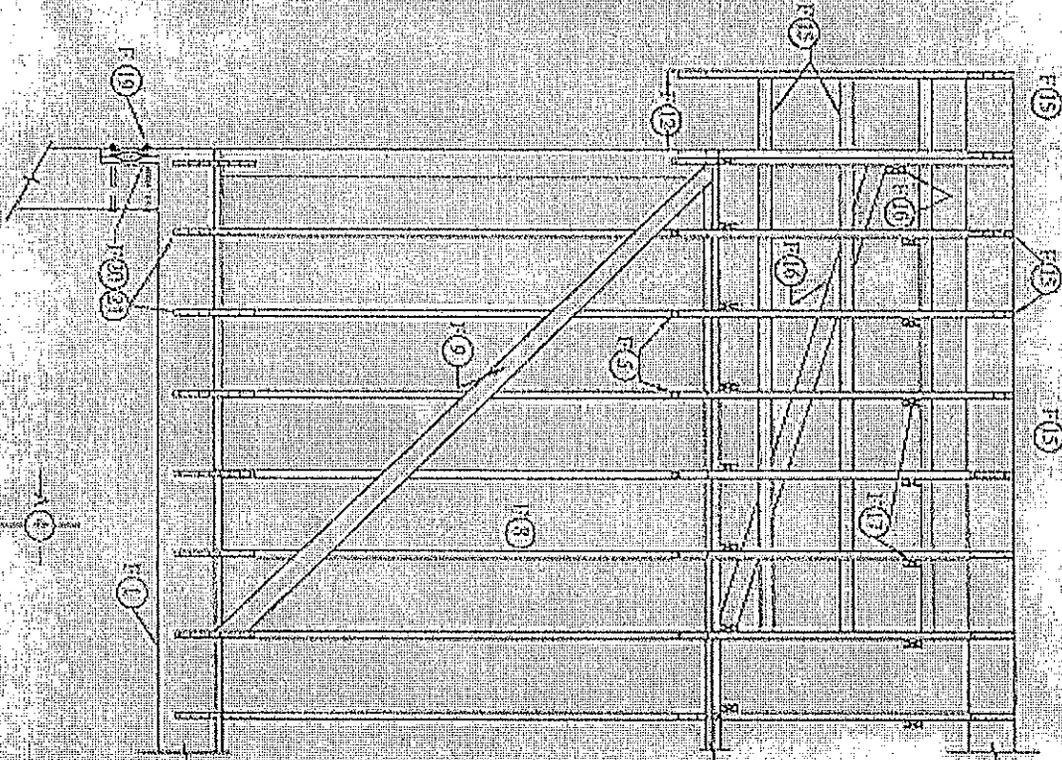
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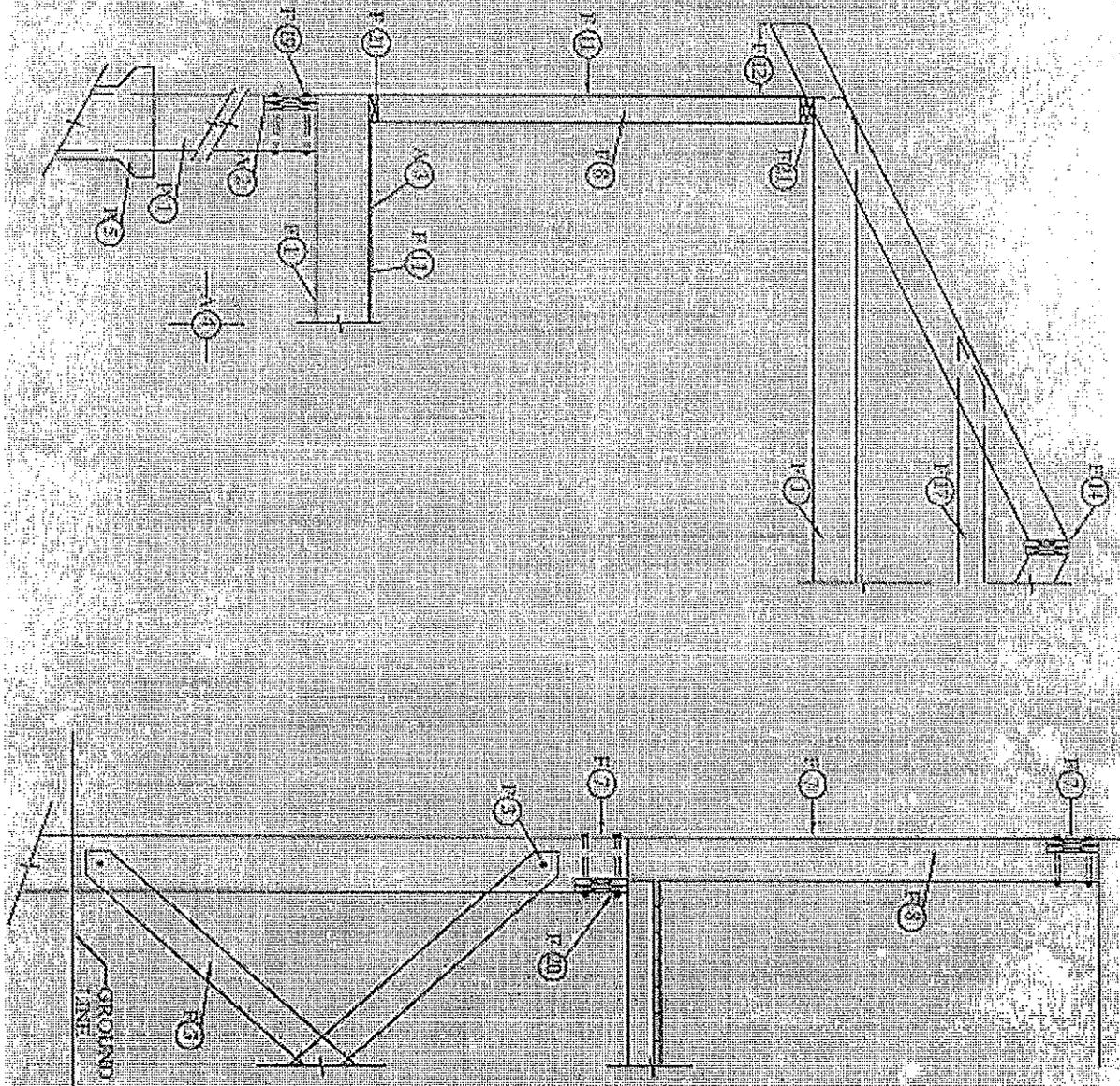
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TYPICAL METHODS OF ANCHORAGE AND BRACING OF STRUCTURE  
FOR  
DAUPHIN ISLAND, ALABAMA



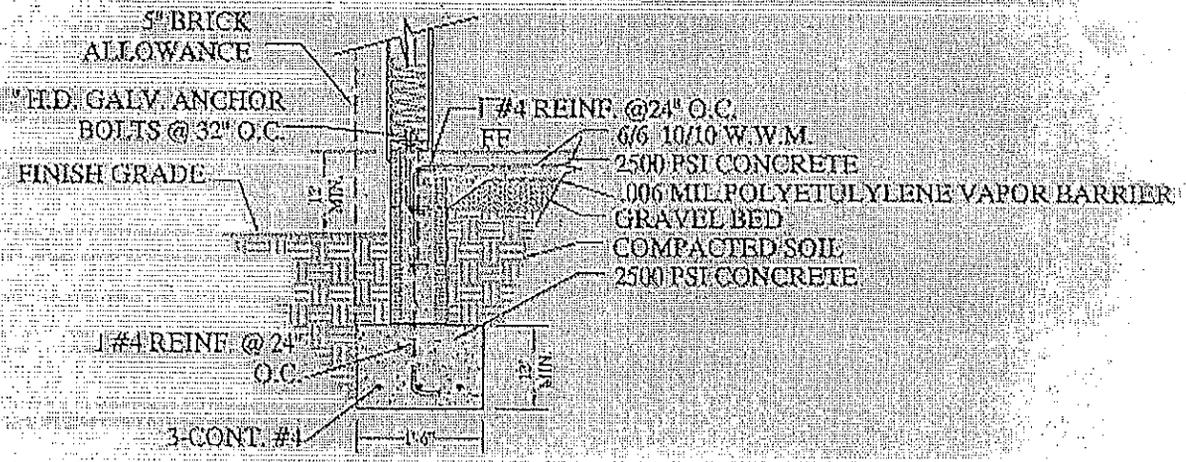
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TYPICAL METHODS OF ANCHORAGE AND BRACING OF STRUCTURE  
FOR  
DAUPHIN ISLAND, ALABAMA

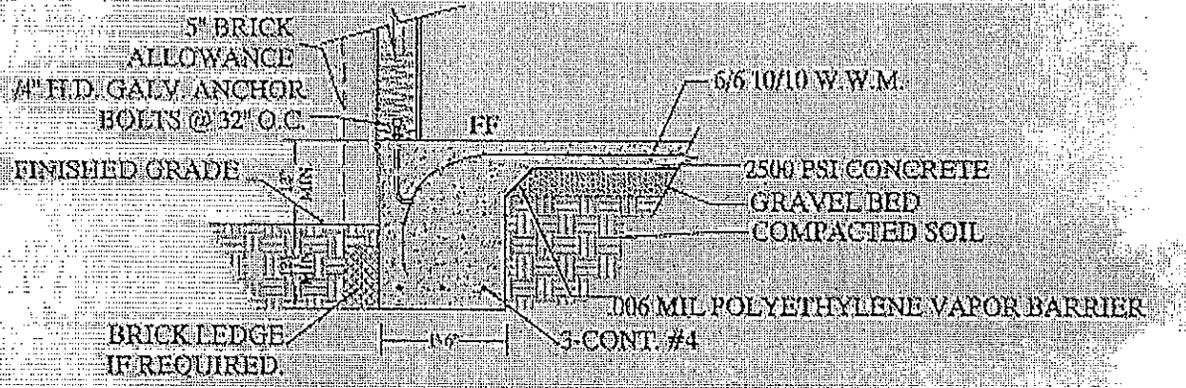


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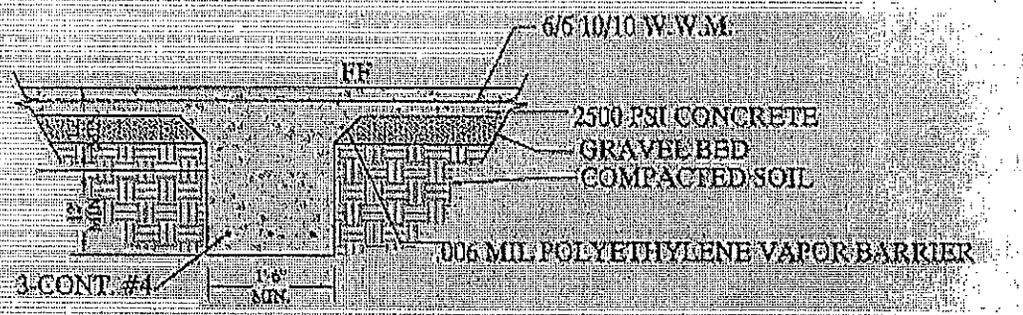
TYPICAL FOOTING-SLAB DETAILS  
FOR  
DAUPHIN ISLAND, ALABAMA



TYPICAL FOOTING-SLAB ON GRADE



TYPICAL MONOLITHIC FOOTING-SLAB ON GRADE



TYPICAL MONOLITHIC GRADE BEAM-SLAB ON GRADE

P.3

This ordinance shall take effect March 9, 2004 and be in force from and after its passage, the public welfare requiring it.

PASSED AND APPROVED BY THE TOWN OF DAUPHIN ISLAND on the 2 day of, March, 2004.

1<sup>st</sup> Reading October 18, 2005

Posted February 18, 2004

Public Hearing October 18, 2005

2<sup>nd</sup> Reading November 1, 2005

Adopted This \_\_\_\_\_

Posted \_\_\_\_\_