

CODE ADOPTION BY THE BALDWIN COUNTY COMMISSION

International Building Code, 2018 (*Section 903.2.9 Group S-1 amended 10/6/2020*)
International Gas Code, 2018
International Mechanical Code, 2018
International Plumbing Code, 2018
International Residential Code, 2018
International Energy Conservation Code, 2018
Baldwin County Supplemental Code for Residential Structures in addition to the IRC,
2018 (*amended 10/6/2020*)
National Electric Code, 2017 For Commercial Buildings and Residential Building
containing more than two (2) dwelling units

RESCIND

International Building Code, 2012
International Gas Code, 2012
International Mechanical Code, 2012
International Plumbing Code, 2012
International Residential Code, 2012
Baldwin County Supplemental Code for Residential Structures in addition to the IRC,
2012
National Electric Code, 2011 For Commercial Buildings and Residential Building
containing more than two (2) dwelling units
Local Wind Load Code – 3 second gust winds: *applicable to the 2012 IRC only*
 130 mph – South of I-10
 120 mph – I-10 North to I-65
 110 mph – I-65 North to County line

Adopted by Resolution # 2019-075 on May 21, 2019; Enforced May 21, 2019

Amended by Resolution #2020-119 on October 6, 2020; Enforced October 6, 2020

**BALDWIN COUNTY SUPPLEMENTAL CODE IN ADDITION TO
THE 2018 INTERNATIONAL RESIDENTIAL CODE**

The requirements specified in this Code Supplement apply to detached one- and two-family dwellings not more than three stories above grade plane in height. The provisions of this supplement are intended to complement the locally adopted codes. The elements of design not addressed by the provisions of this supplement shall be in accordance with the locally adopted code. In the event a conflict between this document and the adopted code, the more stringent shall apply.

STRUCTURAL

1. All new construction (including alterations) in the unincorporated areas of Baldwin County must have all structural components designed by an Alabama licensed design professional.

ROOF COVERINGS

ASPHALT SHINGLES – REQUIREMENTS

Wind Speed	Shingle Testing Standard/Classification
130 mph or greater	ASTM D7158 Class H <u>or</u> ASTM D3161 Class F

1. *All roof coverings and underlayment shall be removed (exception #10 and #11 below) and any roof decking attached with staples or nailing pattern less than 6 inches OC edge and 6 inches OC intermediate shall be re-nailed with #8 ring shank nails to meet 6 inches OC edge and intermediate.*
2. Asphalt shingles shall be installed according to the manufacturer’s installation instructions for High Wind Areas with minimum 6 nails.
3. All asphalt shingle roof covering underlayment shall be of a synthetic tear resistant polypropylene, polyester or fiberglass fabric certified by an approved testing agency or ICC-ES report. The Building Official may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a roof covering underlayment.
 - Roof underlayment shall be installed and fastened in accordance with the manufacturer’s installation instructions.
 - NOTE: Most manufacturers do not allow staples as an approved fastener or staple button caps
4. **All Aluminum/Vinyl Soffit covering shall be attached to minimum 7/16 OSB or plywood or minimum 2 x 2 wood supports 8 inches OC maximum.**
5. **Roof deck sheathing seams shall be taped with minimum 4-inch Peel and Stick tape meeting ASTM D-1970, or sheathing seams and each side of roof support**

shall be sealed with closed cell foam meeting ASTM D-1622, other equal or greater methods may be approved by the Building Official.

6. Metal roof covering shall be installed per manufacturer's installation instructions for High Wind Zone minimum fastening requirements: Metal roof covering shall be fastened to roof assembly with a maximum 2-foot OC spacing of fasteners in the length dimensions of the panels. Minimum number of fasteners in width dimension of the panel shall be no less than 4.
7. 1 x 4 or 2 x 4 wood purlins for attachment of metal roof coverings shall be a maximum 2 feet OC. Wood purlins shall be nailed with a minimum two deformed (spiral, ring shank) #16D nails into existing rafters at maximum of 24 inches OC.
8. Roof decks shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge, with minimum 8d irregular shank (i.e., ring shank or spiral) nails with full round heads. Staples are not permitted for fastening of the roof decking.
9. Roof deck seams shall be taped with a minimum 4 inch Peel and Stick tape meeting ASTM D-1970 or entire roof deck covered and sealed with peel and stick underlayment meeting ASTM D-1970 or closed cell foam meeting ASTM D-1622 may be applied underneath to each side of framing member and sheathing seams to achieve a sealed roof deck.
10. Metal Galvalume Roof Cover will be allowed over one layer of shingles.
11. One layer of additional shingles will be allowed over one layer of existing 3-tab shingles.

PLUMBING

1. Pex supply piping shall be inspected at working water pressure, minimum Pressure shall be 50 lbs.
2. Potable water supply at working pressure shall be connected to supply piping at time of inspection
3. Top out plumbing inspection shall be performed with Electrical, HVAC and Framing inspection
4. The Contractor responsible for construction shall call in for all 4-way inspections.
5. All Bathtubs and showers shall be connected to the drain waste and vent system at the time of top out inspection. ***Exception: Whirlpool and Garden tubs may be installed after top out inspection. The trap servicing the whirlpool and garden tub shall be installed at the time of inspection.***

MODULAR HOMES

1. Submit AMHC (Alabama Manufactured Home Commission) stamped plans.
2. Modular Homes shall be certified by an Alabama Registered Engineer to meet adopted wind loads.
3. Submit foundation plans and anchorage to foundation plan. Shall equal or exceed local adopted codes.
4. All other on-site construction shall require a separate permit by the Building

Inspection Department.

5. Modular Homes shall be required to have a Final Inspection after exterior of structure and any on-site construction are complete.
6. Modular Homes shall be installed as per the engineered installation instructions
7. Modular Homes shall be inspected for compliance with engineered instructions and any applicable current local adopted codes.
8. In factory construction and components are not the responsibility of the Baldwin County Building Inspection Department.
9. Existing houses that are moved from one site to another shall comply with Items 3, 4 & 5 and require a Final Inspection. Any new construction shall be in compliance with current adopted codes.

FLOOD ZONES

1. A one (1) foot freeboard is required above the required FEMA flood designations.