

ORDINANCE NO. 07-619 Amended

AN ORDINANCE OF THE CITY OF MARGARET, ALABAMA, TO REQUIRE BUILDING AND CONSTRUCTION PERMITS AND TO ESTABLISH FEES

THEREFORE, BE IT ORDAINED by the City Council of the City of Margaret, Alabama as follows:

WHEREAS, it is the desire of the City of Margaret, Alabama, to state the requirements for obtaining building and construction permits and to establish a fee schedule associated therewith;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Margaret, Alabama, as follows:

I. 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 City of Margaret, Alabama (the "City"). Upon certification by the building Inspector that said plans conform to applicable City Ordinances and Regulations, a permit shall be issued by the City, through the office of the Building Official, subject, however, to payment of fees as provided herein

II. BUILDING PERMIT REQUIREMENTS:

Before approving any plans or issuing a permit for any excavation or construction, the Building Official for the City must have inspected such plans in detail and found them in conformity with this Ordinance. Said plan shall include the following:

- A.** A plot plan depicting the actual shape, size, proportions and dimensions of the lot.
- B.** The shape, size, use and location of all buildings, signs, or other structures to be erected, altered, or moved and of any buildings or other structures existing 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 that adequate sewerage treatment facilities are available at the proposed site. In areas where sanitary sewer is available.

III. RESIDENTIAL:

No building shall be erected upon or allowed to occupy any part of the property unless the area of the main structure, exclusive of open porches, attached garages or carports, is not less than 1,000 square feet. The living area may not be less than 800 square feet on the main level and total living area not less than 1,000 square feet, exclusive of open porches, garages and basement for two-story dwellings. No building shall be located less than 20 feet from the front boundary of the subject property.

Exterior work authorized under these permits shall be performed only between the hours of 6 a.m. and 6 p.m. unless written exception is granted by the Building Inspector or other official of the City. Application for exceptions must be made in the Building Inspector's office.

NOTE: No final inspection, electric meter, or gas meter shall be released until all subcontractors and suppliers are properly licensed.

IV. CONSTRUCTION FEES:

A. RESIDENTIAL CONSTRUCTION FORMULA:

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

1. RESIDENTIAL CONSTRUCTION FEES (New Construction):

Where the formula cost or appraisal cost, whichever is greater, of new construction and additions 1,000 square feet and over, the permit shall be \$425.00 base for each residential unit plus \$.50 sq. ft. after the first 1,000.

Where the formula cost or appraisal cost, whichever is greater, of additions to the main structure of less than 1,000 square feet, the permit shall be \$150.00 base for each residential unit plus \$4.00 per \$1,000.00 or fraction thereof.

2. RESIDENTIAL CONSTRUCTION FEES (Existing Structures):

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 (job cost).

NOTE: Where the owner has separately purchased the materials and the contract is for construction, erection or installation only, the materials cost will

be added to the amount of the contract. The owner is responsible for providing proof of purchase(s).

Where the contract cost of such construction is \$100,000.00 or less, the permit shall be \$425.00 base per residential unit plus \$5.50 per \$1,000 or fraction thereof.

Where the contract cost of such construction is over \$100,000.00 in value, the permit shall be \$425.00 base per residential unit plus \$5.50 per \$1,000.0 for the first \$100,000.00 and \$5.00 per \$1,000.00 or fraction thereof in excess of \$100,000.00.

For repairs, alterations and renovations, the cost shall be \$5.50 per \$1,000.00 for the first \$100,000.00 and \$5.00 per \$1,000.00 or fraction thereof in excess of \$100,000.00.

B. PLAN REVIEW FEES:

When the valuation of the proposed construction exceeds \$1,000.00 and a plan is required to be submitted, a plan review fee shall be paid to the City, through the office of the Building Official, at the time of issuance of the building permit. Said plan review fees shall be equal to one-half (1/2) of the building permit fee.

C. CITY STORM WATER DISCHARGE PERMIT FEE:

Each application for the issuance of a City Storm Water Discharge Permit for a new industrial or commercial facility, or for land disturbance and construction activities for parcels of property less than one (1.0) acre, shall be accompanied by a non-refundable fee of \$100.00, plus \$15.00 per acre.

D. SPRINKLER SYSTEM PERMIT FEES:

Each application for the issuance of a permit to install a sprinkler system shall be based upon each system design. Fees shall be charged according to the number of sprinkler heads to be installed as follows:

1 – 100 Sprinkler heads	\$275.00
101 – 200 Sprinkler heads	\$325.00
201 – 300 Sprinkler heads	\$350.00
301 – 400 Sprinkler heads	\$375.00
401 – 500 Sprinkler heads	\$425.00
Over 500 Sprinkler heads	\$500.00 plus \$.33 per head

NOTE: For hydraulic designed systems, multiply the above fee schedule by two (2).

V. COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL

Where the contract cost of such construction is \$100,000.00 or less in value, the permit shall be \$425.00 base structure plus \$6.50 per \$1,000.00 or fraction thereof.

Where the contract cost of such construction is over \$100,000.00 in value, the permit shall be \$425.00 base per structure plus \$6.50 per \$1,000.00 for the first \$1,000.00 and \$6.00 per \$1,000.00 or fraction thereof in excess of \$100,000.00.

For repairs, alterations and renovations, the cost shall be \$6.50 per \$1,000.00 for the first \$100,000.00 and \$6.00 per \$1,000.00 or fraction thereof in excess of \$100,000.00.

Where work involves multi-story construction over two stories, the permit shall be \$825.00 base per structure plus \$7.75 per \$1,000.00 or fraction thereof.

For repairs, alterations and renovations, the cost shall be \$6.50 per \$1,000.00 for the first \$100,000.00 and \$6.00 per \$1,000.00 or fraction thereof in excess of \$100,000.00.

VI. DEMOLITION PERMIT:

Proof of compliance with the St. Clair County Health Department regulations for proper abandonment of any septic tank shall be required, when applicable, or sanitary sewers capped, and **all utility services shall be disconnected prior to commencement of demolition**. The fee for a Demolition permit shall be \$50.00.

VII. MANUFACTURED HOMES & CONSTRUCTION TRAILERS

There shall be a fee of \$125.00 for mobile homes, house trailers or construction trailers moved into a mobile home park, onto private property or onto construction site.

A. MOVING OF BUILDING OR STRUCTURE (EXCLUDING MOBILE HOMES):

Must have certificate of appropriateness from Historical Commission prior to application to move building or structure in the Historic District. The fee is \$100.00.

B. 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 City 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 City

C. ELECTRICAL PERMIT:

Temporary Service or Miscellaneous Electrical Services:

Up to 100 amps \$150.00

\$.75 per am of the service over 100 amps

Mobile Homes (200-amp service, required minimum)

\$.75 per am of the service

Residential – New Construction (200-amp service, required minimum)

\$.75 per amp of the service

Residential – Additions, Alterations or Repairs:

\$25.00 plus \$1.00 per fixture or outlet

Commercial – New Construction

\$.75 per amp of the service

Commercial – Additions, Alterations or Repairs:

\$50.00 plus \$2.00 per fixture or outlet

Motors, Generators, Welders, Capacitors, Transformers or Heaters:

First piece of equipment \$25.00

Each additional piece of equipment \$5.00

D. PLUMBING PERMIT:

The fee for a plumbing permit is \$100.00. Per residence includes 1 toilet group, 1 kitchen and 1 laundry group. For each additional group or a water closet the fee shall be \$50.00.

For mobile homes there shall be a flat plumbing permit fee of \$100.00.

E. GAS PERMIT:

Per structure \$50.00

F. SEPTIC TANK INSTALLATION AND REPAIR:

For each septic tank installation, repair, replacement or field line repair or replacement, the fee shall be \$25.00.

G. HEATING, AIR CONDITIONING AND REFRIGERATION

Minimum Fee: \$25.00

\$20.00 per ton and \$10.00 per ½ ton after the first 10 tons

N. EFFECTIVE DATE:

This ordinance shall become effective upon its adoption, approval and publication as provided by law. Fees established herein shall be collected beginning August 1, 2024.