

CITY OF FAIRFIELD

ORDINANCE NO. 2025-1164

AN ORDINANCE TO ADOPT FOR THE CITY OF FAIRFIELD AND ITS POLICE JURISDICTION THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE; THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE; THE 2021 EDITION OF INTERNATIONAL RESIDENTIAL CODE; THE 2021 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE; THE 2021 EDITION OF THE INTERNATIONAL PLUMBING CODE; THE 2021 EDITION OF INTERNATIONAL MECHANICAL CODE; THE 2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE; THE 2020 EDITION OF THE NATIONAL ELECTRIC CODE/NFPA 70; AND THE ADOPTION OF THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE AND THE 2021 PROPERTY MAINTENANCE CODE.

THE 2015 ALABAMA RESIDENTIAL ENERGY CODE AS ADOPTED BY THE ALABAMA ENERGY AND RESIDENTIAL ENERGY CODE BOARD, AS AMENDED; THE 2015 ALABAMA COMMERCIAL ENERGY CODE, AS ADOPTED BY THE ALABAMA ENERGY AND RESIDENTIAL CODE BOARD, AS AMENDED; AND

BE IT ORDAINED by the City Council of the City of Fairfield, Alabama at a regular meeting, duly assembled, a quorum being present, as follows:

SECTION 1: That the International Building Code – 2021 Edition, omitting Sec. 113 (Board of Appeals) and amending Sec. 109.3 to state that "one tool in establishing permit valuation is the most current building valuation data provided by the International Code Council is hereby adopted by reference as though copied herein. Any reference to the 2021 edition of the International Energy Conservation Code in any of the codes described in the Section shall be modified to reference the 2015 Alabama Commercial Energy code or with the 2015 Alabama Residential Energy Code as applicable.

SECTION 2: That the 2021 Edition of the International Residential Code compiled by the International Code Council, 4051 Flossmoor Rd., Country Club Hills, IL 60478, is hereby adopted by reference pursuant to Section 11-45-8 of the Code of Alabama, 1975, with the following modifications and deletions: Section R313 is deleted in its entirety and automatic fire sprinkler systems for single family dwellings and townhomes shall not be required and Chapter 11 (Energy Section) is deleted and replaced with 2015 Alabama Residential Energy Code, as adopted by the Alabama Energy and Residential Code Board. Further, in Section 202, a Sleeping Room is defined as: "rooms that have a closet in a residence can be considered a bedroom and shall be determined to require a correctly sized emergency escape egress by the building official as stated in section 310 "emergency escape and rescue openings" if the room is determined by the building official to be a sleeping room.

SECTION 3: That 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 2015 Alabama Commercial Energy Code, as adopted by the Alabama Energy and Residential Code Board, as set forth in §305-2-4-.04 and §305-4-.08 of the Alabama Administrative Code, as amended.

SECTION 4: That the International Codes, National Code and the 2015 Alabama Residential and Commercial Energy Codes ("Codes") identified hereinabove are adopted by reference pursuant to Section 11-45-8 of the Code of Alabama, 1975, with the modifications as provided for hereinabove. If any of the terms and conditions of the Codes as identified above are inconsistent with the modifications and amendments provided for hereinabove, such inconsistencies are specifically not adopted and repealed, and the above stated

modifications or amendments are adopted by reference and are to become controlling and do specifically repeal the provisions of said Codes inconsistent with this Ordinance.

SECTION 5: That the International Existing Building Code – 2021 Edition, is hereby adopted by reference as though fully copied herein.

SECTION 6: That the International Fuel Gas Code – 2021 Edition, is hereby adopted by reference as though fully copied herein.

SECTION 7: That the International Mechanical Code – 2021 Edition, is hereby adopted by reference as though fully copied herein.

SECTION 8: That the 2021 Edition of the National Electrical Code/NFPA 70 is hereby adopted.

SECTION 9: That the 2021 International Fire Code is hereby adopted, except Appendix A (Board of Appeals), Appendix J (Building Sign Information), Appendix K, (Construction Requirements for Existing Ambulatory Care Facilities), and Appendix L (Requirements for Firefighter Air Replenishing Systems) are not adopted.

Further, Section 111.1-111.4 Board of Appeals shall reflect that: Appeals will be heard only by The City of Fairfield Board of Zoning and Adjustments and no Board of Appeals will be formed; and

Section 903.2.8 Automatic Sprinkler Systems shall reflect that: One and two family dwellings and townhomes are not included within this requirement as they are excluded from the definition of “Group R, Residential” found in DEFINITIONS of the IFC.

SECTION 10: That the International Property Maintenance Code – 2021 Edition, is hereby adopted by reference as though fully copied herein.

SECTION 11: That the International Plumbing Code, amendments are as follows: 1) Sec. 108.2 is amended to include a “ball test” described as follows: All under slab drainage piping, stacks and vents 3” or larger shall be tested for obstructions by placing a wooden ball no less than ½” smaller than the diameter of the piping into the pipe. The ball shall pass freely, under the action of gravity through the pipe under test. A minimal amount of water may be used to assist the test. 2) Sec. 605.3 shall be amended and the following statement added to existing verbiage as follows: “WATER SERVICE PIPE” --- That no pressure rated piping as listed in Tables 605.3 and 605.4, except for Ductile Iron Pipe, shall be used in new underground piping for fire service mains within the fire jurisdiction in the City of Fairfield, both private and public shall be listed for the intended service and comply with AWWA and NFPA 24 standards.

SECTION 12: That before a permit can be issued, all master electricians, master plumbers and gas fitters, and all contractors or sub-contractors required to be licensed by the State of Alabama shall present to the City a Certificate of Competency from a duly authorized testing agency.

SECTION 13: That the adoption of these Codes by reference, as modified and amended as set out herein, is done to facilitate proper inspection activities by the City of Fairfield, Alabama, relating to the construction and maintenance of buildings within the corporate limits and police jurisdiction of the City of Fairfield, provide fire prevention for said structures and building; and to promote the public safety, health and general welfare of the residents of the City of Fairfield and its police jurisdiction.

SECTION 14: It is further ordained by the City Council of the City of Fairfield that any rules, regulations, or ordinances of the City inconsistent with the terms and conditions of the standard codes, as modified herein, provided for hereinabove are hereby repealed and to that extent and existing ordinances to

the contrary are specifically repealed in respect to the provisions set out herein.

SECTION 15: That within said Codes, as adopted herein, when reference is made to the duties of certain officials of the City of Fairfield, Alabama, who have duties corresponding to those of the named officials in said Codes, those officials shall be deemed to be the responsible officials insofar as enforcing the provisions of said Codes are concerned.

SECTION 16: That a copy of all Codes, as modified, that are hereby adopted, shall be annotated to include any modifications and maintained in the Office of the Building and Zoning Department or as the Mayor may designate.

SECTION 17: The Department of Building and Zoning collects fees for services in accordance with a fee schedule established by the City Council. The International Code Council, "ICC", requires the Building Official to administer and enforce codes in the City of Fairfield, and authorizes the City to impose fees sufficient to pay the cost of inspections, administration and enforcement. After considering the requirements of State law, the recommendations of Staff and Legal counsel, the fees listed below are adopted and shall be charged by the City of Fairfield, Alabama Department of Building and Zoning Department.

SERVICE	FEE
Building Permit	1% of value, \$50.00 minimum
Work Begun Without Permit	Double Permit Fee
Commercial Building Permit	1% of value, plus \$200.00
Plumbing Permits	2% of Value, \$50.00 Minimum
Electrical Permits	2% of Value, \$50.00 Minimum
Mechanical Permits	2% of Value, \$50.00 Minimum
Gas Permit	2% of Value, \$50.00 Minimum
Demolition Permit	\$100.00

SAVING CLAUSE, this Ordinance shall not affect any pending suit or proceeding; or any rights acquired; or liability or obligation incurred under the sections amended or repealed; nor shall it affect any proceeding instituted under those sections. All rights and obligations existing prior to adoption of this Ordinance shall continue in full force and affect.

SEVERABILITY, if any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance, or application of the provisions to other persons or circumstances, shall not be affected. Remaining sections of the Ordinance shall be interpreted to give effect to the spirit of the Ordinance prior to removal of the portions declared invalid.

EFFECTIVE DATE, this Ordinance shall take effect and be in full force and effective upon its adoption, approval and when published as prescribed by law.

ADOPTED this 7th day of April, 2025

APPROVED this 7th day of April, 2025. _____
Mayor

ATTEST:


City Clerk & Treasurer

CERTIFICATION

I, Yvette Reynolds, City Clerk of the City of Fairfield, Alabama, hereby certify the above to be a true and correct copy of an ordinance adopted by the City Council April 7, 2025 as same appears in the minutes of record of said meeting, and was thereby published by posting of same in each of the following public places, all of which are located within the corporate limits of the City of Fairfield, Alabama:

1. Mayor's Office/City Hall
2. Fairfield Public Library
3. Fairfield Post Office

Signed this 7th day of April, 2025.


City Clerk & Treasurer