

Adopt:

2012 International Code Council Residential Building Code (IRC)

City of Fairhope Supplemental Code

130 MPH 3 second gust

Engineered Plans

Exception: Additions not over 50% of primary structure and less than 1500 sq ft

2012 International Code Council Building Code (IBC)

City of Fairhope Supplemental Code

Appendix D for Fire District

2012 International Code Council Mechanical Code (IMC)

City of Fairhope Supplemental Code

2012 International Code Council Plumbing Code (IPC)

City of Fairhope Supplemental Code

2012 International Code Council Fuel and Gas Code (IFGC)

Outside City of Fairhope Gas Department Jurisdiction and for propane installation

2012 International Code Council Fire Code (IFC)

2012 International Code Council Existing Building Code (IEBC)

2012 International Energy Conservation Code (IECC)

2011 National Fire Protection Association 70, National Electric Code (NEC)

NFPA 501 A 2011 Manufactured Housing

NFPA 1194 2011 Recreational Vehicle Parks

Most supplemental codes are existing. We are in the process of revising some outdated sections of these codes along with adding structural changes.

In the International Code Council Residential Building Code (IRC) there are there are no major changes to the code. The winds speed has remained 130 mph 3 sec gust which will require engineered plans or designed per the Wood Frame Construction Manual for 130 MPH winds and the ICC SSTD 10 Standard for Hurricane Resistant Residential Construction. There is a major change we are proposing in our supplemental code for roofs which is a “sealed” roof system. There are several ways of achieving this and all will protect the roof system and home from water damage due to high wind storms.

In the International Code Council Building Code (IBC) wind speeds will increase for commercial buildings in all zones. We will need to adopt Appendix D to help regulate the Fire District.

The International Code Council Mechanical Code (IMC) will increase insulation values for all ducts and higher SEER rating to keep in tune with the IECC.

The International Code Council Plumbing Code (IPC) will allow smaller sewer laterals due to water saving fixtures. There will be no major changes.

The International Code Council Fuel and Gas Code (IFGC) will be used by the building department for areas that are not regulated by the City of Fairhope Gas Department.

The International Code Council Fire Code (IFC) will have very little changes.

The International Code Council Existing Building Code (IEBC) would give us a standard to go by for existing buildings.

The International Energy Conservation Code (IECC) will require higher R-value insulation in all parts of a building; tighter sealing around doors and windows; programmable thermostats; 75% of lights used shall be of high efficacy; and building cavities shall not be used as ducts or plenums.

The National Fire Protection Association 70, National Electric Code (NEC) is the latest edition to the electrical code that is referenced by 2012 ICC. Arc Fault breakers will be required for general use lighting and receptacles. Tamper resistant receptacles will be required on 15 and 20 amp 120 volt circuits.