

TOWN COUNCIL OF THE TOWN OF MULGA, ALABAMA

ORDINANCE NO. 2024-10

AN ORDINANCE SETTING FORTH THE FEE SCHEDULE FOR BUILDING DEPARTMENT SERVICES INCLUDING BUILDING PERMIT FEES, INSPECTION FEES, AND OTHER NECESSARY FEES FOR THE TOWN OF MULGA, ALABAMA.

WHEREAS, pursuant to Sections 11-43-59 and 11-53-2 of the *Code of Alabama* (1975), the Town of Mulga, Alabama (the "Town") established the Building Department of the Town of Mulga, Alabama (the "Department");

WHEREAS, the Town previously adopted and approved Ordinance No. 2024-04 establishing building regulations and technical codes for the Town and designating the Town's Building Official;

WHEREAS, pursuant to Section 11-43-59 of the *Code of Alabama* (1975), a municipality is authorized to "adopt building laws and employ building inspectors to see that the laws are not violated, that the plans and specifications for buildings are not in conflict with the ordinances of the city or town and may exact fees to be paid by the owners of the property inspected;"

WHEREAS, the municipal council may make reasonable charges for the service of plumbing and electric wiring inspections;

WHEREAS, the Town desires to establish a fee schedule for Building Department Services;

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Mulga, Alabama, while in regular session Tuesday, December 17, 2024, at 6:30 p.m. as follows:

Section 1. The Town hereby repeals Division 4 of the Building Code of the Town of Mulga, Alabama.

Section 2. The Town hereby adopts the Building Services Fee Schedule attached hereto and further replaces Division 4 with the same.

Section 3.

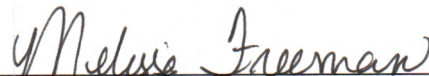
The provisions, sections, paragraphs, sentences, clauses, phrases, and parts thereof of this Ordinance are severable, and if any provision, section, paragraph, sentence, clause, phrase, or part thereof of this Ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, then such ruling shall not affect any other provision, section, paragraph, sentence, clause, phrase, or part thereof, since the same would have been enacted by the Town Council without the incorporation of any such unconstitutional or invalid provision, section, paragraph, sentence, clause, phrase, or part thereof.

Section 4. This Ordinance shall become effective on the 1st day of January, 2025.

ADOPTED this the 17th day of December, 2024.



W. KEITH VARNER, MAYOR

ATTEST: 

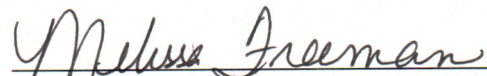
Melissa Freeman, Acting Town Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Melissa Freeman, Acting Town Clerk of Mulga, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the Town Council of Mulga, Alabama, on the 17th day of December 2024.

Witness my hand and seal of office this 17th day of December, 2024.



Melissa Freeman, Acting Town Clerk



MULGA BUILDING DEPARTMENT

Building Services Fee Schedule

Each person, firm or corporation engaged in excavation work, street paving, street repairing, building or constructing; any individual building or remodeling, adding to, air conditioning, roofing, re-roofing, installing or altering storage tanks, fire sprinkler systems or repairing any existing building, shall submit plans of each building, construction, addition, remodeling, alteration, air conditioning, roofing, re-roofing or repair, and copies of bona fide signed contracts or other evidence of cost of the above referred to work to the director of inspections and permits and shall before beginning such work, take out and secure a building permit for each building, construction, extension, remodeling, alteration, air conditioning, roofing, re-roofing, or repairing from the Town. For all permits. Valuation shall be determined by bona fide signed contracts or other evidence of cost as submitted by the owner or contractor, but in no event shall be less than the most recent publication of the International Code Council Building Valuation Data Chart. The valuation cost shall include the total amount to complete the project, including, but not limited to, painting, hardwood, tile, carpet, and non-structural items.

Building Permit

1. **Building Permit.** The permit fee shall be \$9.00 for each \$1,000.00, or fraction thereof, of the contract or estimated cost, whichever is greater, plus \$50.00 issuance fee. The minimum permit fee shall be \$75.00 including the issuance fee.

Moving (Any Building)	\$300.00
Demolition (Residential) (per building)	\$300.00
Demolition (Commercial) Requires Asbestos Testing (per building)	\$500.00

2. **Gas Permit.** The permit fee shall be \$4.00 for each \$1,000.00, or fraction thereof, of the contract or estimated cost, whichever is greater, plus \$50.00 issuance fee. The minimum permit fee shall be \$50.00 including the issuance fee. Each electrical and/or gas meter shall have a separate permit.

3. **Mechanical Permit.** The permit fee shall be \$4.00 for each \$1,000.00, or fraction thereof, of the contract or estimated cost, whichever is greater, plus \$50.00 issuance fee. The minimum permit fee shall be \$50.00 including the issuance fee. Each electrical and/or gas meter shall have a separate permit.

4. **Plumbing Permit.** The permit fee shall be \$4.00 for each \$1,000.00, or fraction thereof, of the contract or estimated cost, whichever is greater, plus \$50.00 issuance fee. The minimum permit fee shall be \$50.00 including the issuance fee. Each electrical and/or gas meter shall have a separate permit.

5. **Electrical Permit.** The permit fee shall be \$4.00 for each \$1,000.00, or fraction thereof, of the contract or estimated cost, whichever is greater, plus \$50.00 issuance fee. The minimum permit fee shall be \$50.00 including the issuance fee. Each electrical and/or gas meter shall have a separate permit.

6. Miscellaneous Permit. The permit fee shall be \$7.00 for each \$1,000.00, or fraction thereof, of the contract or estimated cost, whichever is greater, plus \$50.00 issuance fee. The minimum permit fee shall be \$50.00 including the issuance fee. Each electrical and/or gas meter shall have a separate permit.

7. Temporary structures other than for construction. The permit fee for temporary structures other than for construction shall be \$150.00 for each six-month period of approval (not to exceed one year). Construction trailers as a part of a site clearing or permitted construction projects do not require a separate temporary structure permit, but utilities for said trailer must be permitted as provided herein.

Temporary/Permanent Utilities for Commercial Projects

Fees related to temporary/permanent utilities for commercial projects are required when needed to release meters in order to complete required inspections. This will stay in the Contractors name until final inspection.

Electrical meter	\$75.00
Gas Meter	\$75.00
Water Meter	\$75.00

Certificates of Use & Occupancy

1. Certificate Fees. The following are the fees for certain certificates:

Certificate of Occupancy	\$150.00
Partial Certificate of Occupancy.....	\$150.00
Certificate of Completion	\$150.00
Temporary Certificate of Occupancy	\$150.00
Duplicate Certificate of Use & Occupancy	\$150.00

2. New Certificate of Use & Occupancy. Applications for a new Certificate of Use & Occupancy when the occupancy of any building or structure is changed or when a building or structure has been condemned by the Town Council shall require the payment of \$150.00 inspection fee at the time of application unless a building permit for alterations exceeding \$10,000 is issued.

Plan Review

1. Residential plan review fees. The plan review fee for residential dwellings shall be as follows:

Residential Plan Review Schedule	
New dwellings up to 2,500 square feet	\$100.00
New dwellings greater than 2,500 square feet	\$150.00
Dwelling additions	\$50.00
Dwelling renovations	\$25.00
Major renovations to a dwelling involving over 50% of the structure	\$100.00
Plan Re-Review per each set of comments	\$50.00

2. Commercial plan review fees. This fee shall be paid at the time of submittal. Plan review fees for commercial projects shall be as follows:

Commercial Plan Review Schedule	
Total Valuation	Fee
\$0.00 - \$2,000.00	\$150.00
\$2,001.00 – \$10,000.00	\$250.00 plus \$7.00 for each additional thousand or fraction thereof
\$10,001.00 - \$50,000.00	\$500.00 plus \$6.75 for each additional thousand or fraction thereof
\$50,001.00 - \$100,000.00	\$750.00 plus \$6.50 for each additional thousand or fraction thereof
\$100,001.00 - \$150,000.00	\$1,000.00 plus \$6.25 for each additional thousand or fraction thereof
\$150,001.00 - \$200,000.00	\$2,000.00 plus \$6.00 for each additional thousand or fraction thereof
\$200,001.00 - \$500,000.00	\$5,000.00 plus \$5.75 for each additional thousand or fraction thereof
\$500,001.00 and more	\$9,500.00 plus \$5.50 for each additional thousand or fraction thereof
Plan Re-Review	\$125.00 per each set of comments

3. Miscellaneous plan review fees. This fee shall be paid at the time of submittal and shall be as follows:

Flood Plain Plan Review	\$50.00
Right-of-Way/Utility Plan Review	\$50.00
Special Event Permit	\$50.00

4. Revised Plans. A minimum fee of \$125.00 for a maximum of three pages, plus \$20.00 for each additional page shall be paid for the submittal of revised plans after a permit is issued and shall be in addition to any other required fees.

Inspections

Activity	Fee
Residential Certificate of Occupancy Inspection	\$40.00
Commercial Certificate of Occupancy Inspection Fee	\$40.00
First Re-inspection	\$50.00
Subsequent Re-inspection	\$100.00
Address Correction	\$50.00
Replacement Permit	\$50.00
Reopening of Voided Permit	\$100.00

*Re-inspection fee shall be paid before the re-inspection is scheduled.

1. Cancellation fee. A penalty of \$40.00 per scheduled inspection shall be assessed against any contractor, subcontractor, homeowner, etc., scheduling any inspection with the department of building safety for inspections scheduled, but not canceled, as detailed below: (1) All morning inspection cancellations must be called in prior to 8:00 a.m. local time of the day of the scheduled inspection; and (2) All afternoon inspection cancellations must be called in prior to 12:00 p.m. of the day of the scheduled inspection.

2. Weekend or After-hours Inspections. (Hours other than from 7:00 a.m. until 5:00 p.m. Monday through Thursday). Any work which is to be performed at times other than times of the day and days of the week when the Town's Building Department is open for business shall be deemed as emergencies and shall be controlled by the following provision:

- a. That the person performing such work shall immediately notify, by telephone, the public service dispatcher that the work is being performed in the Town.
- b. That the person shall obtain a permit as otherwise provided by this section on the next business day that the building inspections department office is open for normal business.

Fees for after-hours or weekend inspections shall be paid for prior to the inspection and shall be in addition to all other fees. The fee shall be fifty dollars (\$50.00) per hour or portion thereof. The minimum fee shall be one hundred fifty dollars (\$150.00). After-hours or weekend inspections are subject to the availability of inspection staff.

Payment

1. Payment. No permit shall be issued and no inspection shall be scheduled until the required fees have been paid; nor shall an amendment to a permit be approved until the additional fee, if any, shall have been paid.

2. Fee refunds. The Building Official shall authorize the refund of fees as follows:

- a. The full amount of any fee paid hereunder which was erroneously paid or collected;
- b. Not more than 100 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code, excluding a \$50.00 clerical fee;
- c. Not more than 100 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended, excluding a \$50.00 clerical fee.

The code official will not authorize the refund of any fee paid, except upon written application filed by the original applicant no later than 180 days after the date of fee payment. Other refund requests will be considered.

Violations

1. Violation. The fee for occupancy on any building or trailer without a certificate in violation of this Code shall be three hundred dollars (\$300.00).

2. Double Permit Fee. When work requiring a permit is commenced prior to obtaining a permit, the permit applicant shall be required to pay a penalty of \$100.00 plus a double permit fee. The payment of the required fee shall not relieve any person from fully complying with all of the requirements of all applicable regulations and codes, nor shall it provide relief from being subject to any of the penalties therein. The double fee requirements shall be applicable to all divisions of the department of building safety as noted herein.

3. Belated Billing Fee. A belated billing fee shall be a second billing for work or services where more than thirty (30) days have expired since the date of the original fees due notice. Said fee shall be \$50.00.