

ORDINANCE # 23-270
TOWN OF COOSADA BUILDING CODE

Be it ordained by the Town Council of the Town of Coosada, as follows:

ARTICLE I. IN GENERAL

Sec. 1. Scope and intent.

The provisions of this ordinance shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any facilities connected or attached to such buildings or structures. This chapter shall establish minimum requirements to safeguard the public health, safety and general welfare through the adoption of the minimum construction standards.

Sec. 2. Enforcement.

The provisions of this chapter shall be enforced by the building inspector and town public safety department.

ARTICLE II. BUILDING CODE

Sec. 1. Adopted.

In accordance with the authority granted by Code of Ala. 1975, § 11-45-8(c) and Code of Ala. 1975, § 41-9-166, the International Building Code, 2021 edition, International Residential Code, 2021 edition (With the Alabama Residential Building and Energy Code Amendments), the International Existing Building Code, 2021 edition and the 2015 International Commercial Energy Code, except such sections and portions thereof as are herein modified, is hereby adopted by reference as the building code of the Town. The same is hereby adopted and incorporated as fully as if set out at length herein, and shall govern the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any facilities connected or attached to such buildings or structures. The mayor shall annually review the building code and report any recommended adjustments to the Town council.

Sec. 2. Amendments.

(a) The International Building Code, 2021 edition, as adopted in this article is amended as follows:

Section 101.1 Title. These regulations shall be known as the Building Code of the Town of Coosada, hereinafter referred to as "this code."

Section 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

Delete Section 105.2, Building. ;v3; Item 2. Fences not over 7 feet (1829mm) high.

Delete Section 109.3 Building permit valuations.

Section 113.1 General. The Town of Coosada Board of Appeals shall hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code.

Add Appendices C, I, K and O.

Delete Appendices A, D, E, F, H, J, L, M and N.

Delete Chapter 11 Accessibility

- (b) The International Residential Code, 2021 edition, is amended as follows:

Section R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the Town of Coosada, and shall be cited as such and will be referred herein as "this code."

Delete Section R108.

Delete Section R309.5

Delete Section R313.2

Delete Section R320

Delete Chapter 11 Energy Efficiency

Add Appendix AJ Existing Building and Structures

Add Appendix AM R-3 Occupancy

Add Appendix AQ Tiny Houses

Add Appendix AR Light Straw-Clay Construction

Add Appendix AS Strawbale Construction

Add Appendix AT Solar-Ready Provisions

Add Appendix AU COB (Monolithic Adobe)

Add Appendix AW 3D-Printed Building Construction

Delete Appendices AA-AI, AK, AL, AN-AP and AV

- (c) The International Existing Building Code, 2021 edition, is hereby amended as follows:

Section 101.1 Title. These regulations shall be known as the Existing Building Code of the Town of Coosada, hereinafter referred to as "this code."

Delete Section 108.

Sec. 3. Penalty for violation.

Any person who violates a provision of this chapter or fails to comply with any requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this chapter, shall be guilty of a misdemeanor.

Sec. 4. Business license prerequisite to building permit.

No person shall be issued a building permit unless he holds a valid business license issued by the Town. Nothing in this section requires a homeowner to obtain a business license in order to do work on his own property.

Sec. 5. Building permit required for subcontractors.

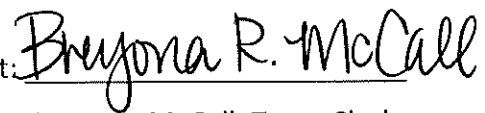
- (a) All builders and contractors shall upon request furnish the building official or the license inspector a full and complete list showing the names, addresses and license numbers of all subcontractors to whom any work has been let or sublet to be done and will not allow any work to be done by such subcontractor until the permit required by the code adopted by this article has been obtained by the subcontractor. If any changes

to the subcontractors list are made after the issuance of a permit, the builder or contractor must notify the building official, in writing, of such changes.

- (b) If all subcontracts have not been closed or awarded at the time application is made for such permit by the builder or contractor or by the owner, they shall not allow any work to proceed by any subcontractor until such subcontractor has exhibited to such subcontractor's permit for the work to be done on the job, and unless such subcontractor is certified by the license division or by the building official as having paid for the permit.
- (c) In the event that no contract has been let by the owner, then the owner shall be subject to all of the provisions herein required of a builder or contractor.

ADOPTED AND APPROVED by the Town Council of the Town of Coosada, Alabama this 25th day of July 2023.


James P. Houston, Mayor

Attest: 
Breyona McCall, Town Clerk