

**PLANS WILL BE REVIEWED AND INSPECTIONS
PERFORMED IN COMPLIANCE WITH:**

Zoning, Planning and Special Use Districts regulations.

Compliance with the pertinent adopted codes listed below,
as amended by the 2015 Technical Codes of the City of
Birmingham:

International Building Code, 2015 edition

International Existing Building Code, 2015 edition

International Plumbing Code, 2015 edition

International Fuel Gas Code, 2015 edition

International Mechanical Code, 2015 edition

National Electric Code, 2014 edition (note: no plan review
required)

Safety Code for Elevators and Escalators Existing
Elevators and Escalators Contact Alabama Department of
Labor Boiler / Elevator Division
(334) 242-3066

International Fire Code, 2015 edition

NFPA 101- Life Safety Code, 2015 edition – specific
sections and T.I.A. only
(Note: see 2015 Technical Code for specific sections
enforced)

CITY OF BIRMINGHAM
Department of Planning Engineering & Permits
Condemnation & Demolition Division
710 20th Street North
ROOM 207 - CITY HALL
Birmingham, Alabama 35203-2216
(205) 254-2211



ONE STOP PERMITTING

**CONDEMNATION
REPAIR PERMIT**

CITY OF BIRMINGHAM

RANDALL L. WOODFIN
MAYOR



**DEPARTMENT OF PLANNING, ENGINEERING
AND PERMITS**

www.birminghamal.gov

Katrina R. Thomas, 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. The property may be condemned for various reasons, including but not limited to abandoned or burned homes that cause urban blight.

WHAT IS THE CONDEMNATION 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, a formal write-up will be completed and the Inspector will post a **"Danger Do Not Enter"** sign at each entrance to the building. The condemnation process begins with this posting and is followed by a title search. Once the title search is complete, 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, a Public Hearing will be held by the City Council on the scheduled date in the "30-Day Letter" to formally condemn the property. At any stage in the condemnation process, an owner may apply for a Condemnation Repair Permit. As a rule, up to two Condemnation Repair Permits may be issued. Any deviations from this rule must go before the Public Improvements & Beautification 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 Condemnation Repair Permit, an inspection is required every 30 days to verify if compliance has been met and substantial repairs are progressing throughout the permit duration.

ARE THERE ANY FEES?

Building Repair permit fees are \$9.50 per \$1,000 of the total cost as described in the 2015 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. The minimum value for a condemnation repair permits is \$10,000.00.

You may download a copy of the 2015 Technical Code from our website that gives further detail and also addresses stand alone permits.

STEPS FOR OBTAINING A CONDEMNATION REPAIR PERMIT

1. The Property's address must be obtained and/or verified by the engineering staff at the permits counter.
2. The property must be assessed in the owners' name as recorded in the Jefferson County Tax Assessor's Office.
3. If the property is not recorded in the owners' name, they must have it recorded. With the proper documents, contact Jefferson County Probate Court at 205-325-5420 to get information on recording these documents.
4. Complete a Condemnation Repair Permit Application.
5. Complete List of Repairs.
6. Sign and date Condemnation Repair Permit Requirements form.
7. Home owners must complete a Sworn Statement of Party Claiming Exemption from the Requirement of Home Builder Licensure Law affidavit.

8. Contractors must provide a copy of their Home Builders Licensure Board license and City of Birmingham Schedule #068 or Schedule #071 Contractor business license.

CONDEMNATION REPAIR PERMIT INSPECTION REQUIREMENTS

1. The permit will become invalid unless the structure is secured, weeds cleared and all trash or debris removed from premises within 10 days of permit issuance.
2. Permit holder is required to call for a progress inspection every 30 days to verify substantial progress.
3. Permit will be voided if repair progress stops.
4. If a City Council approved condemnation repair permit is voided due to lack of substantial progress, a new repair permit cannot be issued until the applicant goes before the Public Improvements & Beautification Committee for approval from City Council.

Dependent upon the scope of the repair / renovation, additional drawings or plans may be required.