

# **2025 BALDWIN COUNTY BUILDING CODE MODIFICATIONS**

The provisions of these modifications are intended to complement the locally adopted codes and amendments. The elements of design not addressed by the provisions of these modifications shall be in accordance with the locally adopted codes.

## **ADMINISTRATIVE**

1. All rough-in inspections (framing, mechanical, electrical, and plumbing) shall be scheduled as a four-way (4-way) inspection by the contractor responsible for construction.
2. A permit is not required for a non-commercial open-sided detached structure [two (2) walls or less] utilized as an agricultural structure, cabana, gazebo, playhouse, storage shed, tool barn, and/or similar use provided that the square footage does not exceed eight hundred (800) square feet.

## **DEFINITIONS**

1. Accessible from Grade - Any opening where the top of the opening is less than or equal to eight (8) feet above grade plane or an adjacent walking surface.
2. Agricultural Structure - A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.
3. Calculated ICC Valuation - The valuation used to calculate permit fees that is determined by the International Code Council (ICC) Building Valuation Data table plus or minus any applicable multiplier deemed necessary by the Building Official
4. Job Valuation - The cost of labor and materials or the contract amount  
Note: When job valuation is used to calculate permit fees, a copy of the contract listing the job valuation signed by both parties may be required.

## **FLOOD ZONES / SPECIAL FLOOD HAZARD AREAS**

1. A design flood elevation (DFE) of one (1) foot above FEMA's established base flood elevation (BFE) is required.
2. All federal, state, and local requirements including the Baldwin County Floodplain Development Ordinance shall be met.

## **MANUFACTURED HOUSING**

1. Manufactured homes located within a flood zone shall require structural/foundation plans that have been prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.
2. All egress doors require a minimum thirty-six (36) inch landing with stairs that are not attached to the unit and shall meet all applicable requirements of 2024 IRC.
3. An AMHC installer's approval sticker must be affixed to the unit at the time of the final inspection.
4. Habitable additions to any manufactured home shall require structural plans that have been prepared, signed, dated, and stamped by a design professional licensed by the State of Alabama.

## **MODULAR HOMES**

1. Plans stamped by the Alabama Manufactured Home Commission (AMHC) shall be required.
2. Modular Homes shall be certified by an Alabama Registered Engineer to meet adopted wind loads.
3. Foundation and/or anchorage plans shall be required and must be prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.

## 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 (exceptions #9 and #10 below and exceptions from 2024 IRC Section 908.3) and any roof decking attached with staples or nailing pattern less than six (6) inches on center (OC) edge and six (6) inches OC intermediate shall be re-nailed with #8D ring shank nails to meet six (6) inches OC edge and intermediate.
2. Asphalt shingles shall be installed according to the manufacturer's installation instructions for high wind areas with a minimum of six (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 2x2 wood supports eight (8) inch OC maximum.
5. 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 two (2) foot OC spacing of fasteners in the length dimensions of the panels. The minimum number of fasteners in width dimension of the panel shall be no less than four (4) inches.
6. 1x4 or 2x4 wood purlins for attachment of metal roof coverings shall be a maximum of two (2) feet OC. Wood purlins shall be nailed with a minimum of two (2) deformed (i.e., spiral or ring shank) #16D nails into existing rafters at maximum of twenty-four (24) inches OC.

7. Roof decks shall be nailed in accordance with the engineered drawings but no less than six (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.
8. Roof deck seams shall be taped with a minimum four (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. Other equal or greater methods may be approved by the Building Official.
9. Metal galvalume roof cover will be allowed over one (1) layer of shingles installed per manufacturer's installation instructions.
10. One (1) layer of additional shingles will be allowed over one (1) layer of existing three-tab (3-tab) shingles.

## **STRUCTURAL**

1. All new construction and alterations shall require structural plans that have been prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.
2. Trusses manufactured in states other than Alabama may be approved at the Building Official's discretion.
3. Windows must have a minimum rating of DP50 or PG50 unless approved by the engineer of record.
4. The installation of replacement doors, windows, or glass must meet or exceed the existing performance ratings.
5. Any glazed opening not accessible from grade or an adjacent walking surface shall be impact rated. This applies for new construction and new additions only.

6. A minimum of one (1) emergency escape and rescue opening located within any room that requires emergency egress shall be impact rated. This applies for new construction and new additions only.
7. Engineered plans for non-habitable residential accessory structures and agricultural structures under two thousand five hundred (2,500) square feet may not be required at the Building Official's discretion.
8. Any structural design that integrates into an existing habitable residential structure (such as roof decking, rafters, trusses, or top plate) shall require structural plans that have been prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.
9. Cargo lifts, platform lifts, or similar lifts that are installed on porches and decks will require a gate at the opening that is interlocking with the lift door, self-latching, self-closing, and the same height as the guard rail installed. The guard rails shall meet all applicable code requirements.
10. When insulation is required underneath a conditioned space to complete the structure's thermal envelope, closed cell foam or other approved methods shall be required.