

ORDINANCE 2007-02
AN ORDINANCE ESTABLISHING THE INSPECTION AND PERMITTING
OF NEW CONSTRUCTION FOR THE TOWN OF ELMORE

WHEREAS, the Town of Elmore does find that regulating and governing the construction, repair alteration, change of occupancy, addition, and relocation of existing buildings within the town limits and police jurisdiction to be essential to ensure that structures are sanitary and safe, and fit for occupation and use.

BE IT ORDAINED BY THE Elmore Town Council that the Town of Elmore, Alabama establishes a permitting and inspection process for new construction of residential and commercial buildings.

Section 1.

Ordinance 2007-01 established the International Code Council 2003 as the standard for all inspections by the Town of Elmore Building Inspector, specifically:

International Building Code, 2003 edition

International Residential Code, 2003 edition

International Existing Building Code, 2003 edition

International Fire Code, 2003 edition

International Mechanical Code, 2003 edition

International Fuel Gas Code, 2003 edition

National Electrical Code, 2003 edition

And these codes are for regulating and governing the construction, 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 and each and all of the regulations, provisions, penalties, conditions and terms of said Building Codes on file in the Clerk's office of the Town of Elmore are hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance.

Section 2.

Inspection fees for the Town of Elmore and its Police Jurisdiction shall be as follows:

1 Square Foot to 500 SF	\$225.00
501 SF to 1,000 SF	\$250.00

1,001 SF to 1,500 SF	\$275.00
1,501 SF to 2,000 SF	\$300.00
2,001 SF to 3,000 SF	\$325.00
3,001 SF to 4,000 SF	\$350.00
4,001 SF to 5,000 SF	\$375.00
5,001 SF and up	\$400.00

Commercial Value @ .0025%

Section 3. Moving of Building or Structure \$125.00

Section 4. Demolition of Building or Structure \$ 75.00

Section 5. Inspection of rental properties
or other previously inspected
buildings by new occupants \$ 75.00

Section 4.

It shall be the duty of the Town of Elmore Building Inspector to inspect each project for which a building permit is issued. Inspections will be conducted whenever appropriate under the applicable building code except that new construction shall be inspected a minimum of three (3) times. It shall be the duty of the person in whose name the building permit was issued to notify the Building Inspector at the time when the project has progressed to the point that an inspection is due. Failure to notify the Building Inspector shall constitute a violation of this ordinance and be punishable as described in Section 9.

Section 8.

No building or project for which a building permit has been issued shall be occupied or otherwise placed into operation until a Certificate of Occupancy has been issued by the Building Inspector. Occupy or placing a building into operation prior to issuance of a Certificate of Occupancy shall constitute a violation of this ordinance and be punishable as described in Section 9.

Section 9.

Any person who violates a provision of the codes referenced in this ordinance or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the Town of Elmore Building Inspector or of a permit or

certificate issued under the provisions of this code, or violates any other section of this ordinance shall upon conviction be subject to a fine of not less than fifty dollars (\$50.00) and not more than five hundred dollars (\$500.00) and costs of court for each offense. Each day the violation continues shall constitute a separate offense.

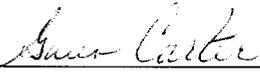
Any person who shall continue any work after having been served with a stop work order shall, upon conviction, be subject to a fine of not less than two hundred fifty dollars (\$250.00) and not more than five hundred dollars (\$500.00) and costs of court for each offense. Each day work continues after the serving of a stop work order shall constitute a separate offense.

Section 10. It is the intention of the Town Council of the Town of Elmore that each separate provision of this ordinance shall be deemed independent of all other provisions herein and if any provision of this ordinance be declared invalid, all other provisions shall remain valid and enforceable.

Section 11. This ordinance shall take effect upon posting as required by law.

ADOPTED AND APPROVED THIS THE 13th DAY OF March, 2007


C. "Mark" Carter, Mayor

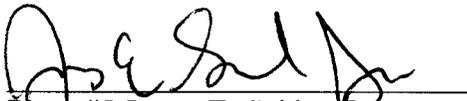
ATTEST:  Clerk


Place #1 Phyllis Carter


Place #2 Jo Ann Wilson


Place #3 James Scott


Place #4 Jean Lawrence


Place #5 James E. Snider, Jr.