



Construction Requirements for downtown Fire District and Central Business District

The City of Fairhope has designated both a Central Business District, and a downtown Fire District (see attached maps). There are specific construction requirements that govern work in these areas.

Fire District construction requirements

Per Ordinance 795, the City has designated a downtown Fire District and construction requirements include the specific requirements of Appendix D (FIRE DISTRICTS) in addition to the overall requirements of the International Building Code. All buildings (including single family residential uses) built in the Fire District are considered commercial uses and construction will be governed by the International Building Code and not the International Residential Code. A few of the specific requirements of the Fire District are:

- 1) All construction must meet the requirements of the International Building Code, including single family residences.
- 2) ALL residential uses or occupancies must be fully sprinklered.
- 3) Only construction types I, II, III, and IV are allowed:
 - i) Type I- fully non-combustible materials;
 - ii) Type II- fully non-combustible materials;
 - iii) Type III- non-combustible materials for all exterior and load bearing members, any material allowed for interior framing;
 - iv) Type IV- heavy timber construction (minimum 4"x6" nominal lumber);
 - v) Type V construction (fully combustible wood framing) is not allowed in the Fire District.
 - vi) The exact boundaries of the Fire District are listed in the *Fairhope Construction Code Supplement*

Pedestrian Access and Protection Requirements

For construction projects that abut a public right of way or pedestrian area, the Fairhope Building Dept will enforce the requirements of IBC Chapter 33 (SAFE GUARDS DURING CONSTRUCTION). These requirements include:

Protected and covered walkways for construction as required by Table 3306.1

ADA requirements for Pedestrian Access Routes (PAR) must be maintained during construction.

(IBC Chapter 33 attached)

Special Events and Conditions

Fairhope hosts numerous events throughout the City every year, particularly in the Downtown district. Among these events include approximately 10 parades, the annual Arts and Crafts Festival, the Fairhope Film Festival, First Friday Art Walk, and others. The City of Fairhope reserves the authority to limit or dictate specific work hours on projects that may have an impact on these events. In these cases, the Building Department will contact the General Contractor and give them direction on what will be required to accommodate an event.

In addition, there may be special condition or circumstance that apply to a specific project. In those cases, the City has the authority to require special provisions in order to minimize the impact of a project to the general health, safety, and welfare of the public. These requirements may be site specific and will listed as part of the approval of the building permit.

Material Deliveries and Work Hours

Due to probable road congestions, there are limits and time constraints that will apply to when materials may be delivered to a construction site due to traffic concerns. Typically, these limits include no deliveries between 900am–400pm, Monday through Friday during normal business hours in the downtown area.

The City Fairhope has a Noise Ordinance that limits the levels of ambient noise in and adjacent to residential areas. Construction related noise is exempted from the Ordinance requirements from 700am – 700pm, seven days a week. Based on these requirements, work hours are limited to those times.

Occasional special conditions may come up such as early morning concrete pours, etc, and special permission for those tasks may be approved on a case by case basis.

Utility Connections and Road Disruptions

Permits are required for any street cuts that may be necessary for utility taps and connections required for a building project. All road cuts and utility taps must be coordinated with the Building Department, who will then coordinate with all Utility Departments and the project Contractor to make the process as efficient as possible.

Central Business District

The Central Business District (CBD) is primarily a zoning designation that allows for taller buildings with more occupied floors. The purpose of this designation is to allow the most use of what typically smaller parcels are located in a densely occupied area. Some of the specific CBD requirements and allowances are:

1. Maximum building height of 40' (as measured to the mean of a pitched roof, and the top horizontal roof surface for flat roofs)
2. 4 occupied floors are allowed in the CBD but the overall building height may not exceed the 40' maximum.
3. There are no on-site drainage retention or detention requirements
4. There are no on-site parking requirements for commercial occupancies. There is a requirement of providing 1 on-site parking space for each residential unit on a property.

For further zoning allowances for properties in the CBD, please contact the City of Fairhope Planning Department at (251) 928-8003.