

BUILDING PERMIT INFORMATION

The permitting and inspection process protects property owners and the public by verifying new construction and improvements to property are in compliance with State building codes. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit.

Act 2015-308 allows for a Construction Industry Craft Training Fee to be collected on non-residential construction building permits. This fee shall be equal to one dollar (\$1.00) for every one thousand dollars (\$1,000.00) of construction authorized. **To learn more about this fee from the State of Alabama Department of Finance, Division of Construction Management call (334)242-4082..**

ADOPTIVE CODES

The City currently enforces the **2018** Commercial Building Code, Residential Building Code, Plumbing, Mechanical, Housing Code, Fuel Gas Code Fire Code and the **2017** NEC Electrical Code.

THE PERMITTING PROCESS

Before work on a project begins, a permit must be obtained by the property owner or licensed trade professional responsible for the project along with a complete list of subcontractors. All contractors and sub-constructors must be licensed by the City of Satsuma. Additionally, if the contract amount is \$10,000.00 or more, the main general contractor must be licensed with the State of Alabama Home Builders Board. Commercial Contractors with contracts exceeding \$50,000.00 must be licensed as a State General Contractor and as a licensed contractor with the City of Satsuma.

TRADE PERMITS

If the project involves a single licensed trade, such as electrical, plumbing, HVAC (mechanical) work, swimming pool, or roofing a single permit can be obtained.

[Trade permit](#)

BUILDING PERMITS

If the project involves multiple licensed trades, then a Building Permit can be obtained which will cover all the licensed trades involved in the project. A building permit is also required for projects that involve structural work.

[Building Permit Application](#)

SPECIALTY PERMITS

Certain projects require special permits instead of or in addition to building permits:

- Swimming Pools
- Right of Way - Required for disturbance in the City Right of Way.

- Antenna - Required to erect a cell-network antenna or similar. For more information contact the [Building Department](#).
- House/Manufacturing Home Moving in & Setup
- Demolition of existing building.

PROJECTS THAT DO NOT REQUIRE A PERMIT

Projects that don't require a permit are those that don't involve a licensed trade or change the footprint of the property, and are mostly cosmetic upgrades that include:

- Painting
- Flooring (carpet, tile, hardwood installations)
- Fencing
- Driveways and Sidewalks
- One story accessory building, shed, storage building constructed on skids that are not a permanent structure
- Finish carpentry work
- Landscaping

If you are in doubt as to whether your project requires a permit, call Tom Briand at 251-377-9633.

INSPECTIONS

The City's building inspector inspects the contractor's or property owner's work at each milestone of the project. These inspections ensure the city's adopted building codes are being followed correctly. Once the project is complete, a final inspection. The contractor must give the Building Inspector a 24 hours' notice to schedule inspections.

Permits are given at City Hall, 5464 Old Highway 43, Satsuma, AL 36572. The construction permit desk is open for business 7:30 a.m. - 4:30 p.m., Monday –Thursday and till 11:30 a.m. Friday. Payments (cash or check) for permitting services will be accepted until 4:30 p.m.

FEES

Click on attached link.