
City of Bay Minette

Fire Department 2021 IFC amendments

Effective January 1, 2022

101.2.1 – Appendixes

We adopted appendix(s) *A,B,C,D,E,F,G,H,I,K,L,N*

112.2 – Owner / Occupant responsibility

We added a subsection – *Where a system services multiple occupancies (tenants) the OWNER of the complex, strip mall etc. shall be responsible for system inspection, maintenance, and repairs. Regardless of the lease agreement.*

Intent: When a strip mall that contains 6 different stores shares one fire sprinkler riser and one common fire alarm system it is nearly impossible for the tenants to share the cost of maintenance or repairs to those systems, in this case the **OWNER** of that strip mall is held liable to maintain and or repair those systems.

NOTE- as stated in 112.2 the tenant that introduces a new hazard for example kitchen suppression system that tenant is responsible for that system.

112.4 – Violation penalties – *Guided by City of Bay Minette code 15-99*

Any violation of the 2021 IFC to include permitting infractions the violator could be issued a Municipal ordinance ticket in accordance with the fees implied by 15-99 for dangerous structures or working without a license. On top of the fee, court cost may be assessed by the City Magistrates office.

307.4, 307.4.3 Open burning – Amended distances to coincide with COBM code 10-78 open burning ordnances. To read – *a minimum distance of 25 feet from any combustible products such as homes, sheds, forest, trees, powerlines etc.*

505.1 Address identification – We added the following guidelines

- *Commercial properties – 6 inch minimum*
- *Residential property less than 50' of the right of way – 4 Inch minimum*
- *Residential property 50-100 feet from right of way – 6 inch minimum or follow 100-foot guidelines*
- *Residential property 100 foot or greater from right of way – Monument with 4-inch minimum letters AND the house is marked with a minimum of 4" letters.*

507.5.1 Fire Hydrant systems – Under exemption 2 we substituted 600 feet for 100 feet

Intent: Two reasons (1) If a building is large enough or hazardous enough it requires a fire sprinkler system, we need rapid access to water supply. (2) to coincide with the FDC requirements for Standpipe systems.

906.3 (fire extinguisher) Size and distribution – We added the following statement:

Fire extinguishers should be no smaller than 4A:40BC (10lb).

- UL 2A10BC (5lb) can be used when approved by the fire code official when there are mobility concerns

- Group R occupancies are exempt when 1A10BC (2.5lb) extinguishers are provided in each living space

Intent: This is the Fire Chiefs discretion that each facility only has 10lb fire extinguishers, all other requirements still apply such as travel distance and allowable square footage.

907.2 (fire alarms) Where required – We added a subsection: *Smoke detectors conforming to UL217 with similar requirements outlined by 907.2.10 may be required by fire code official.*

Intent: To provide a local alarm in an unsupervised location such as storage or mechanical area.

1008.3.3 (emergency lighting) Rooms and spaces – Under subsection #5 we deleted “public restrooms with an area greater than 300 square feet (27.87m²)” and replaced with Restrooms

Intent – All restrooms that are required to follow ADA guidelines be provided with emergency lighting.

Fire department fee schedule

Copy of an incident report - \$25.00

Exempt – Owner / Occupant/ Patient / Court ordered

Burn Permit - \$50.00

Fire protection equipment annual service fees - \$50.00 per discipline

Fire protection equipment installation fee - \$50.00 per \$10,000 contract cost (fire alarm, Fire Suppression, BDA system)

Plan review fees- \$0.02 per square foot, \$100.00 minimum - \$1000.00 maximum

False alarm – 3 or more false alarms due to malfunction in 30 days \$500.00 response fee will be applied.