

- Once Zoning and Land use requirements are approved by the counter staff the plans are routed to Inspections and Fire Department plans examiners for compliance with applicable codes.
- The counter staff routes one set of plans to the **Planning Division**, (two sets if in a Design District), one set to **Permits Division** and one set to the **Fire Department**.

THE PLANNING DIVISION WILL REVIEW FOR:

Zoning, Planning and Special Use Districts regulations.

THE PERMITS DIVISION WILL REVIEW FOR:

Compliance with the pertinent adopted codes listed below, as amended by the Technical Codes of the City of Birmingham:

International Building Code, 2003 edition

International Existing Building Code, 2003 edition

International Plumbing Code, 2003 edition

International Fuel Gas Code, 2003 edition

International Mechanical Code, 2003 edition

National Electric Code, 2005 edition (note: no plan review required)

Safety Code for Elevators and Escalators, ASME, 2000 edition w/ addendum

Safety Code for Existing Elevators and Escalators, ASME, 2000 edition w/ addendum

THE BIRMINGHAM FIRE DEPARTMENT WILL REVIEW FOR:

International Fire Code, 2003 edition

NFPA 101- Life Safety Code, 2003 edition – specific sections and T.I.A. only
(Note: see Technical Code for specific sections enforced)

- If after the plan reviews are performed and are found to be in compliance with the pertinent codes then the permit is ready to be issued and the applicant is notified.

If there are code violations found or insufficiencies requiring further clarification are identified during the plan review process then the applicant will be sent a plan review letter. The applicant or the architect will be responsible to bring in revised plans for further review. Once all noted issues are addressed and approved, the permit is ready to be issued and the applicant is notified.

- The permit is issued along with a job copy stamped plan and a yellow permit card is given to the contractor. The job copy stamped plan must be on the job at all times for inspections to be performed and the permit card shall be posted for the inspections to be documented as the job progresses.

REQUIRED INSPECTIONS

- Permit holder is required to call for a progress inspection every 30 days to verify substantial progress.
- Permit will be voided if repair progress stops
- If a repair permit is voided due to lack of substantial progress, a new repair permit cannot be issued until the applicant goes before the P.I.C. committee for approval from Council.

ONE STOP PERMITTING



CITY OF BIRMINGHAM

**WILLIAM A. BELL, SR.
MAYOR**



**DEPARTMENT OF PLANNING, ENGINEERING
AND PERMITS**

www.birminghamal.gov

Andre V. Bittas, Director

WHO NEEDS A CONDEMNATION BUILDING REPAIR PERMIT?

An owner of property determined by City of Birmingham Ordinance as condemnable may be required to obtain a Building Repair Permit.

WHY IS PROPERTY CONDEMNED?

The Condemnation Process was created to protect the public health, safety and welfare in existing buildings used for dwelling purposes. The property may be condemned for various reasons, including but not limited to abandoned or burned homes that cause urban blight

WHAT IS THE PROCESS?

Potential violations are discovered through citizen complaints, referrals from other agencies, inspector observations in an assigned area and scheduled inspections in a target area. Once a complaint is received, an inspector will conduct an investigation to determine if there is an ordinance violation. If there is a violation, the property owner will be notified in writing. The condemnation procedures begin with a title search. Once the title search is done, all appropriate parties are notified by the "30-Day Letter" of condemnation by certified mail that the structure must be repaired or demolished. If this order is not complied with, all appropriate parties are notified by certified mail that a Public Hearing will be held by the City Council. At any stage in the Condemnation Process, an owner may apply for a Condemnation Repair Permit. As a rule, up to three Condemnation Repair Permits may be issued. Any deviations from this rule must go before the Public Improvements Committee of the City Council for a recommendation to the full Council.

WHERE DO I OBTAIN A PERMIT?

A **Condemnation Repair Permit Application** packet must be obtained from the Department of Planning, Engineering and Permits, Condemnation and Demolitions Section, located in Room 207, 2nd floor of City Hall, telephone number 254-2211.

WHAT IS THE REVIEW PERIOD?

After an owner has been granted a Building Repair Permit, periodic follow-up inspections are conducted to determine if compliance has been met. If there are Zoning or Land use issues identified that require further hearings for the use of the property, please refer to the Zoning brochure for further instructions.

ARE THERE ANY FEES?

Building Repair permit fees are \$8.50 per \$1,000 of the total cost as described in the Technical Code. Valuation is based upon the latest International Code Congress's most current valuation tables for new structures or the contract value, whichever is higher.

You may download a copy of the Technical Code from our website that gives further detail and also addresses stand alone permits.

WHAT ARE THE REQUIREMENTS?

The applicant must fill out a permit application, (3) sets of plans for Commercial Renovations unless they include exterior changes in a Design District, which would required (4) sets; New Commercial buildings required (4) sets and (2) sets of plans for Single Family Residential are required.

Drawings must be submitted on 18 inch by 24 inch size paper minimum.

The drawings must include a site plan, a floor plan, a typical wall section, foundation plan and a framing plan. A code review sheet is required for all commercial work (copies of the code review sheet are available at the counter or may be downloaded from our website www.informationbirmingham.com)

All drawings that are for an Assembly or Educational Occupancy or if the work is being performed in a building 2,500 square feet or larger or is a change of Occupancy, must be sealed by an Alabama licensed architect or engineer.

ARE THERE ANY OTHER REQUIREMENTS BEFORE OBTAINING A BUILDING REPAIR PERMIT?

If earth is being disturbed, a Soil Erosion Permit is required and may be obtained from the front counter Engineering Staff (please see Engineering's guidelines). If dirt is being moved, a Building Permit cannot be issued until a Soil Erosion Permit has been obtained.

If plumbing is being added or changed, a copy of the sewer impact permit is required. The sewer impact permit is obtained from the Jefferson County Environmental Services. A permit cannot be issued until this is received, if applicable.

If the work is valued at ten thousand dollars, (\$10,000) or more for a single family dwelling and the owner is not doing the work themselves, a Home Builders Licensed Contractor is required ... this is a State Regulation.

If the work is valued at Fifty Thousand Dollars (\$50,000) or more for a commercial job and the owner is not doing the work themselves, a State General Contractors Licensed Contractor is required to obtain the permit... this is a State regulation.

Note: If an owner is doing the building work and intends to obtain the Building Repair permit themselves, they must sign an affidavit affirming that no building contractor is involved... this makes the property owner responsible. The subcontractors will still be required to obtain appropriate State License, if applicable.

STEPS FOR OBTAINING A PERMIT

1. The Property's address must be obtained and/or verified by the Engineering staff at the Permits counter.
2. Zoning and Land use requirements such as: zoning, flood plain, design review districts, historic districts regulations and land slide areas must be reviewed by the staff at the front counter to determine if applicable and if further review / approvals are required.

If plans cannot be approved by the counter staff then the applicant will be counseled on the requirements for approval.