

The City of
Irondale

BUILD COMMUNITY. BUILD THE FUTURE.

Mayor James D. Stewart, Jr.

101 20th Street South, Irondale, Alabama 35210
Phone (205) 956-9200 Fax (205) 956-0950

Commercial Permits

All contractors must have a City of Irondale business license. Additionally, a contractor/sub-contractor performing any construction work of \$50,000 or more must be licensed by the State of Alabama.

New Commercial Buildings or Additions to Commercial Buildings

Prior to construction new commercial buildings and additions to commercial buildings in Irondale, the following items must be submitted to the Building Inspections Department:

- Completed building permit application.
- Completed land disturbing application, if applicable
- Erosion Bond in the amount of \$3,000 per acre of land disturbed (of portion thereof)
- 2 sets of plans – 24” X 36” (minimum) and a PDF file. (Engineered drawings and stamped by an Alabama architect if the structure is over 2,500 sq. ft.
- A plot plan (showing the proposed location of the home on the lot)
- Sewer or septic tank approval
- Stair and wall detail (section of stair and wall, usually included in most plans already)

On your plot plan you must note the location of all erosion control measures, providing a best management plan (BMP). Upon receipt of your application and supporting documentation, the contractor must call to schedule and appointment with the Building Inspections Department to have an inspector inspect the erosion control measures to be installed on the lot. The erosion control measures must be approved before a building permit is issued. Installation of erosion control measures is the only activity permitted on the lot prior to receiving a commercial building permit. (if applicable)

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John London
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Council President
David Spivey
District 2

Councilor
Cindy Cuellar
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Councilor
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Aaron Sims
District 5

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Interior Tenant Improvements

Prior to performing interior tenant improvement work in Irondale, the following items must be submitted to the Building Inspections Department:

- Completed application of building permit
- If the tenant space and/or building is over 2,500 sq. ft., drawings must be stamped by an Alabama architect.
- Septic or sewer approvals, if applicable
- 2 sets of plans – 24” X 36” (minimum) and a PDF file. (Engineered drawings and stamped by an Alabama architect if the structure is over 2,500 sq. ft.)
- Sewer or septic tank approvals, if applicable

Other Requirements

- An erosion bond is required to remain on file up to one year after completion of the project.
- A certified post-foundation survey is required prior to scheduling any rough inspections. Construction should be discontinued until the survey has been reviewed and approved by the Building Inspections Department.
- AutoCad As-built utility, storm drainage, and detention/retention pond drawings (if required) are required before a Certificate of Occupancy
- Additional permits (plumbing, gas, mechanical, etc.) will be required based upon the type of work being done.

Processing the Building Permit Application

Upon submission of a completed commercial building permit application and all required documentation, your application will go through the site plan review process. After a final site plan

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review and approval, a building permit may be issued. After a building permit is issued, contractors and/or subcontractors can apply for additional required permits and proceed through the associated inspection process. Once construction is complete and all inspections have been successfully approved, you will be issued a Certificate of Occupancy. This is required prior to obtaining a City of Irondale business license.

Fees

The Commercial Building Permit Fee is forty dollars (\$40.00) for the first \$1,000, One Thousand one dollars (\$1,001.00) and above: Nine dollars (\$9.00) per thousand or a fraction thereof. A State Craft Fee is added to all commercial projects: one dollar (\$1.00) for each \$1,000, One Thousand dollars of job cost.

Additional Information

If you have specific questions about building permits call our inspections team at (205) 769-0692 or email kwomack@cityofirondaleal.gov. We encourage meetings with our team and the property owner, design team, and development team at the onset of a proposed project. Our team of experts is here to step you through the process. To arrange a meeting, please contact our team at (205) 769-0692 or email kwomack@cityofirondaleal.gov.

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