

CITY OF LEEDS

ORDINANCE NO: 2015-04-04

An ordinance of the City of Leeds to adopt by reference and to amend the (i) 2015 editions of the International Building Code, International Existing Building Code, International Plumbing Code, International Fuel gas Code, International Mechanical Code, International residential Code, International Fire Code, International Energy Conservation Code, and International Property Maintenance Code and (ii) 2014 edition of the National Electrical Code.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Leeds, in regular meeting duly assembled, a quorum being present, as follows:

Section 1. International Building Code, 2015 Edition Adopted.

- A. Chapter 6, Article I, Section 6-1(a) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1(a) in its entirety and replacing it with the following:
- a. A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Civic Center being marked and designated as the International Building Code, 2015 edition, including appendix chapters C, E, F, and K, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Leeds in the State of Alabama for regulation and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the above mentioned locations within the City of Leeds are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-2.1 of this Code.
- B. Chapter 6, Article I, Section 6-2.1 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.1 in its entirety and replacing it with the following:

Section 6-2.1. Amendments to the Building Code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Building Code and the following amendments, the amendments shall prevail.

Section 101.1 Delete section in its entirety and replace with the following:

101.1 Title These regulations shall be known as the *Building Code* of the City of Leeds, hereinafter referred to as “this code.”

Section 113 Delete section in its entirety (including sections 113.1 through 113.3 and subsections thereunder) and replace with the following:

SECTION 113

APPEALS

113.1 General. Any person shall have the right to appeal a decision of the code official. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Construction Variance Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

113.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provision of this code do not fully apply or an equally good or better form of construction is proposed.

Section 114.4 Delete section in its entirety and replace with the following:

114.4 Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section 115 Delete section in its entirety (including subsections) and replace with the following:

115 Stop Work Orders. Upon notice from the code official, any work that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which the work is authorized to resume. Here an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall be guilty of an offense against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*.

Section 1612.3 Delete section 1612.3 (subsections 1612.3.1 and 1612.3.2 shall not be affected by this deletion and shall remain a part of the Building Code adopted by the City of Leeds) and replace with the following:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency

Management Agency in an engineering report entitle “The Flood Insurance Study for *(Insert respective)* County, Alabama,” dated *(Insert Map Date)*, and “The Flood Insurance Study for *(Insert Respective County)* County, Alabama,” dated *(Insert Study Date)*, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be a part of this section.

Section 2. International Plumbing Code, 2015 Edition Adopted.

A. Chapter 6, Article I, Section 6-1(b) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1(b) in its entirety and replacing it with the following:

(b) A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Civic Center, being marked and designated as the International Plumbing Code, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Leeds in the State of Alabama regulation and governing the design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations provisions, penalties, conditions and terms of said Plumbing Code on file in the above mentioned locations in the City of Leeds are hereby referred to, adopted, and made a part hereof, as is fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-2.2 of this Code.

B. Chapter 6, Article I, Section 6-2.2 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.2 in its entirety and replacing it with the following:

Section 6-2.2 Amendments to the Plumbing Code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Plumbing Code and the following amendments, the amendments shall prevail.

Section 101.1 Delete section in its entirety and replace with the following:

101.1 Title. These regulations shall be known as the *Plumbing Code* of the City of Leeds, hereinafter referred to as “this code”.

Section 106.6.2 Delete section in its entirety and replace with the following:

Section 106.6.2 Fee Schedule. The fees for all plumbing work shall be as established by the City Council of the City of Leeds and/or the applicable governing authority.

Section 106.6.3 Delete section in its entirety and replace with the following:

Section 106.6.3 Fee refunds. The refunding of fees paid hereunder is authorized. The refunding of such fees shall be made in accordance with the written refund policy. Such policy shall be established by the building official. The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 108.4 Delete section in its entirety and replace with the following:

Section 108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved* construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section 108.5 Delete section in its entirety and replace with the following:

Section 108.5 Stop Work Orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall be guilty of an offense against the City of Leeds punishable as provided in the Section 1-5 of the *Municipal Code of the City of Leeds*.

Section 109 Delete section (including sub-sections 109.1 through 109.7 and sub-sections thereunder) in its entirety and replace with the following:

SECTION 109

APPEALS

109.1 General. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Construction Variance Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Hoover Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Section 305.4.1 Delete section in its entirety and replace with the following:

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be placed below finished grade at the point of septic tank connection (i) at a depth directed in the manufacturer's instructions or (ii) at a depth directed by the building official. All other building sewers shall be placed below grade (i) at a depth directed in the manufacturer's instructions or (ii) at a depth directed by the building official.

Section 903.1 Delete section in its entirety and replace with the following:

903.1 Roof Extension. All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

Section 3. International Fuel Gas Code, 2015 Edition Adopted.

A. Chapter 6, Article I, Section 6-1(c) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1(c) in its entirety and replacing it with the following:

(c) A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Civic Center, being marked and designated as the International Fuel Gas Code, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City of Leeds in the State of Alabama for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the above mentioned locations in the City of Leeds are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-2.3 of this ordinance.

B. Chapter 6, Article I, Section 6-2.3 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.3 in its entirety and replacing it with the following:

Section 6-2.3. Amendments to the Fuel Gas Code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Fuel Gas Code and the following amendments, the amendments shall prevail.

Section 101.1 Delete section in its entirety and replace with the following:

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the City of Leeds, hereinafter referred to as “this code”.

Section 106.6.2 Delete section in its entirety and replace with the following:

Section 106.6.2 Fee Schedule. The fees for work shall be as established by the City Council of the City of Leeds and/or the applicable governing authority.

Section 106.6.3 Delete section in its entirety and replace with the following:

Section 106.6.3 Fee Refunds. The refunding of fees paid hereunder is authorized. The refunding of such fees shall be made in accordance with the written refund policy. Such policy shall be established by the building official. The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 108.4 Delete section in its entirety and replace with the following:

Section 108.4 Violation Penalties. Any person(s) who shall violate a provision of this code, fail to comply with any of the requirements thereof, or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section 108.5 Delete section in its entirety and replace with the following:

Section 108.5 Stop Work Orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state conditions under which the work is authorized to resume. Where an emergency exist, the official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*.

Section 109 Delete section in its entirety (including sections 109.1 through 109.7 and any subsections thereunder) and replace with the following:

SECTION 109 (IFGC)

APPEALS

109.1 General. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Construction Variance Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Section 4. International Mechanical Code, 2015 Edition Adopted.

- A. Chapter 6, Article I, Section 6-1(d) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1(d) in its entirety and replacing it with the following:

(d) A Certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Civic Center, being marked and designated as the International Mechanical Code, 2015 edition, including appendix Chapter A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Leeds in the State of Alabama regulating and governing the design, construction, quality of materials, erection, installation, alternation, repair, , location, relocation, replacement, addition to, use or maintenance, of mechanical systems as herein provided; providing for the issuance of permits and collection of fees there; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the above mentioned locations within the City of Leeds are hereby referred to, adopted, and made apart hereof, as if fully set out in this

ordinance, with the additions, insertion, deletions, and changes, if any, prescribed in Section 6-2.4 of this Code.

- B. Chapter 6, Article I, Section 6-2.4 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.4 in its entirety and replacing it with the following:

Section 6-2.4 Amendments to the Mechanical Code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Mechanical Code and the following amendments, the amendments shall prevail.

Section 101.1 Delete section in its entirety and replace with the following:

101.1 Title. These regulations shall be known as the *Mechanical Code* of the City of Leeds, hereinafter referred to as “this code”.

Section 106.5.2 Delete section in its entirety and replace with the following:

Section 106.5.2 Fee Schedule. The fees for mechanical work shall be as established by the City Council of the City of Leeds and/or the applicable governing authority.

Section 106.5.3 Delete section in its entirety and replace with the following:

Section 106.5.3 Fee refunds. The refunding of fees paid hereunder is authorized. The refunding of such fees shall be made in accordance with the written refund policy. Such policy shall be established by the code official. The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 108.4 Delete section in its entirety and replace with the following:

Section 108.4 Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical

work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section 108.5 Delete section in its entirety and replace with the following:

Section 108.5 Stop Work Orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which the work is authorized to resume. Here an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*.

Section 109 Delete section in its entirety (including sections 109.1 through 109.7 and sub-sections thereunder) and replace with the following:

SECTION 109

APPEALS

109.14 General. Appeals of orders, decisions, and determination made by the building official related to the application and interpretation of this code shall be heard by the Leeds Construction Variance Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly, interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Section 5. International Residential Code, 2015 Edition Adopted.

- A. Chapter 6, Article I, Section 6-1(e) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1(e) in its entirety and replacing it with the following:

(c) A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Civic Center, being marked and designated as the International Residential Code, 2015 edition, as published by the International Code Council, be and is hereby adopted as the residential Code of the City of Leeds, in the State of Alabama, for regulation and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the above mentioned locations in the City of Leeds are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletion and changes, if any, prescribe in Section 6-2.5 of this Code.

- B. Chapter 6, Article I, Section 6-2.5 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.5 in its entirety and replacing it with the following:

C.

Section 6-2.5. Amendments to the Residential Code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Residential Code and the following amendments, the amendments shall prevail.

Section R101.1 Delete section in its entirety and replace with the following:

R101.1 Title. These provisions shall be known as the *Residential Code* of the City of Leeds, hereinafter referred to as “this code”.

Section R112.1 Delete section in its entirety and replace with the following:

R112.1 General. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Construction Variance Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

Section R112.3 Delete section in its entirety without replacement.

Section R113.4 Delete section in its entirety and replace with the following:

113.4 Violation Penalties. Any person who shall violate a provision of the code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section 114.1 Add the following:

114.1 Stop Work Orders. Upon notice from the code official, any work that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall be guilty of an offense against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*.

Table R302.1 Delete Table R302.1 and replace with the following:

TABLE R302.1
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE FROM PROPERTY LINE
Walls ^a	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	<3 ft. <u>or</u> total combined side yard between adjoining detached dwellings is less than 10 (10) feet
	(Not fire-resistance rated)	0 hours	≥3 ft. from property line <u>and</u> total combined side yard between adjoining detached dwellings is greater than or equal to 10 (10) feet
Projections	(Fire-resistance rated)	1 hour on the underside	<2 ft.
	(Not fire-resistance rated)	0 hours	2 ft.
Openings in walls	Not allowed	N/A	<3 ft.
	25% maximum of wall area	0 hours	3 – 5 ft.
	Unlimited	0 hours	≥5 ft.
Penetrations	All	Comply with Section R3174.3	<3 ft.
		None required	3 ft.

^a At no time shall adjoining detached dwellings contain less than ten (10) feet of combined side yard unless the minimum fire resistance rating requirements set forth in Table r302.1 are met. A building plot plan for a detached dwelling showing immediately adjoining dwellings and each dwelling's distance from the property line shall be submitted with construction plans for approval by the building official.

Examples:

1. Property A is built three (3) feet from the side property line. Property B, which is built after Property A, is built six (6) feet from the property line which borders Property A. The exterior wall element on Property A that borders Property B is not required to be fire resistance rated. The exterior wall element of Property B that borders Property A is required to be fire resistance rated as the combined side yard area between adjoining detached dwellings is less than ten (10) feet.

2. Property C is built two (2) feet from the side property line. Property D, which is built after Property C is built eight (8) feet from the property line which borders Property C. The exterior

wall element on Property C that borders Property D is required to be fire resistance rated as there is less than three feet separation distance from the property line. The exterior wall element of Property D that borders Property C is not required to be fire resistance rated as the combined side yard between adjoining detached dwellings is more than ten (10) feet.

3. Property E is built four (4) feet from the side property line. Property F, which is built after Property E, is built six (6) feet from the property line which borders Property E. The exterior wall element on Property E that borders property F is not required to be fire resistance rated as the fire separation distance from the property line is greater than or equal three (3) feet. The exterior wall element of Property F that borders Property E is not required to be fire resistance rated as the combined side yard between adjoining detached dwellings is more than ten (10) feet.

Table R301.2(1) Delete table in its entirety (including footnotes) and replace with the following:

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD:	0		
WIND DESIGN:	(a) Speed (mph):	115V	mph/51
	m/s		
	(b) Topographic effects:	NO	
SEISMIC DESIGN CATEGORY:	B		
SUBJECT TO DAMAGE FROM:	(a) Weathering:	M	
	(b) Frost line depth:	3"	
	(c) Termite:	VH	
WINTER DESIGN TEMP:	21°C		
ICE BARRIER UNDERLAYMENT REQUIRED:	NO		
AIR FREEZING INDEX:	500		
MEAN ANNUAL TEMP:	60°C		

Section R302.5.1 Delete section in its entirety and replace with the following:

R302.5.1 Dwelling-garage opening and penetration protection.

Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with this section. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) thick or 20 minute fire-rated doors. A smoke and heat detector shall be provided in the garage in accordance with Section R314.

Section R302. Delete section (including Table R302.6) in its entirety and replace with the following:

R302.6 Dwelling-garage fire separation. The garage shall be separated as required by table 302.6 only when there is a habitable area immediately adjacent to the garage. Openings in garage walls shall comply with Section 302.5 only when there is a habitable area immediately adjacent to the garage. Attachment of gypsum board shall comply with table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

Section R302.13 Add the following as exception No. 5 to the end of the section:

5. The use of horizontal and vertical garage dwelling fire protection and separation provisions is not required in basement garages as long as no habitable rooms exists on the basement garage level. In the event that a habitable room exists on the basement garage level, then fire protection and separation provisions are required in the habitable room area only.

Section R309.5 Delete section in its entirety without replacement.

Section R313.1 Delete section (and all subsections) in its entirety without replacement.

Section R313.2 Delete section in its entirety without replacement.

Chapter 11 Delete chapter in its entirety and replace with Chapter 11 of the 2009 International Residential Code (including all modifications hereto as set forth below). Chapter 11 of the 2009 International Residential Code shall be modified as follows:

Section N1101.7.1 Delete section in its entirety without replacement.

Section N1101.9 Delete section in its entirety and replace with the following:

N1101.9 Certificate. A permanent certificate shall be permitted to be posted on or in the electrical distribution panel. If posted, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas fired unvented room heater, electric furnace and/or baseboard electric heater is installed in the residence, the certificate shall list “gas-fired unvented room heater,” “electric furnace” or “baseboard electric heater,” as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric base bard heaters.

Section N1102.1 Delete Table N1102.1 in its entirety and replace with the following Table 402.1.1 of the 2009 International Energy Conservation Code:

TABLE 402.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKY-LIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^{b,c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^d	FLOOR R-VALUE	BASEMENT ^e WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
1	1.2	0.75	0.30	30	13	¾	13	0	0	0
2	0.65 ^j	0.75	0.30	30	13	4/6	13	0	0	0
3	0.50 ^j	0.65	0.30	30	13	5/8	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft.	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5 ^h	13/17	30 ^g	10/13	10, 2 ft.	10/13
6	0.35	0.60	NR	49	20 or 13+5 ^h	15/19	30 ^g	15/19	10, 4 ft.	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	38 ^g	15/19	10, 4 ft.	10/13

For SI: 1 foot = 304.8mm

- a. R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
- b. The fenestration U-factor column excludes skylights. The SHG column applies to all glazed fenestration.
- c. “15/19” means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. “15/19” shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. “10/13” means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

- h. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of the exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- j. For impact rated fenestration complying with Section R301.2.1.2 of the International Residential Code or Section 1608.1.2 of the International Building Code, the maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

Section N1102.2.3 Delete section in its entirety and replace with the following:

N1102.2.3 Access Hatches and Doors. Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weather-stripped and insulated to a level in accordance with the following insulation values:

1. Hinged vertical doors shall have a maximum U-Factor of U-0.20 (R-5 minimum);
2. Hatches/scuttle hole covers shall have a maximum U-Factor of U-0.05 (R-19 minimum); and
3. Pull down stairs shall have a maximum R-Factor of U-0.20 with a minimum of 75 percent of the panel area having (R-5 minimum) insulation. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

Section N1102.2.8 Delete section in its entirety without replacement.

Section N1103.1.1 Delete section in its entirety without replacement.

Section N1103.2.1 Delete section in its entirety and replace with the following:

N1103.2.1 Insulation. All ducts not in an conditioned space shall be insulated to a minimum of R-6. All supply ductwork in attics shall be insulated to a minimum of R-8.

Exception: Ducts or portions thereof located completely inside the building thermal envelope

Section N1103.8 Delete section (as well as subsections N1103.8.1, 1103.8.2, and 1103.8.3) without replacement.

Section M1601.4.1 Delete section in its entirety replace with the following:

M1601.4.1 Joints and Seams. Joints of duct systems shall be made substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL181A and shall be marked 181A-P for pressure-sensitive tape, 181A-M for mastic or 181A-H for

heat-sensitive tape. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked 181B-FX for pressure-sensitive tape or 181B-M for mastic. All metal to metal connections shall be mechanically fastened. All duct connections shall be sealed. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL181B and shall be marked 181B-C. Crimp joints for round metal ducts shall have a contact lap of at least 1 ½ inches (38mm) and shall be mechanically fastened by means of at least three sheet-metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions.

Section M1601.4.1.1 Add the following section:

Section M1601.4.1.1 Duct Leakage. Leakage of ducts to unconditioned space shall be less than or equal to 8 cfm (226.5L/min) per 100 ft² (9.29 m²) of conditioned floor area or a total leakage less than or equal to 12 cfm (12L/min) per 100 ft² (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure.

Exception: Duct tightness test is not required if the air handler and all ducts are located within conditioned space.

Section G2418.2 (407.2) Delete section in its entirety and replace with the following:

Section G2418.2 (407.2) Design and Installation. Piping shall be supported with metal pipe hooks, pipe straps, bands, brackets, hangers, building structural components, or other approved methods suitable for the size of piping, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration. Piping shall be anchored to prevent undue strains on connected equipment and/or appliances and shall not be supported by other piping. Manufactured pipe hangers and supports shall conform to the requirements of MSS SP-58 and shall be spaced in accordance with Section G2424. Supports, hangers, and anchors shall be installed so as not to interfere with the free expansion and contraction of the piping between anchors. All parts of the supporting equipment shall be designed and installed so they will not be disengaged by movement of the supported piping.

Section P2603.5.1 Delete section in its entirety and replace with the following:

P2603.5.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be placed below finished grade at the point of septic tank connection (i) at a depth directed in the manufacturer's instructions or (ii) at a depth directed by the building official. All other building sewers shall be placed below grade (i) at a depth directed in the manufacturer's instructions or (ii) at a depth directed by the building official.

Section P2904 Delete section (including sections 2904.1 through 2904.8 and any subsections and charts thereunder) in its entirety without replacement.

Section E3902.16 Delete section and subsections in their entirety and replace with the following:

Section E3902.16 Arc-fault Circuit-interrupter Protection. All 120-volt, single phase, 15- and 20 ampere branch circuits supplying outlets installed in dwelling unit bedrooms shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

Exceptions:

1. Where a combination AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the branch-circuit overcurrent device and such outlet shall be wired with metal outlet and junction boxes and RMC, IMC, ENT or steel armored cable. Type AC meeting the requirements of Section E3908.8.
2. AFCI protection is not required for a branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel armored cable Type AC meeting the requirements of Section E3908.8.

Section 3902.17 Delete section and subsection in their entirety without replacement.

Section 6. National Electrical Code, 2011 Edition Adopted.

- A. Chapter 6, Article I, Section 6-1(g) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1(g) in its entirety and replacing it with the following:
 - B.
 - a. A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Civic Center, being marked and designated as the 2014 National Electrical Code be and is hereby adopted as the Electrical Code of the City of Leeds in the State of Alabama regulating and governing the design, construction, quality of materials, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, condition and terms of said Electrical Code on file in the above mentioned locations in the City of Leeds are hereby referred t, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section 6-2.6 of this Code.
- C. Chapter 6, Article I, Section 6-2.6 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.26 in its entirety and replacing it with the following:

Section 6-2.6. Amendments to the Electrical Code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Electrical Code and the following amendments, the amendments shall prevail.

Article 90.10 Add the following article:

90.10 APPEALS

(A) General. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Construction Variance Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

(B) Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Article 90.11 Add the following article:

90.11 VIOLATION PENALTIES. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair electrical work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Article 90.12 Add the following article:

90.12 STOP WORK ORDERS. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property,

the owner's agent or the persons doing the work. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*.

Section 7. International Fire Code, 2015 Edition Adopted.

- A. Chapter 7, Article II, Division 1, Section 7-21 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 7-21 in its entirety and replacing it with the following:

Section 7-21. Adopted: Copies Filed.

A certain document, one (1) copy of which is on file at each the following location: the office of the city clerk, the city library and the Leeds Civic Center, being marked and designated as the International Fire Code, including appendix chapters B and C, as published by the International Code Council, be and is hereby adopted as the Code of the City of Leeds for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of building and premises in the city and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such International Fire Code, 2015 Edition, published by the International Code Council, on file in the office of the city are hereby referred to, adopted and made a part hereof as if fully set out in this section with the additions, insertions, deletions and changes, if any, prescribed in Section 7-22 of this Code.

Section 7-22. Amendments to the 2015 International Fire Code; Limits.

- (a) The following sections of the 2015 International Fire Code are hereby amended as follows. Where a conflict exists between the provisions of the International Fire Code and the following amendments, the amendments shall prevail. Section 101.1 Delete section in its entirety and replace with the following:

Section 101.1 Title. These regulations shall be known as the *Fire Code* of the City of Leeds, hereinafter referred to as "this code."

Section 108 Delete section 108 in its entirety (including sections 108.1 through 108.3 thereunder) and replace with the following:

SECTION 108

APPEALS

108.1 General. Appeals of orders, decisions, and determinations made by the fire official related to the application and interpretation of this code shall be heard by the Leeds Code Appeals Board pursuant to Chapter 6, Article 1, and Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Code Appeals Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

108.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Section 109.3 Delete section in its entirety (subsection 109.4.1 shall not be affected by this deletion and shall remain a part of the Fire Code adopted by the City of Leeds) and replace with the following:

Section 109.4 Violation penalties. Persons who shall violate a provision of the Fire Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of the Fire Code, shall be guilty of a violation shall be guilty of an offense against the City of Leeds punishable as provided in Section 1-5 of the *Municipal code of the City of Leeds*. Each day that a violation continues after due notice has been severed shall be deemed a separate offense.

Section 111.4 Delete section 111.4 in its entirety and replace with the following:

111.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be punished by fine as set forth Section 1-5 of the *Municipal Code of the City of Leeds, Alabama*.

Section 903.2.8 Insert the following note to the end of Section 903.2.8 (the first portion of Section 903.2.8 and subsections 903.2.8.1 through 903.2.8.4 thereafter shall not be affected by this insertion):

Note: One and two family dwellings and townhomes are not included within this requirement as they are excluded from the definition of “Residential Group R” found on page 37 of the IFC and as such dwellings are regulated by the International Residential Code (see Section 101.2 of the International Building Code).

- (b) The geographic limits referred to in certain sections of the 2015 International Fire Code are hereby established as follows:

5704.2.9.6.1 Limits in which the storage of class I and class II flammable liquids in above ground tanks outside of buildings is prohibited is as specified in the Fire Code and its referenced documents and is not limited to certain districts if all related requirements of the Fire Code and its referenced documents are met and meet approval of the fire marshal.

5706.2.4.4 Limits in which the storage of class I and class II flammable liquids in above ground tanks is prohibited is as specified in the Fire Code and its referenced documents and is not limited to certain districts if all related requirements of the Fire Code and its referenced documents are met and meet approval of the fire marshals.

5806.2 Limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited is as specified in the Fire Code and its referenced documents and is not limited to certain districts if all related requirements of the Fire Code and its referenced documents are met and meet the approval of the fire marshal

6104.2. Limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas is as specified in the Fire Code and its referenced documents.

Section 8. International Energy Conservation Code, 2015 Edition Adopted
(applicable to all structures with the exception of one and two family residential dwellings and townhomes).

- A. Chapter 6, Article I Section 6-1(f) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-1 (f) in its entirety and replacing it with the following:

(f) A certain document one(1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Building Inspections Department, being marked and designated as the International Energy Conservation Code. 2015 edition, as published by the International Code Council, be and is hereby adopted as the

energy Conservation Code of the City of Leeds in the State of Alabama for regulating and governing energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems in all structures with the exception of one and two-family residential dwellings and townhomes, as herein provided: providing for the issuance of permits and collection of fees therefor: and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file in the above mentioned locations in the City of Leeds are hereby referred to, adopted, and made a part hereof, as it fully set out in this section with the additions, insertions, deletions and changes, if any, prescribed in Section 6-2.8 of this Code.

B. Chapter 6, Article 1, Section 6-2.8 of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.8 in its entirety and replacing it with the following:

Section 6-2.8. Amendments to the energy conservation code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Energy Conservation Code and the following amendments, the amendments shall prevail.

Section C101.1 Delete section in its entirety and replace with the following:

Section C101.4.1 Mixed Occupancy. Where a building included both *residential* and *commercial* occupancies, each occupancy shall be separately considered and meet the applicable provisions of the IECC – Commercial Provisions or Chapter 11 of the International Residential Code as set forth in Chapter 6, Article I, Section 6-2.5 of the *Municipal Code of the City of Leeds*.

Section 101.5 Delete section in its entirety and replace with the following:

Section C101.5 Compliance. *Residential buildings* shall meet the provisions of Chapter 11 of the International Residential Code as set forth in Chapter 6, Article 1, and Section 6-2.5 of the *Municipal Code of the City of Leeds*. Commercial Buildings shall meet the provisions of the IECC – Commercial Provisions.

Section C108.4 Delete subsection in its entirety and replace with the following:

Section C108.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section C109 Delete Section C109 in its entirety (including sections C109.1 through C109.3 thereunder) and replace with the following:

SECTION C109

APPEALS

C109.1 General. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Code Appeals Board pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Code Appeals Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

C109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Section 202 Delete the definition of “Residential Building” and replace with the following (all other definitions shall remain unchanged):

RESIDENTIAL BUILDING. For this code, includes only one- and two- family dwellings and townhomes.

Sections R101 – R505 Delete Sections R101 through R505 (including all subsections, charts, etc. within these sections) without replacement.

Section 9. Amendments to International Property Maintenance Code, 2015 Edition.

- A. Chapter 6 Article I, Section 6-1 (h) of the Municipal Code of the City of Leeds, Alabama is hereby amended by deleting Section 6-1 in its entirety and replacing it with the following:

(h) A certain document, one (1) copy of which is on file in the office of the city clerk, one (1) copy of which is on file in the building inspections department, and one (1) reference copy in the city public library, being marked and designated as the International Property Maintenance Code, 2015 Edition, as published by the International Code Council, be and is hereby adopted as the “Property Maintenance Code of the City of Leeds” with the additions, deletions, and changes, if any, prescribed in section 6-2.8

below, for regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for: (1) supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and (2) the condemnation of buildings and structures unfit for human occupancy and use, and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees thereof. The regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the office of the city clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in section 6-2-7 of this Code.

B. Chapter 6, Article I, Section 6-2.7 © of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.7 © in its entirety and replacing it with the following (all other subsections of Section 6-2.7 © shall remain unchanged):

Section 6-2.7(c). Amendments The International Property Maintenance Code (“code”) is hereby amended as follows. When a conflict exists between the provisions of the code and the following amendments, the amendments shall prevail.

Section 101.1 Delete section in its entirety and replace with the following:

Section 101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of Leeds (IPMC), hereinafter referred to as “this code.”

Section 102.3 Delete section in its entirety and replace with the following:

Section 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Building Code, the Residential Code and/or the Existing Building code and with all other applicable codes adopted by the City of Leeds. Nothing in this Code shall be construed to cancel, modify, or set aside any provision of the Zoning Ordinance of the City of Leeds, Alabama.

Section 103.1 Delete section in its entirety and replace with the following:

103.1 General. The building official of the city shall be responsible for all property maintenance inspections under this code and shall be known as the code official. The building inspections department shall be designated as the department of property maintenance inspections hereby established within this section 103.

Section 103.2 Delete section in its entirety without replacement.

Section 103.5 Delete section in its entirety and replace with the following:

Section 103.5 Fees. A schedule of fees may be established to defray the expense of administration and enforcement of this ordinance by resolution of the governing body. The governing body may from time to time modify the fee schedule.

Section 105.1 Delete section in its entirety and replace with the following:

Section 105.1 Modifications. Where there are practical difficulties involved in carrying out the strict letter of the provisions of this code, the code official shall have the right to vary or modify such provisions upon application in writing by the owner or the owner's representative, provided that the spirit and intent of the law is observed and that any such modification does not pose an unreasonable threat to the health, safety, and welfare of the general public as well as of any occupant of the property. The particulars of such modification, when granted or allowed, and the decision of the code official thereon, shall be kept within the records of the city and a signed copy furnished to the applicant. Any refusal of a request for modification hereunder may be appealed by the applicant as provided for under this code. The application for modification and the final decision of the code official shall be in writing and shall be officially recorded in the permanent records of the department.

Section 105.3 Add the following sentence to the end of the paragraph:

Such required testing shall be at the expense of the responsible party as defined in section 201 herein.

Section 106.1 Delete section in its entirety and replace with the following:

Section 106.1 Unlawful acts. No person, firm or corporation, whether as owner, lessee, sub-lessee, agent, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code or any order issued by the building official hereunder.

Section 106.4 Delete section in its entirety (including subsections thereto) and replace with the following:

Section 106.4 Violation penalties. Any person, firm, corporation or agent, who shall violate any provision of this article or the code herein adopted, or who fails to comply therewith or with any of the requirements thereof, shall be guilty of a violation against the

City of Leeds punishable as provided for in Section 1-5 of the *Municipal Code of the City of Leeds, Alabama*. Each day that a violation of any provision continues after notice is given to the responsible party shall be deemed a separate violation and shall be punished as provided above. Further, a violation of any of the provisions of this code is hereby declared to be a nuisance prejudicial to the public health and safety of the citizens of the City of Leeds, and the City may elect to proceed to abate said nuisance and to collect the costs thereof.

Section 106.5 Add the following sentence to the end of the paragraph:

In case of any unlawful acts, the code official may institute an appropriate action or proceeding at law to exact the penalty provided in section 106.4. The code official may also ask the city's legal representative to proceed at law or in equity against the person responsible for the violation for the purpose of ordering that person:

- (i) To restrain, correct or remove the violation or refrain from any further execution of work;
- (ii) To restrain, or correct the erection, installation maintenance, repair, or alteration of such structure;
- (iii) To require the removal of work in violation; and/or
- (iv) To prevent the occupancy of the structure that is not in compliance with the provisions of this code.
- (v)

Section 107.1 Delete section in its entirety and replace with the following:

Section 107.1 Notice to person responsible. Whenever the code official determines that there has been a violation of the code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the responsible party in the manner prescribed in Sections 107.2 and 107.3. For purposes of this section, the owner shall be the person listed in the current tax rolls assessing the property as owner. Notices for condemnation proceedings shall also comply with Section 108.3.

Section 107.3 Add the following sentence to the end of the paragraph:

For mailings within the State of Alabama, service by first class mail is deemed effectuated on the third (3rd) calendar day following the date of mailing of such notice. For mailings outside of the State of Alabama, service by first class mail is deemed effectuated on the fifth (5th) calendar day following the date of mailing of such notice.

Section 107.6 Delete section in its entirety and replace with the following:

Section 107.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease, or otherwise dispose of such dwelling unit or structure until such time as such owner shall furnish grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee, acknowledging the receipt of such compliance order or notice of violation.

Section 108.1.1 Delete section in its entirety and replace with the following:

108.1.1 Unsafe structures. An unsafe structure is one that is found to be a nuisance or dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn the occupants in the event of fire, or because such structure contains unsafe equipment or is so decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. No structure may be boarded up for more than six (6) months. An unsafe structure includes any structure boarded up for more than six (6) months unless granted a waiver by the code official.”

Section 108.8 Add additional section as follows:

Section 108.8 Public nuisances. Structures, premises, and exterior property shall be maintained in a clean, safe, secure and sanitary condition so as not to adversely affect the public health or safety or to become a public nuisance. A public nuisance shall include one or more of the following conditions:

- (i) The physical condition of any premises or its appurtenances in violation of any provision of this code;
- (ii) Any physical condition of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures;
- (iii) Any premises that has unsanitary sewerage or plumbing facilities;
- (iv) Any premises designated as unsafe for human habitation or use;
- (v) Any premises which is manifestly capable of being a fire hazard, or is unsafe or unsecured so as to endanger life, limb, or property;
- (vi) Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed, or rendered ineffective;

(vii) Any premises which is unsanitary, or which is littered with rubbish or garbage;

(viii) Any weeds on developed property which is not in a natural state; and/or

(ix) Any structure in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant, or abandoned; damaged by fire in danger of collapse; and dangerous to anyone on or near the premises.

(x)

Section 109.5 Delete section in its entirety and replace with the following:

Section 109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid in the first instance by the city. An invoice detailing the work performed and the cost of the work shall be sent to the property owner for payment. In the event of nonpayment by the property owner, the legal counsel of the jurisdiction may institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

Section 110.1 Delete section in its entirety and replace with the following:

Section 110.1 General. The code official may order the owner of any structure which is:

- (i) Dangerous, unsafe, unsanitary, or otherwise unfit for human habitation or occupancy such that it is unreasonable to repair the structure;
- (ii) A public nuisance;
- (iii) Vacant or abandoned for more than six (6) months;
- (iv) Boarded up for more than six (6) months;
- (v) Under construction where there has been a cessation of normal construction activity for a period of more than six (6) months; and/or
- (vi) In violation of the provisions of this code for more than six (6) months,

to demolish and remove such structure (including, but not limited to, the removal of the concrete foundations and their components, porches, steps walkways, and curbs); or if such structure is capable of being made safe by repairs, to repair and make such structure safe and sanitary. Demolition of a structure may also proceed as allowed under the *Code of Alabama* (1975).

Section 110.2 Delete section in its entirety and replace with the following:

Section 110.2 Notices and orders. All notices and orders shall comply with section 107 herein. All orders shall specify a time in which the owner shall comply therewith and specify repairs, if any. Such orders shall be served on the owner of record or any agent where an agent is in charge of the building and upon the holder of any encumbrance of record in the manner provided in section 107. If the owner, agent, or holder of an encumbrance of record cannot be found, the order may be served by posting it on the main entrance of the building.”

Section 110.3 Delete section in its entirety and replace with the following:

Section 110.3 Failure to Comply. If the owner of a premises fails to comply with a demolition order within the time prescribed by the code official, the code official shall cause the structure to be demolished and removed. Such removal or demolishment may be accomplished through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate as allowed by law.

Section 111 Delete section in its entirety (including sections 111.1 through 11.8 and any subsections thereunder) and replace with the following:

SECTION 111 MEANS OF APPEAL

111.1 General. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Code Appeals Board pursuant to Chapter 6, Article 1, and Section 6-5 of the *Municipal Code of the City of Leeds, Alabama* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Code Appeals Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

111.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed.

Section 201.3 Delete section and replace with the following:

Section 201.3 Terms defined in other codes. Where terms are not defined in this property maintenance code and are defined in the *Municipal Code of the City of Leeds, Alabama*, NEC Electrical Code, International Building Code, International Fire code, International Mechanical Code, International Plumbing Code, International Fuel Gas

Code, International Existing Building Code, and in the zoning code of the City of Leeds, such terms shall have the meanings ascribed to them as in those codes.”

Section 202 Delete the definitions for “Bedroom” and “Inoperable motor vehicle” in Section 202 and replace with the following definitions, respectively:

BEDROOM – A room in a dwelling that may be occupied for sleeping purposes. Every room which is at least seventy (70) square feet in floor area, having at least one window or door facing directly to the outdoors, which is not the kitchen, living room, dining room, bathroom, closet, hall, storage or utility space or similar area, shall be a bedroom.

INOPERABLE MOTOR VEHICLE – Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the City or which does not meet the requirements for operation upon the public streets of the City, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperable; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as or higher than the lower portion of the vehicle body or frame; there being used solely for storage purposes; and/or the vehicle being in any physical state rendering it inoperable

Section 301.3 Add the following to the end of the paragraph in Section 301.3:

- (i) Dangerous, unsafe, unsanitary, or otherwise unfit for human habitation or occupancy;
- (ii) A public nuisance;
- (iii) Vacant or abandoned for more than six (6) months;
- (iv) Boarded up for more than six (6) months;
- (v) Under construction where there has been a cessation of normal construction activity for a period of more than six (6) months.
- (vi) In violation of the provisions of this code for more than six (6) months.

Section 302.1 Add the following to the end of the paragraph in Section 302.1:

It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, old pipe, or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five (5) days. Further, it shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass,

building material rubbish or other similar items. It shall be the duty and responsibility of every such owner and/or occupant to keep the premises of such property clean and to remove from the premises upon notice from the code official all such abandoned items listed above, including but not limited to, weeds, dead trees, trash, garbage, etc.

Section 302.1 shall be further amended to add the following new section 302.1.1:

32.1.1 Attractive nuisance. No person shall permit any physical condition or use of property or its appurtenances which constitutes an attractive danger to children, including but not limited to, open wells, swimming pools, shafts, basements, excavations or pits, unsafe fences or structures, or discarded refrigerators or freezers with doors attached.

Section 302.4 Delete entire section and replace with the following:

302.4. Trash, rubbish, weeds and overgrowth; Removal. The owner or the agent of such owner or occupant of any lot, place or area within the city shall not permit any trash, rubbish or noxious matter to remain lying on such lot, place or area or upon any sidewalk or street right-of-way abutting the lot, place or area. Upon sidewalks, noxious matter shall include accumulations of sand, leaves, algae growth, slippery conditions, food or food residue, and vegetation. Likewise, such owner, his agent and the occupant shall not permit any weeds or grass to grow to a height exceeding 12 inches upon any portion of such lot, place or area or upon any sidewalk, over street curbs or street right-of-way abutting such lot place or area. For land being used for a bona fide commercial agricultural purpose, the limitation on the height of grass or weeds shall only apply to the first 20 feet of such lands abutting a public street or adjacent developed property. The limitation on the height of grass or weeds shall not apply to undeveloped wild land that remains in a natural state unless determined to be a fire hazard or other health hazard as determined by the code official.

Upon failure of the *owner* or agent having charge of a property to cut and destroy the weeds after service of a notice of violation, they shall be subject to prosecution in the Leeds Municipal Court in accordance with Section 106.3 and the penalties set forth in Section 106.4. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

Section 302.8 Delete section in its entirety and replace with the following:

Section 302.8 Motor vehicles. Except as provided for in other regulations, no more than two (2) inoperable, wrecked, abandoned, or unregistered motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of partial or major disassembly, disrepair, or in the process of being stripped or dismantled. Painting

of vehicles is prohibited unless conducted inside an approved spray booth all such vehicles shall be screened from view from all public or private street rights-of-way by virtue of storage within an enclosed building or being screened by privacy fencing, topography, and/or vegetation.

Exceptions:

(i) A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes; and

(ii) Commercial property properly zoned for automobile repairs (i.e., body shops).”

Section 303.1 Delete section in its entirety (including subsections thereto) and replace with the following:

Section 303.1 Swimming pools, spas and hot tubs. Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair.

Section 304.2 Delete in its entirety without replacement.

Section 304.3 Add the following exception to this section:

Exception: Such premises identification shall not be required where address numbers are placed on the mailbox in front of the building and placed in such a position to be plainly legible and visible from the street or road fronting the property.

Section 304.8 Delete in its entirety without replacement.

Section 304.9 Delete in its entirety without replacement.

Section 304.13 Delete in its entirety without replacement.

Section 304.14 Delete in its entirety without replacement.

Section 304.16 Delete in its entirety without replacement.

Section 304.17 Delete in its entirety without replacement.

Section 304.18 Delete in its entirety without replacement.

Section 304.18.1 Delete in its entirety without replacement.

Sections 304.18.2 delete in its entirety without replacement.

Sections 304.18.3 delete in its entirety without replacement.

Section 305.2 Delete in its entirety without replacement.

Section 305.3 Delete in its entirety without replacement.

Section 305.4 Delete in its entirety without replacement.

Section 305.5 Delete in its entirety without replacement

Section 305.6 Delete in its entirety without replacement.

Section 307.1 Delete in its entirety and replace with the following:

Section 307.1 General. Every exterior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 (762mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the land or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

Section 308-2.1 Delete section in its entirety and replace with the following:

Section 308.2.1 Tree branches, yard trimmings, and leaves. The owner of every occupied premise shall be responsible for the placement of such materials by the street for pickup by the City of Leeds in compliance with the guidelines established by the city for such pickup. Such materials shall be placed at curbside. Such items shall not be required to be placed in containers for pickup.

Section 308.3.1 Delete in its entirety without replacement.

Chapter 4 Delete title in its entirety and replace with the following:

CHAPTER 4 OCCUPANCY LIMITATIONS

Section 401 Delete in its entirety without replacement.

Section 402 Delete in its entirety without replacement.

Section 403 Delete in its entirety without replacement.

Section 404.5 Delete Section 404.5 and Table 404.5 in their entirety and replace with the following:

Section 404.5 Overcrowding. The maximum occupancy is two (2) occupants per bedroom. This maximum number shall not include minors.

Section 404.5.1 Delete section in its entirety without replacement.

Section 404.5.2 Delete section in its entirety without replacement.

Section 501 Delete in its entirety without replacement.

Section 502 Delete in its entirety without replacement.

Section 503 Delete in its entirety without replacement.

Section 504 Delete in its entirety without replacement.

Section 505 Delete in its entirety without replacement.

Section 506.2 Delete in its entirety without replacement.

Section 506.3 Delete in its entirety without replacement.

Section 507 Delete in its entirety without replacement.

Sections 601 through 606 Delete Sections 601 through 606 (including subsections thereto) in their entirety without replacement.

Section 702.4 Add the following sentence to the end of the paragraph:

Where such bars, grilles, grates, or similar devices are installed in existing buildings, smoke detectors shall be installed in accordance with section 704 of this code.

Section 704.2 Delete section and replace with the following:

Section 704.2 Smoke Alarms. Approved single or multiple station smoke alarms shall be installed in existing dwelling units, and hotel and lodging guestrooms. Installation shall be in accordance with the International Building Code, International Existing Building Code and/or the International Residential Code.

Chapter 8 Delete chapter in its entirety and replace with the following:

CHAPTER 8

Referenced Standards

This chapter lists the standards that are referenced in various sections of this code (IPMC). The applicable standards are listed below. The application of the standards referenced below shall be as specified in Section 102.7 of the IMPC. The version of the standard noted below that has most recently adopted by the City of Leeds shall be applicable.

1. International Fuel Gas Code
2. National Electrical Code
3. International Plumbing Code
4. International Building Code
5. International Mechanical Code
6. International Energy Conservation Code
7. International Residential Code
8. International Fire Code
9. International Existing Building Code

B. Chapter 6, Article I, Section 6-2.7 (d) (I) of the *Municipal Code of the City of Leeds, Alabama* is hereby amended by deleting Section 6-2.7 (d) (I) in its entirety and replacing it with the following (all other subsections of Section 6-2.7 (d) shall remain unchanged):

(d) Code enforcement procedure.

- (1) Complaint required. To investigate a violation of the International Property Maintenance Code, a complaint must be received. Such complaint shall be made in writing and must include the complainant's name, address, phone number, and signature of the complainant. The code official shall not investigate a complaint until the provisions of this section until such time as the required information is submitted.

Section 10. International Existing Building Code, 2015 Edition Adopted.

A. The following is hereby added as Chapter 6, Article I, Section 6-1 (I) of the *Municipal Code of the City of Leeds, Alabama*:

- (i) A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Leeds, the Leeds Library and the Leeds Building Inspections Department, being marked and designated as the International Existing Building Code, 2015 edition, including appendices A, B, and C and their subchapters, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Leeds in the State of Alabama regulating and governing the change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees

therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the above mentioned locations within the City of Hoover are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-2-4 of this Code.

B. The following is hereby added as Chapter 6, Article 1 Section 6-2.9 of the *Municipal Code of the City of Leeds, Alabama*:

Section 6-2.9 Amendments to the existing building code.

The following sections are hereby amended as follows. Where a conflict exists between the provisions of the International Existing Building Code and the following amendments, the amendments shall prevail.

Section 101.1 Delete section in its entirety and replace with the following:

101.1 Title. These regulations shall be known as the *Existing Building Code of the City of Leeds, hereinafter referred to as "this code."*

Section 108.2 Delete section in its entirety and replace with the following:

Section 108.2 Fee Schedule. The fees for work on buildings, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a permit, shall be as established by the City Council of the City of Hoover and/or the applicable governing authority.

Section 108.6 Delete section in its entirety and replace with the following:

Section 108.6 Fee refunds. The refunding of fees paid hereunder is authorized. The refunding of such fees shall be made in accordance with the written refund policy. Such policy shall be established by the code official. The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payments.

Section 112. Delete section in its entirety (including sections 112.1 through 112.3 and subsections thereunder) and replace with the following:

SECTION 112

APPEALS

112.1 General. Any person shall have the right to appeal a decision of the code official. Appeals of orders, decisions, and determinations made by the building official related to the application and interpretation of this code shall be heard by the Leeds Zoning Board of Adjustments pursuant to Chapter 6, Article I, Section 6-5 of the *Municipal Code of the City of Leeds* and according to the appeal procedures set forth therein. Appeals shall be filed with the Leeds Construction Variance Board within twenty (20) days following the date of the decision of the code official for which appeal is sought.

112.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provision of this code do not fully apply or an equally good or better form of construction is proposed.

Section 113.4 Delete section in its entirety and replace with the following:

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of a building or structure in violation of the *approved* construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be guilty of a violation against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of the City of Leeds*. Each day that a violation continues shall be deemed a separate offense.

Section 114.2 Delete section in its entirety and replace with the following:

114.2 Issuance. Upon notice from the code official, any work that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

Section 114.3 Delete section in its entirety and replace with the following:

114.3 Unlawful Continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition shall be guilty of an offense against the City of Leeds punishable as provided in Section 1-5 of the *Municipal Code of Leeds*.

Section 12. SEVERABILITY. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Leeds hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 13. LEGAL REIGHTS NOT IMPAIRED. That nothing in this ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 14. PUBLICATION OF ORDINANCE. That the City Clerk of the City of Leeds is hereby ordered and directed to cause this ordinance to be published as provided by law and that a copy of this Ordinance be entered upon the minutes of the meeting of the City Council.

Section 15. EFFECTIVE DATE OF ORDINANCE. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall be in full force and effect on January 1, 2015 and shall continue in full force and effect from month to month and year to year from its effective date until repealed.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Leeds does hereby ordain, resolve, and enact the foregoing Ordinance for the City of Leeds.

DONE, ORDERED, ADOPTED, and APPROVED this the 20th day of April, 2015.

CITY OF LEEDS, ALABAMA:



DAVID MILLER, MAYOR

April 20, 2015

DATE

AYES: 6

NAYS: 0

ABSENT FROM VOTING: 0

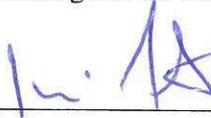
ABSTAIN:

0



KEVIN FOUTS, CITY CLERK

I, Kevin Fouts, City Clerk of the City of Leeds, hereby certify that the above Ordinance was duly adopted by the City Council of the City of Leeds at a regular meeting held on the 6th day of April, 2015.



Kevin Fouts, City Clerk