

ARTICLE II. - SUPPLEMENTAL REQUIREMENTS ^[4]

Sec. 7-30. - Residential construction.

All residential structures, alterations, repairs or additions constructed, moved or relocated within the permitting jurisdiction of the City of Gulf Shores shall be constructed in accordance with the following standards which supplement the adopted International Residential Code and the City Code of Ordinances, Chapter 7, Article IV, Flood Damage Control. For all moved or relocated structures within the permitting jurisdiction and for structures being improved or damaged beyond fifty (50) percent of the fair market value of the structure shall be treated as new construction and must be improved or repaired in its entirety in accordance with this supplemental ordinance and the adopted International Residential Code.

- (4) The only utility services or equipment allowed to be installed below the finish floor elevation specified for a flood zone shall be service risers such as gas pipes, telephone and TV cable in conduit, electrical meters, and disconnects, electrical service circuits in conduit risers, and sewer and water service pipe risers. Electrical panels having a combined 12 circuits disconnecting means may be installed at grade.
- (5) All exterior air conditioning condenser platforms shall be mounted on the residence at or above the lowest habitable floor elevation, and attached to the pilings, beams or floor joists using cantilevered angle bracing. Condensers shall be fastened securely to the platform with stainless steel hardware. No air conditioning condensers or other exterior equipment shall be independently supported from the ground unless specific prior approval is obtained from the building official.
- (6) Enclosures below base flood elevation (BFE) requirements shall be designed based on: One (1) enclosed area not to exceed three hundred (300) square feet shall be allowed per residence below the lowest habitable floor (one enclosure per unit shall be allowed), and one accessory structure per lot up to four hundred (400) square feet is allowed if the property is located within a flood zone south of Fort Morgan Road or west of County Road 6. This area shall be limited to the staircase and/or elevator and storage. Enclosures below BFE in all other areas within a flood zone shall be unlimited. Design and construction of the walls enclosing this area shall comply with National Flood Insurance Program (NFIP) Technical Bulletin 9-99 in the VE zone and Technical Bulletin 1-93 in the AE zone. Materials used shall comply with Technical Bulletin 2-93. No habitable areas of any kind shall be constructed below the base flood elevation.
- (7) All exposed metal joist hangers, strapping, hurricane anchors and associated nails and/or screws shall be Type 316 alloy stainless steel.

Sec. 7-31. -Commercial Construction

All commercial structures, alterations, repairs or additions constructed, moved or relocated within the permitting jurisdiction of the City of Gulf Shores shall be constructed in accordance with the following standards which supplement the adopted International Building Code and the City Code of Ordinances, Chapter 7, Article IV, Flood Damage Control. For all moved or relocated structures within the permitting jurisdiction and for structures being improved or damaged beyond fifty (50) percent of the fair market value of the structure shall be treated as new construction and must be improved or repaired in its entirety in accordance with this supplemental ordinance and the adopted International Building Code.

- 1) All elevated structures as defined by the latest building code edition constructed within the VE and AE flood zones shown on the National Flood Insurance Program (NFIP) Rate Map (FIRM) shall provide all main electrical switch gear at or above the required Base Flood Elevation.

Sec. 7-32 Inspections.

Inspections are made at various stages of construction, and no work shall be done beyond each stage without having the previous stage inspected and approved. Twenty-four-hour notice is required for all inspections. Note: No inspections will be made until required surveys and/or elevation certificates are provided to the building department.

(Ord. No. 1349, § 1D, 7-25-05)

Sec. 7-33. - [Elevation and survey requirements.]

In all non-VE and AE floodplains and all non floodplain areas within the corporate limits and/or police jurisdiction of the City of Gulf Shores the lowest floor shall be a minimum of twelve (12) inches above the highest adjacent grade or crown of the nearest street/road, whichever is greatest. For all new construction or additions within the permitting jurisdiction of the City of Gulf Shores a survey will be required prior to the issuance of a permit. This survey shall indicate all structures (existing or proposed) on the lot in relation to property lines. This requirement may be waived at the discretion of the Zoning Official. An as built survey of the foundation will be required prior to any vertical construction to verify all setbacks are in compliance and the finished floor meets the required elevation. These surveys shall be prepared by a licensed surveyor.