



# CITY OF PRATTVILLE

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## MEMORANDUM

**DATE:** March 15, 2012  
**TO:** All Interested Parties  
**FROM:** Joel T. Duke, City Planner/Building Official  
**RE:** Structures – Policy Memorandum 2012-01  
(Replaces PM 2010-02)

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The installation, replacement or alteration of any structure with the City of Prattville corporate limits or building code jurisdiction shall require a building permit and inspection as stated in Sections 105 and 110 of the *International Building Code, 2009 edition* and Sections R105 and R109 of the *International Residential Code, 2009 edition*. Structures or activities listed as exempt from permit by Section 105.2 of the *International Building Code* and Section R105.2 of the *International Residential Code* may be constructed without permit unless removed from the list by local amendment. The International Codes, 2009 edition were adopted by the Prattville City Council on July 22, 2011 by Ordinance 2011-022

Section 202 of the *International Building Code, 2009 edition* and Section R202 of the *International Residential Code* define a structure as, “that which is built or constructed.” Structures include all accessory structures with a floor area over 120 square feet, decks, and fences.

Questions regarding this policy may be directed to me at 361-3613 or [joel.duke@prattvilleal.gov](mailto:joel.duke@prattvilleal.gov).

Code References:

*International Building Code, 2009 edition*

**Section 105.1 [Permit] Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair or move, demolish, or change the occupancy of a building or structure, or

to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**105.2 Work exempt from permit.** Permits shall not be required for the following. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m<sup>2</sup>).
2. Fences not over 6 feet (1829 mm) high. **(Note this exemption was removed by Ordinance 2011-022)**
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, I1 or 111.4 liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2: 1. **(Note this exemption was removed by Ordinance 2011-022)**
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies. **(Note this exemption was removed by Ordinance 2011-022)**
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height

**110.1 [Inspections] General.** Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain

accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**110.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

**110.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.