

ORDINANCE NO: 2023-09-01

**AN ORDINANCE TO ADOPT VARIOUS STANDARD CODES
RELATING TO INSPECTION ACTIVITIES AND ENFORCEMENT
OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES,
FOR THE CITY OF ARGO, ST. CLAIR COUNTY, ALABAMA.**

WHEREAS, it is the desire of the CITY OF ARGO, Alabama to adopt; in all respects, the various Standard Codes relating to building construction, maintenance, fire prevention, gas, electrical, housing, mechanical, plumbing and life safety; and

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the CITY OF ARGO, Alabama and relating to the public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ARGO, ALABAMA:

Section 1: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Building Code, 2021 Edition*, published by International Code Council, including Appendices Chapters C, E, F, H, I, J, and K, (sometimes referred to herein as the “Code”) are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 1.1 shall be adopted as the Building Code for the City of Argo, in the State of Alabama regulating and governing the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures except as exempted in Section 101.2 of the Code; providing for the issuance of permits and collection of fees therefore.

Section 1.1 That the following provisions of the *International Building Code, 2021 Edition* be further amended and /or revised as stated below:

Section 101.1. Insert: City of Argo

Section 103.1. Insert: Argo Building Department

Section 1612.3. Insert: City of Argo

Section 1612.3. Insert: August 17th 2016

Section 2: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Residential Code, 2021 Edition*, published by International Code Council, including Appendices Chapters AE, AH, AJ, AM, and AQ are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 2.1 shall be adopted as the Residential Building Code for the City of Argo, in the State of Alabama regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, maintenance, removal and demolition of

detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefore.

Section 2.1: That the following provisions of the *International Residential Code, 2021 Edition* be further amended and /or revised as stated below:

Section 2.1.1. Section R101.1. shall read as follows:

Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the City of Argo, and shall be cited as such and will be referred to herein as “this code.”

Section 2.1.2. Table R301.2 shall read as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD – 5psf

WIND DESIGN

Speed (mph) – 110
Topographic effects – No
Special wind region – No
Windborne debris zone – No

SEISMIC DESIGN CATEGORY – B

SUBJECT TO DAMAGE FROM

Weathering – MODERATE
Frost line depth – 12 in
Termite – Yes

ICE BARRIER UNDERLAYMENT REQUIRED – No

FLOOD HAZARDS – XXXXXXXX

AIR FREEZING INDEX – 1500 or less

MEAN ANNUAL TEMP – 62.2 F

Section 2.1.3. Section P2603.5.1 Sewer Depth shall read as follows:

Building sewers that connect to a private sewage disposal system shall be not less than 12 inches below finished grade at the point of septic tank connection. Building Sewers shall not be less than 12 inches below grade.

Section 3: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Existing Building Code, 2021 Edition*, published by International Code Council are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 3.1 shall be adopted as the Existing Building Code for the City of Argo, in the State of Alabama regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 3.1: That the following provisions of the *International Existing Building Code, 2021 Edition* be further amended and /or revised: The following Sections are hereby revised:

- a) Section 101.1. Insert: "City of Argo"
- b) Section 1612.3 Insert: "City of Argo"
- c) Section 1612.3 Insert: June 19, 2012

Section 4: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Fire Code, 2021 Edition*, published by International Code Council, including Appendices Chapters A, B, C, D, E, F, G, H, I, and K are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 5.1 shall be adopted as the Fire Code for the City of Argo, in the State of Alabama regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore.

Section 4.1: That the following sections of the *International Fire Code, 2021 Edition* are hereby revised:

- a) Section 101.1. Insert: "City of Argo"
- b) Section 109.4 Insert: Misdemeanor, \$500.00, 30
- c) Section 111.4 Insert: \$50, \$500
- d) Section 903.2.8 Insert: "**Note:** Single-family dwellings, three stories or less are constructed under the *International Residential Code* (IRC) are not included in this Group R and would not, therefore, be subject to these particular requirements."

Section 4.2: That the following geographic limits referred to in certain sections of the *International Fire Code, 2021 Edition* are hereby established as follows:

- a) Section 5704.2.9.6.1 Storage of all Class I and Class II liquids in above-ground tanks requires the approval of the AHJ before installation.
- b) Section 5706.2.4.4 Storage of all Class I and Class II liquids in above-ground tanks requires the approval of the AHJ before installation.
- c) Section 5806.2 Storage of all flammable cryogenic fluids in stationary containers requires the approval of the AHJ before installation.
- d) Section 6104.2 Installation and/or the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas, and requires the approval of the AHJ before installation.

Section 5: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Fuel Gas Code, 2021 Edition*, published by International Code Council, including Appendices Chapters A and B are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 5.1 shall be adopted as the Fuel Gas Code for the City of Argo, in the State of Alabama regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor.

Section 5.1: That the following sections of the *International Fuel Gas Code, 2021 Edition* are hereby revised:

Section 101.1. Insert: City of Argo

Section 115.4. Insert: Misdemeanor, \$500.00, 30

Section 6: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Mechanical Code, 2021 Edition*, published by International Code Council, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 6.1 shall be adopted as the Mechanical Code for the City of Argo, in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor.

Section 6.1: That the following sections of the *International Mechanical Code, 2021 Edition* are hereby revised:

Section 101.1. Insert: City of Argo

Section 103.1. Insert: Argo Building Department

Section 115.4. Insert: Misdemeanor, \$500.00, 30

Section 7: That each and all of the regulations, provisions, penalties, conditions, and terms of the *International Plumbing Code, 2021 Edition*, published by International Code Council, including Appendix Chapter E are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 7.1 shall be adopted as the Plumbing Code for the City of Argo, in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor.

Section 7.1: That the following sections of the *International Plumbing Code, 2021 Edition* are hereby revised:

Section 101.1. Insert: City of Argo

Section 103.1. Insert: Argo Building Department

Section 115.4. Insert: Misdemeanor, \$500.00, 30

Section 305.4.1. Insert: 12 inches, 12 inches

Section 903.1.1. Insert: 6 inches

Section 8: For the purposes of regulating the energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems in residential structures, the City Council does hereby adopt by reference the codes adopted by, including all amendments, Alabama Energy and Residential Codes Board, as set forth in §305-2-4-.07 and §305-2-4-.10 of the Alabama Administrative Code.

Section 9: For the purposes of regulating the energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems in commercial structures, the City Council does hereby adopt by reference the codes adopted by, including all amendments, Alabama Energy and Residential Codes Board, as set forth in §305-2-4-.07 and §305-2-4-.8 of the Alabama Administrative Code.

Section 10: That each and all of the regulations, provisions, penalties, conditions, and terms of the *NFPA 70, National Electric Code, 2020 Edition*, published by National Fire Protection Association, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 10.1 shall be adopted as the Electrical Code for the City of Argo, in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided

Section 11: That interpretation and enforcement of these codes and related ordinances shall be the responsibility of the City of Argo Building Department, with the exception of fire code inspections and interpretation, which shall be the responsibility of the City of Argo Fire Department.

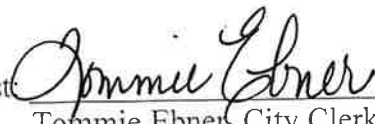
Section 12: That within said codes, when reference is made to the duties of a certain official named therein, that designated official of the CITY OF ARGO, Alabama who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.


Section 13: Any person, firm, corporation or other entity who shall violate any provisions of the codes listed above, or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under the provisions of these codes, shall be guilty of a violation, punishable by fine of not more than \$500.00 or by imprisonment not exceeding 30 days, or both, at the discretion of the Municipal Judge. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 14: If any section, subsection, sentence, clause, paragraph, 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 the validity of the remaining portions of this ordinance.

Section 15: BE IT FURTHER ORDAINED that this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force for all new permits issued beginning October 1, 2023.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ARGO, Alabama, on the 23rd day of October, 2023.

Attest: 
Tommie Ebner, City Clerk
City of Argo, Alabama


Betty Bradley, Mayor
City of Argo, Alabama