



BUILDINGS & PROPERTY COMMITTEE
REGULAR MEETING AGENDA
1705 MAIN STREET, DAPHNE, AL
JUBILEE CONFERENCE ROOM
MONDAY, JUNE 8, 2026 at 5:15 PM

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVE MINUTES**
 - A. Review the minutes from the May 11, 2026, meeting** 3
- 3. PUBLIC PARTICIPATION**
- 4. REPORTS**
 - A. Building Inspection Report: *Eric Butler***
 - i. Review the May New Construction Reports. 4
 - B. Civic Center Report: *Ange Baggett***
 - i. Review the June Civic Center report. 13
 - ii. Review the April 13, 2026, Museum minutes. 14
 - C. Recreation Report: *Charlie McDavid***
 - i. Review the May Recreation report. 16
 - ii. Review the May Senior Center report. 18
 - D. Library Report: *Emmie Powell***
 - E. Facilities Report: *Bobby Purvis***
 - i. Review the June Facilities report. 19
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - A. Ordinance Amending Ordinance No. 2019-25, as Previously Amended by Ordinance No. 2021-51, Relating to the Adoption of Certain Technical Codes by Reference** 22

- 7. OTHER BUSINESS**
- 8. NEXT MEETING: July 13, 2026**
- 9. ADJOURN**

BUILDINGS & PROPERTY COMMITTEE MEETING

May 11, 2026 5:15 p.m.

**City Hall, Jubilee Conference Room
1705 Main Street, Daphne, AL 36526**

MEETING MINUTES

MEMBERS PRESENT: Councilman Hughes, Councilwoman Messinger, Councilman Olen, Councilwoman Green, Councilman Coleman and Councilman Roberts

MEMBERS ABSENT: Councilwoman Conaway

ALSO PRESENT: Patrick Dungan, City Attorney; Troy Strunk, City Development; Mayor LeJeune; Andy Bobe, City Engineer; Kara Wilbourn, Marketing; Jennifer Rulon, Senior Center; Cindy Beaudreau, City Clerk; Bobby Purvis, Public Works; Charlie McDavid, Recreation; Emmie Powell, Library; and Ange Baggett, Marketing.

1) CALL MEETING TO ORDER / ROLL CALL

There being a quorum present Councilwoman Messinger called the meeting to order at 5:15p.m.

2) MINUTES

Councilwoman Messinger reviewed the minutes from the April 13, 2026 meeting.

3) PUBLIC PARTICIPATION

No public participation.

4) BUILDING INSPECTION REPORT

Troy Strunk shared that demolition has begun on 505 Van Avenue.

5) CIVIC CENTER & BAYFRONT PAVILION REPORT

Ange Baggett gave the Civic Center report and review of the March 9, 2026, Museum minutes.

6) RECREATION REPORT

Charlie McDavid gave the Recreation report and the Senior Center report. Mr. McDavid also shared that the alligator was removed from the Sports Complex.

7) LIBRARY REPORT

Emmie Powell gave the Library report.

8) FACILITIES REPORT

Bobby Purvis gave the Facilities Report.

9) OLD BUSINESS

10) NEW BUSINESS

Kara Wilbourn shared a presentation of the new City website that will launch on May 27, 2026.

11) ANY OTHER BUILDINGS AND PROPERTY BUSINESS

12) NEXT MEETING

The next meeting is scheduled for Monday, June 8, 2026 at 5:15 p.m.

13) ADJOURN

There being no further business to discuss, the Committee adjourned at 5:56pm.

City of Daphne Building Department

2022 / 2023 / 2024 / 2025 / 2026 Comparison Report

	Fee's Collected					Permit's Issued					CO's Issued				
	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026
Oct	\$84,303.63	\$47,086.96	\$83,607.35	\$143,569.06	\$77,524.20	308	192	223	213	189	40	28	32	17	25
Nov	\$91,672.49	\$50,279.03	\$27,758.62	\$58,210.00	\$219,396.48	351	286	166	142	216	30	36	23	12	9
Dec	\$128,605.99	\$57,070.59	\$40,344.17	\$50,271.68	\$36,647.91	296	216	181	150	245	53	36	33	25	12
Jan	\$259,810.62	\$33,804.54	\$163,953.56	\$80,404.50	\$44,321.08	350	152	295	173	120	36	33	25	20	11
Feb	\$129,315.56	\$44,081.76	\$84,412.27	\$37,199.09	\$58,004.87	292	169	229	163	168	32	31	23	20	7
Mar	\$116,358.20	\$30,603.28	\$57,825.99	\$320,154.95	\$115,389.98	431	181	240	165	190	84	44	24	16	25
Apr	\$60,816.35	\$76,873.19	\$171,191.80	\$89,713.72	\$51,613.31	324	212	348	202	159	42	27	15	19	20
May	\$65,454.25	\$147,875.62	\$207,947.06	\$155,349.01	\$66,512.50	306	288	368	211	178	48	20	30	17	17
June	\$147,395.66	\$234,524.02	\$58,420.91	\$143,387.48		355	308	232	230		34	25	43	21	
July	\$87,733.72	\$100,809.42	\$69,318.38	\$78,117.48		305	267	273	185		23	13	33	15	
Aug	\$61,504.63	\$60,342.37	\$181,357.78	\$65,814.58		299	192	239	182		19	4	29	11	
Sept	\$140,065.18	\$108,322.22	\$189,261.78	\$106,073.70		328	277	344	147		40	34	20	15	
Total	\$1,373,036.28	\$991,673.00	\$1,335,399.67	\$1,328,265.25	\$669,410.33	3945	2740	3138	2,163	1,465	481	331	330	208	126
Percent +/-	N/A	-27.78%	34.66%	-0.53%		N/A	-30.54%	14.53%	-31.07%		N/A	-31.19%	-0.30%	-93.64%	

May FY2026 Building Inspections-

\$66512.50 Fee's Collected, 178 Permits issued, 17 Certificate Of Occupancies issued and 10 New Residential Homes permitted

Infirmary Health, The Croft, Aldi, and Daphne Amphitheater are in progress. Chase Bank has started.

PERMITS ISSUED BY (05/01/2026 TO 05/31/2026) FOR CITY OF DAPHNE

Building Permit (Commercial)

Work Class New Construction (Commercial)

BLDC-024006-2026	Type: Building Permit (Commercial)	District: N/A	Main Address:	30943 Mill Lane Ln
Status: Issued	Workclass: New Construction (Commercial)	Project: Dutch Bros Coffee	Parcel:	Daphne, AL 36527
Application Date: 05/19/2026	Issue Date: 05/22/2026	Expiration: 11/30/2026	Last Inspection: 06/01/2026	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$1,199,983.83	Fee Total: \$16,549.79	Assigned To:
Additional Info:				
Subdivision:	Subdivision Unit or Phase:	Lot Number:	Zoned:	Flood Zone:
Master Permit: 19-	IBC Commercial Building Code Year:	Contract Value: 1199983.83	Other Information:	Building Height:
TownHouse Apartment Units:				

Description: Ground Up of a Dutch Bros Coffee

Contractor: Cole Cooper 9040 Roswell Road Suite 720 Suite 720 Atlanta, GA 30350 ccooper@chattahoocheeconstruction.com

Value total for Work Class New Construction (Commercial):

Fee total for Work Class New Construction (Commercial):

Value total for Permit Type Building Permit (Commercial): \$1,199,983. Fee total for Permit Type Building Permit (Commerc

PERMITS ISSUED for Permit Type:

1

Building Permit (Residential)

Work Class New Construction (Residential)

BLDR-023552-2026	Type: Building Permit (Residential)	District: N/A	Main Address:	332 Grays Ln
Status: Issued	Workclass: New Construction (Residential)	Project:	Parcel:	Daphne, AL 36526
Application Date: 03/19/2026	Issue Date: 05/12/2026	Expiration: 11/16/2026	Last Inspection: 05/20/2026	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$662,590.74	Fee Total: \$3,415.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 544472	Number of Stories: 1	TownHouse Apartment Units:	Heated and Cooled Square Feet: 3095	Non-Heated and Cooled Square Feet: 1662
Non-Heated and Cooled Valuation: 118118	IRC Residential Building Code Year:	Subdivision: N/A	Subdivision Unit or Phase: Grays Lane	Lot Number: 1
Zoned: R-1	Flood Zone: X	Contract Value: 0.00	Other Information:	

Description: New 4,757sf Residence

Contractor: Dustin Day 7438 Dellwood Creek Circe Spanish Fort, AL 36527 dday@liveoakbuildingco.com

PERMITS ISSUED BY (05/01/2026 TO 05/31/2026)

BLDR-023747-2026
Status: Issued
Application Date: 04/16/2026
Zone:
Additional Info:
Heated and Cooled Valuation: 493632
Non-Heated and Cooled Valuation: 58917
Zoned: Vacant Residential

Type: Building Permit (Residential)
Workclass: New Construction (Residential)
Issue Date: 05/08/2026
Sq Ft: 0
Number of Stories: 2
IRC Residential Building Code Year: 2018
Flood Zone: x

District: N/A
Project:
Expiration: 11/04/2026
Valuation: \$552,548.55
TownHouse Apartment Units:
Subdivision: Rudicell Sub
Contract Value: 0.00

Main Address: 1610 Fourth St
Parcel: Daphne, AL 36526
Last Inspection:
Fee Total: \$2,865.00
Other Information:

Finalized Date:
Assigned To:
Heated and Cooled Square Feet: 2806
Subdivison Unit or Phase: RUDSUB 1
Non-Heated and Cooled Square Feet: 829
Lot Number: 1

Description: **Baldwin County Tax Records have the wrong address per Pat***Construction of New Single Family Residence **Keep Eric informed on progress of each step**
Contractor: LIMITLESS HOMES, LLC 29891 WOODROW LN DAPHNE, AL 36526 251-929-9008 jalberstadt@limitlesshomesal.com

BLDR-023790-2026
Status: Issued
Application Date: 04/23/2026
Zone:
Additional Info:
Heated and Cooled Valuation: 378404
Non-Heated and Cooled Valuation: 47688
Zoned: Residential

Type: Building Permit (Residential)
Workclass: New Construction (Residential)
Issue Date: 05/06/2026
Sq Ft: 0
Number of Stories: 1
IRC Residential Building Code Year: 2024
Flood Zone: N/A

District: N/A
Project: Hope Vineyard
Expiration: 11/16/2026
Valuation: \$426,091.89
TownHouse Apartment Units: 0
Subdivision: Hope Vineyard
Contract Value: 0.00

Main Address: 9225 Caymus Dr, Lot 84
Parcel: Daphne, AL 36526
Last Inspection: 05/19/2026
Fee Total: \$2,335.00
Other Information:

Finalized Date:
Assigned To:
Heated and Cooled Square Feet: 2151
Subdivison Unit or Phase: Phase 1
Non-Heated and Cooled Square Feet: 671
Lot Number: 84

Description: Lot 84 Hope Vineyard
Contractor: Lance Gilmet ADKINSK@MARONDA.COM

BLDR-023945-2026
Status: Issued
Application Date: 05/12/2026
Zone:
Additional Info:
Heated and Cooled Valuation: 364858
Non-Heated and Cooled Valuation: 42144.5
Zoned: Residential

Type: Building Permit (Residential)
Workclass: New Construction (Residential)
Issue Date: 05/14/2026
Sq Ft: 0
Number of Stories: 1
IRC Residential Building Code Year: 2018
Flood Zone: No

District: N/A
Project:
Expiration: 11/10/2026
Valuation: \$407,002.59
TownHouse Apartment Units:
Subdivision: Patch Place
Contract Value: 0.00

Main Address: 27518 Patch Place Loop
Parcel: Daphne, AL 36526
Last Inspection:
Fee Total: \$2,240.00
Other Information:

Finalized Date:
Assigned To:
Heated and Cooled Square Feet: 2074
Subdivison Unit or Phase: 2
Non-Heated and Cooled Square Feet: 593
Lot Number: 40

Description: Patch Place lot 40 - Phase 2
Contractor: Allen Martin 2106 Devereux Circle Vestavia, AL 35243 allen@towerhomes.com

PERMITS ISSUED BY (05/01/2026 TO 05/31/2026)

BLDR-023973-2026	Type: Building Permit (Residential)	District: N/A	Main Address:	24847 Spectacular Bid Loop
Status: Issued	Workclass: New Construction (Residential)	Project:	Parcel:	Daphne, AL 36526
Application Date: 05/15/2026	Issue Date: 05/20/2026	Expiration: 11/16/2026	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$541,351.53	Fee Total: \$2,810.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 479734	Number of Stories: 1	TownHouse Apartment Units:	Heated and Cooled Square Feet: 2727	Non-Heated and Cooled Square Feet: 867
Non-Heated and Cooled Valuation: 61617.7	IRC Residential Building Code Year: 2018	Subdivision: Jubilee Farms	Subdivision Unit or Phase: 2	Lot Number: 85
Zoned: Yes	Flood Zone: No	Contract Value: 0.00	Other Information:	
Description: Jubilee Farms - Phase 2 - Lot 85				
Contractor: Allison Blevins 22500 Town Center Ave Suite 103 Spanish Fort, AL 36527 baldwinpermitting@drhorton.com				

BLDR-023975-2026	Type: Building Permit (Residential)	District: N/A	Main Address:	24835 Spectacular Bid Loop
Status: Issued	Workclass: New Construction (Residential)	Project: JUBILEE FARMS	Parcel:	Daphne, AL 36526
Application Date: 05/15/2026	Issue Date: 05/18/2026	Expiration: 11/14/2026	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$541,351.53	Fee Total: \$2,810.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 479734	Number of Stories: 1	TownHouse Apartment Units:	Heated and Cooled Square Feet: 2727	Non-Heated and Cooled Square Feet: 867
Non-Heated and Cooled Valuation: 61617.7	IRC Residential Building Code Year: 2018	Subdivision: Jubilee Farms	Subdivision Unit or Phase: 2	Lot Number: 86
Zoned: Yes	Flood Zone: No	Contract Value: 0.00	Other Information:	
Description: Jubilee Farms - Phase 2 - Lot 86				
Contractor: Allison Blevins 22500 Town Center Ave Suite 103 Spanish Fort, AL 36527 baldwinpermitting@drhorton.com				

BLDR-023980-2026	Type: Building Permit (Residential)	District: N/A	Main Address:	27422 Patch Place Loop
Status: Issued	Workclass: New Construction (Residential)	Project:	Parcel:	Daphne, AL 36526
Application Date: 05/18/2026	Issue Date: 05/26/2026	Expiration: 11/22/2026	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$448,655.28	Fee Total: \$2,445.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 396348	Number of Stories: 0	TownHouse Apartment Units:	Heated and Cooled Square Feet: 2253	Non-Heated and Cooled Square Feet: 736
Non-Heated and Cooled Valuation: 52307.5	IRC Residential Building Code Year: 2018	Subdivision: Patch Place	Subdivision Unit or Phase: 2	Lot Number: 28
Zoned: Residential	Flood Zone: NA	Contract Value: 0.00	Other Information:	
Description: Patch Place Lot 28 Phase 2				
Contractor: Allen Martin 2106 Devereux Circle Vestavia, AL 35243 allen@towerhomes.com				

PERMITS ISSUED BY (05/01/2026 TO 05/31/2026)

Value total for Work Class New Construction (Residential):

Fee total for Work Class New Construction (Residential):

Value total for Permit Type Building Permit (Residential): \$4,827,942.5 e total for Permit Type Building Permit (Residential)

PERMITS ISSUED for Permit Type: 10

GRAND TOTAL VALUE: \$6,027,926.34

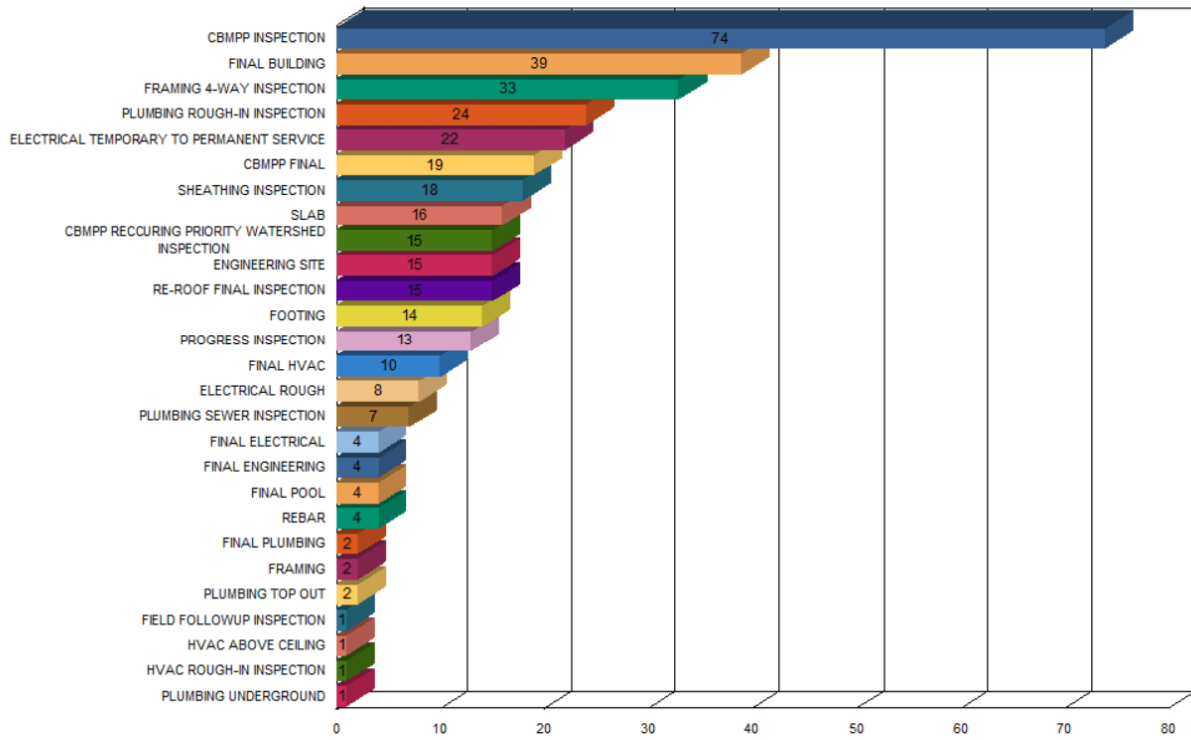
GRAND TOTAL FEES: \$42,324.79

GRAND TOTAL OF PERMITS: 11

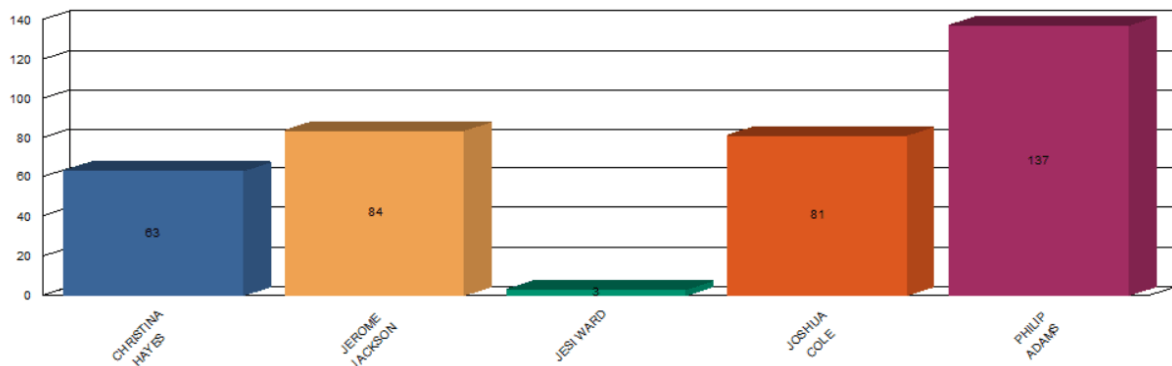
228- Building Inspections –140 Environmental Inspections – 368 Total Inspections



COMPLETED INSPECTIONS BY ACTUAL START DATE BY INSPECTION TYPE (05/01/2026 TO 05/31/2026) FOR CITY OF DAPHNE



ALL INSPECTIONS BY ACTUAL START DATE BY INSPECTOR (05/01/2026 TO 05/31/2026) FOR CITY OF DAPHNE





PERMIT ISSUANCE SUMMARY (05/01/2026 TO 05/31/2026) FOR CITY OF DAPHNE

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Permit (Commercial)	Alteration or Remodel	3	0	\$312,000.00	\$2,184.00
	Demolition	1	0	\$0.00	\$228.00
	Interior Build Out	1	0	\$250.00	\$51.00
	New Construction (Commercial)	1	0	\$1,199,983.83	\$16,549.79
BUILDING PERMIT (COMMERCIAL) TOTAL:		6	0	\$1,512,233.83	\$19,012.79
Building Permit (Residential)	Accessory Structure	3	0	\$21,500.00	\$375.00
	Alteration or Remodel	7	0	\$129,923.82	\$1,055.00
	Demolition	3	0	\$36,000.00	\$225.00
	Misc.	6	0	\$167,423.00	\$1,170.00
	New Construction (Residential)	10	0	\$4,871,837.33	\$25,775.00
	Pool	1	0	\$59,036.19	\$355.00
	Re-Roof	23	0	\$398,198.28	\$3,300.00
BUILDING PERMIT (RESIDENTIAL) TOTAL:		53	0	\$5,683,918.62	\$32,255.00
Certificate of Occupancy	Certificate of Occupancy	17	0	\$0.00	\$0.00
CERTIFICATE OF OCCUPANCY TOTAL:		17	0	\$0.00	\$0.00
Electrical Permit (Commercial)	Misc.	2	0	\$297,000.00	\$976.00
	New Construction Trade (Commercial)	2	0	\$252,650.00	\$4,042.75
ELECTRICAL PERMIT (COMMERCIAL) TOTAL:		4	0	\$549,650.00	\$5,018.75
Electrical Permit (Residential)	Misc.	12	0	\$128,260.45	\$995.00
	New Construction (Residential)	8	0	\$0.00	\$880.00
	New Construction Trade (Residential)	1	0	\$0.00	\$110.00
	Pool Bonding	1	0	\$2,900.00	\$40.00
ELECTRICAL PERMIT (RESIDENTIAL) TOTAL:		22	0	\$131,160.45	\$2,025.00
Gas Permit (Residential)	Gas Permit (Residential)	2	0	\$3,300.00	\$70.00
	Misc.	3	0	\$36,000.00	\$105.00
GAS PERMIT (RESIDENTIAL) TOTAL:		5	0	\$39,300.00	\$175.00
HVAC Permit (Commercial)	Change Out HVAC	1	0	\$2,000.00	\$112.00
	New Construction Trade (Commercial)	1	0	\$58,500.00	\$935.50
HVAC PERMIT (COMMERCIAL) TOTAL:		2	0	\$60,500.00	\$1,047.50
HVAC Permit (Residential)	HVAC Changeout	14	0	\$189,956.60	\$1,335.00
	New Construction (Residential)	13	0	\$0.00	\$1,430.00
HVAC PERMIT (RESIDENTIAL) TOTAL:		27	0	\$189,956.60	\$2,765.00
Land Disturbance New Residential	Land Disturbance	2	0	\$0.00	\$200.00
LAND DISTURBANCE NEW RESIDENTIAL HOME TOTAL:		2	0	\$0.00	\$200.00
Land Disturbance Permit	Land Disturbance	1	0	\$0.00	\$100.00
LAND DISTURBANCE PERMIT TOTAL:		1	0	\$0.00	\$100.00

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

PERMIT ISSUANCE SUMMARY (05/01/2026 TO 05/31/2026)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Plumbing Permit (Commercial)	Misc.	1	0	\$4,200.00	\$114.00
	New Construction Trade (Commercial)	2	0	\$128,697.00	\$2,159.46
PLUMBING PERMIT (COMMERCIAL) TOTAL:		3	0	\$132,897.00	\$2,273.46
Plumbing Permit (Residential)	Misc.	4	0	\$23,800.00	\$210.00
	New Construction (Residential)	12	0	\$0.00	\$1,320.00
	New Construction Trade (Residential)	1	0	\$0.00	\$110.00
PLUMBING PERMIT (RESIDENTIAL) TOTAL:		17	0	\$23,800.00	\$1,640.00
Right of Way-Above Ground	ROW-Aerial Utility Construction	2	0	\$0.00	\$50.00
	ROW-Sidewalk, driveway, curb, gutter	4	0	\$0.00	\$350.00
RIGHT OF WAY-ABOVE GROUND TOTAL:		6	0	\$0.00	\$400.00
Right of Way-Below Ground	ROW-Directional Boring fiber optic cal	5	0	\$0.00	\$810.50
	ROW-Excav for Utility Const, Point Re	3	0	\$0.00	\$227.00
	ROW-Excav Repairs and Services - P	2	0	\$0.00	\$0.00
RIGHT OF WAY-BELOW GROUND TOTAL:		10	0	\$0.00	\$1,037.50
Sign Permit	Monument	6	0	\$0.00	\$552.80
	Wall Mounted	13	0	\$0.00	\$2,666.85
SIGN PERMIT TOTAL:		19	0	\$0.00	\$3,219.65
Sign Permit - Grand Opening	Grand Opening	2	0	\$0.00	\$50.00
SIGN PERMIT - GRAND OPENING TOTAL:		2	0	\$0.00	\$50.00
Site Disturbance	Site Disturbance (Commercial with CI	2	0	\$0.00	\$1,296.00
	Site Disturbance (Commercial-Partial	2	0	\$0.00	\$9,628.00
SITE DISTURBANCE TOTAL:		4	0	\$0.00	\$10,924.00
GRAND TOTAL:		200	0	\$8,323,416.50	\$82,143.65

Other Depts.

- 22

178

- \$15,1631.15

\$66,512.50

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.

Buildings and Property Meeting June 2026

Apr Deposits = \$36,385

Apr Refunds = \$0

Apr Total Revenue = \$36,385 (up \$4,462 over prior year)

Upcoming Events: June Calendar

- Library Summer Reading Kick-off – June 1 *no charge event*
- Daphne Municipal Court – June 2 *no charge event*
- Church of the Highlands First Wednesday – June 3 *nonprofit rate*
- Ms. Senior Alabama – June 4-6
- Daphne Municipal Court – June 9 *no charge event*
- Kingdom Hall team meetings – June 10-13
- Senior Center Bingo – June 10 *no charge event*
- Private Birthday Party – June 12
- Anchor Cross Cancer Foundation Masquerade Ball – June 13
- Election Run off – June 16 *no charge event*
- WKRG Home Show – June 18-20
- Church of the Highlands Kid's Conference– June 22-24 *nonprofit rate*
- America's 250 Celebration & concert– June 26 *no charge event*
- Gulf Coast Card Show – June 27
- Estate Planning Seminar – June 30

New Bookings:

- Kingdom Hall team meetings – June 2026
- Republic Title work seminar – March 2027
- Veterans Day Commission Purple Heart Ceremony – August 2026
- PEEHIP Retiree meeting – September 2026
- Workers Comp Seminar – April 2027
- Coca-Cola Trade Show – August 2026
- Halloween Ball – October 2026
- Baldwin County Youth Orchestra Christmas concert – December 2026

Cancellations:

- None

Daphne History Museum Minutes
April 13, 2026

ATTENDEES: Stephanie Middleton, Lee Swetman, Tish Hall, Christine Gregorius, Rachel Burt, Jeanne Nelson, Shannon Rizzo, Ange Baggett, Steve Olen (Daphne City Council), Stephanie Messinger (Daphne City Council)

CALL TO ORDER: The meeting was called to order, followed by the Pledge of Allegiance.

MINUTES: The minutes from the March 9, 2026 meeting were approved without change.

TREASURER'S REPORT: Tish reported for 3/1/26-3/31/26. A report was submitted for files.

VOLUNTEER ASSIGNMENTS:

Stephanie & Millie-1st Friday, Rachel - 2nd Friday, Lee - 3rd Friday, Rachel - 4th Friday, and 5th Friday - Tish and Al.

Pat & Herb - 1st Saturday, Emily & Lisa - 2nd Saturday, Christine & Shannon - 3rd Saturday, Christine - 4th Saturday, Jeanne - 5th Saturday.

OLD BUSINESS:

The visitor count for March was 65. That included groups from Homestead Village Assisted Living, and a large homeschool group.

The new front doors have been completely installed and look great.

Supplies have been delivered for the upcoming bathroom renovation, city employees have been out to analyze for the presence of lead paint.

Ange reported the City has applied for a new grant for the gallery upstairs; the grant would cover a professional developer and designer.

We will definitely be hosting a birthday party with cake and punch on July 8 as part of the City of Daphne's 99th birthday celebration.

NEW BUSINESS:

Rachel reported that Mike Bunn, Director of Blakely State Park, will assist with the design and language for the historical marker which will honor the Union soldiers buried in unknown graves in the cemetery.

Rachel also reported the museum has received a donation of a blue dress from the May Day court where our own president, Stephanie Middleton, was queen.

May Day will be on Saturday, May 2, from 10-1 pm at May Day Park. The museum will supply volunteers to sell sodas, and also, open early for extra visitors. The shuttle will stop directly in front of the museum parking lot. A gift basket will be raffled off as well.

JoAnn Keller of the Baldwin County Historical Society has requested the museum host a showing of 'The Italian Village' documentary film.

Ange visited the Mobile History Museum and received valuable information regarding setup of exhibits, etc.

The director of the LaPoint-Krebs House and Museum in Pascagoula, MS has offered to consult with our staff.

Jeanne is a volunteer with the Kidz Eat organization and asked for a donation for their fundraiser, "Derby Days", which will be held at Oak Hollow Farm in Fairhope. A donation of \$250.00 will include an advertisement in the brochure. Members voted in favor of this.

On the Calendar:

May 2 - May Day

July 8 - City of Daphne Birthday celebration at the museum

The next meeting is May 11, 2026 at 10:00 a.m.



Monthly/Annual Report - 2026

Description:	Date of Event:	Court Rental/ Lott:	Field Rental/Ruff Wilson Sports Field:	Field Rental/ Trione:	Field Rental/ SportsPlex:	# of Teams/ Tennis Participants:	# of Fields/ Courts:	Concess Net Sales:	10 % Concess Sales:	Employee Cost:
January 2026:										
Practice/League				\$600.00	\$10,000.00					
Jan Totals:		\$0.00	\$0.00	\$600.00	\$10,000.00	0	0	\$0.00	\$0.00	\$0.00
February 2026:										
Practice/League			\$375.00	\$1,125.00				\$13,507.97	\$1,350.80	\$1,510.58
Feb Totals:		\$0.00	\$375.00	\$1,125.00	\$0.00	0	0	\$13,507.97	\$1,350.80	\$1,510.58
March 2026:										
2D Baseball Tournament	Mar 14-15				\$6,000.00			\$38,301.90	\$3,830.19	\$2,923.99
USSSA Baseball Tournament	Mar 21-22				\$6,000.00			\$16,195.14	\$1,619.50	\$2,247.79
2D Baseball Tournament	Mar 28-29				\$6,000.00			\$41,542.62	\$4,154.26	\$2,767.26
Practice/League				\$1,250.00	\$1,450.00			\$44,036.47	\$4,403.64	
March Totals:		\$0.00	\$0.00	\$1,250.00	\$19,450.00	\$0.00	\$0.00	\$140,076.13	\$14,007.59	\$7,939.04
April 2026:										
2D Baseball Tournament	April 10-12				\$9,000.00			\$35,888.82	\$3,588.88	\$2,906.34
2D Baseball Tournament	April 25-26				\$6,000.00			\$25,672.70	\$2,567.27	\$3,303.16
Practice/League			\$450.00	\$1,550.00	\$15,000.00			\$40,022.39	\$4,002.23	
April Totals:		\$0.00	\$450.00	\$1,550.00	\$30,000.00	0	0	\$101,583.91	\$10,158.38	\$6,209.50
May 2026:										
USSSA Baseball Tournament	May 2-3				\$6,000.00					\$2,462.30
2D Baseball Tournament	May 16-17				\$7,500.00					\$3,581.03
USA Softball Tournament	May 30-31									
Practice/League			\$1,600.00	\$150.00						
May Totals:		\$0.00	\$1,600.00	\$150.00	\$13,500.00	0	0	\$0.00	\$0.00	\$6,043.33
June 2026:										
Practice/League										
June Totals:		\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00

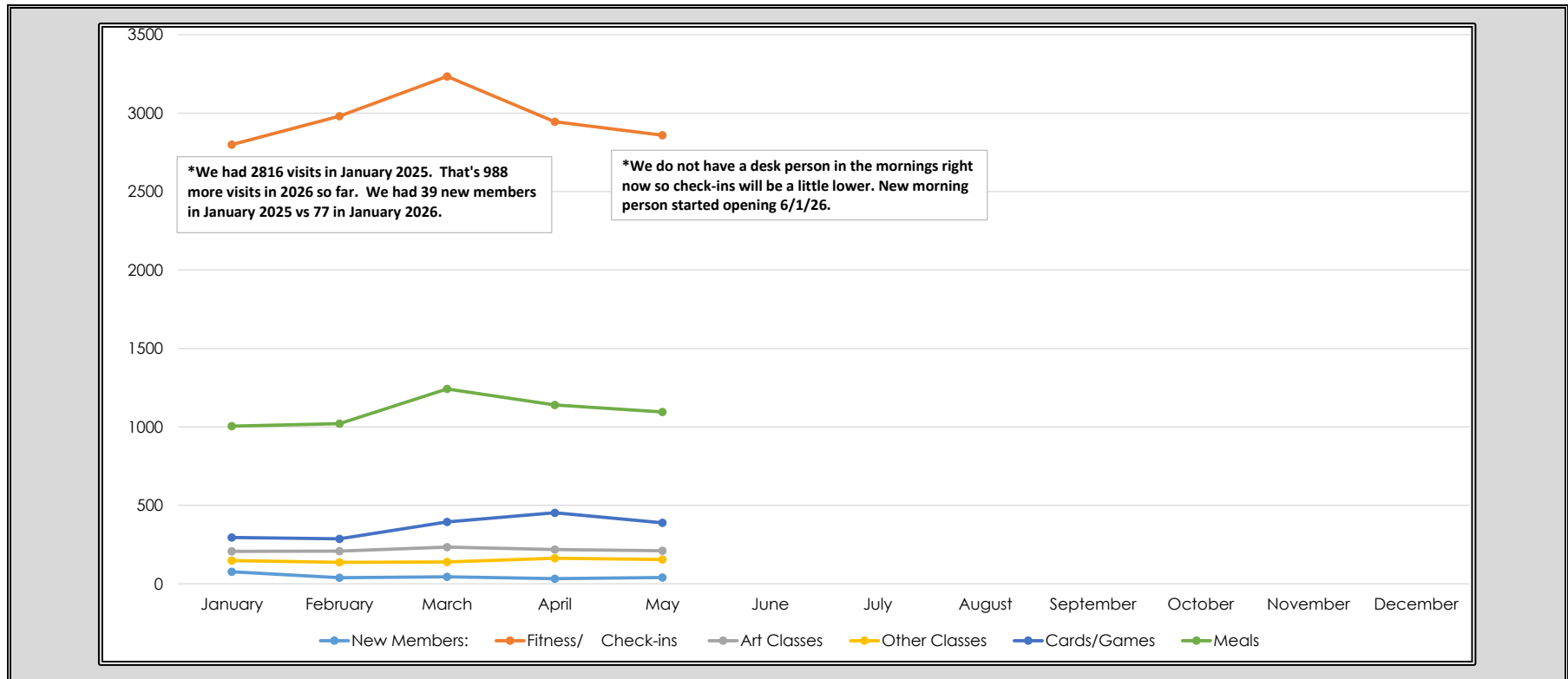
July 2026:										
	Practice/League									
	July Totals:	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
August 2026:										
	Practice/League									
	August Totals:	\$0.00	\$0.00	\$0.00	\$0.00	0	0	0	0	0
September 2026:										
	Practice/League									
	September Totals:	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
October 2026:										
	Practice/League									
	October Totals:	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
November 2026:										
	Practice/League									
	November Totals:	\$0.00	\$0.00	\$0.00	\$0.00	0	0		\$0.00	\$0.00
December 2026:										
	Practice/League									
	December Totals:	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00
	Totals:	\$0.00	\$2,425.00	\$4,675.00	\$72,950.00	0	0	\$255,168.01	\$25,516.77	\$21,702.45

2026 Youth Sports Programs	Total Participants	Resident (in city limits)	% Resident	Non-resident	% Non-resident
2026 Football					
2026 Fall Baseball					
2026 Spring Baseball	474	316	66.67%	158	33.33%
2026 Basketball					
2025 Youth Sports Programs	Total Participants	Resident (in city limits)	% Resident	Non-resident	% Non-resident
2025 Football	191	124	64.93%	67	35.08%
2025 Fall Baseball	244	160	65.57%	84	34.42%
2025 Spring Baseball	473	300	63.42%	173	36.58%
2025 Basketball	308	193	62.78%	115	37.34%
2024 Youth Sports Programs	Total Participants	Resident (in city limits)	% Resident	Non-resident	% Non-resident
2024 Football	167	114	66.79%	53	31.74%
2024 Fall Baseball	280	187	66.79%	93	33.21%
2024 Spring Baseball	424	258	60.85%	166	39.15%
2024 Basketball	315	203	64.44%	112	35.56%

Approved by _____
Charlie McDavid, Director

Monthly Report 2026

	January	February	March	April	May	June	July	August	September	October	November	December	Totals:
New Members:	77	39	45	33	40								234
Current Active Memberships	1360	1396	1454	1521	1561								
Fitness/ Check-ins	2799	2981	3234	2945	2859								14818
Art Classes	207	208	234	218	211								1078
Other Classes	148	137	139	163	155								742
Cards/Games	295	287	395	453	389								1819
Other Activities	358	321	316	337	387								1719
Meals	1005	1021	1242	1140	1095								5503
Visits:	3804	4002	4476	4085	3954								20321



Submitted by: Jennifer Rulon
Jennifer Rulon, Community Services Program Manager

Approved by: _____
Charlie McDavid, Sports & Recreation Director

Buildings and Properties Meeting

Monday, June 8th, 2026

City Hall

5:15 pm

Throughout this reporting period, the Facilities Maintenance Department continued its strong commitment to supporting City operations by ensuring all facilities remain safe, functional, efficient, and well maintained. The department remains dedicated to providing reliable service behind the scenes to help City staff and departments operate smoothly on a daily basis.

During the month, the team successfully completed construction of a new park sign for the Daphne Sports Complex, enhancing the appearance and visibility of the facility for visitors and the community. A new sign was also installed at Ruff Wilson, continuing efforts to improve City properties and public spaces.

The department also completed renovation work on the museum bathrooms, improving both functionality and overall appearance for staff and guests. In addition, Facilities Maintenance began an office renovation project for Solid Waste Manager Randy to better accommodate operational needs and improve workspace efficiency.

Along with these larger projects, the Facilities Maintenance team continued to respond promptly to maintenance requests throughout the City. During the month, staff completed 53 work orders, addressing a wide range of repairs, improvements, and preventative maintenance needs across City facilities.

Daphne Sports Complex □ The Facilities team constructed a new park entrance sign.



- **Public Works** ☑ The Facilities team renovating the Solid Waste Mangers Office.



- **Daphne Museum** ☑ The Facilities team gutted the bathroom, repainted and installed new cabinets and fixtures.



- Ruff Wilson The facilities team painted the framing and installed a new sign.



CITY OF DAPHNE, ALABAMA
ORDINANCE NO: 2026-__

**AN ORDINANCE AMENDING ORDINANCE NO. 2019-25, AS PREVIOUSLY
AMENDED BY ORDINANCE NO. 2021-51, RELATING TO THE ADOPTION OF
CERTAIN TECHNICAL CODES BY REFERENCE**

WHEREAS, the City Council of the City of Daphne (the “City”) desires to promote the health, safety, and welfare of the citizens of the City by establishing uniform rules and regulations for the construction, alteration, repair, use, and occupancy of buildings and structures within the City; and

WHEREAS, the City Council previously adopted certain technical codes by reference pursuant to Ordinance No. 2019-25, as amended by Ordinance No. 2021-51; and

WHEREAS, the International Code Council and other applicable code organizations have adopted updated editions of certain technical codes; and

WHEREAS, the City Council has determined that it is in the best interest of the City to adopt the most current editions of such technical codes and to revise certain local amendments and supplemental requirements applicable within the City; and

WHEREAS, the City Council desires to amend Ordinance No. 2019-25 to adopt updated technical codes and local amendments while leaving the Building Permit Fee Schedule and Re-Inspection Fees adopted pursuant to Ordinance No. 2021-51 unchanged;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA AS FOLLOWS:

SECTION 1: AMENDMENT OF SECTION I OF ORDINANCE NO. 2019-25

Section I of Ordinance No. 2019-25, entitled “Technical Codes Adopted by Reference,” is hereby repealed in its entirety and replaced with the following:

SECTION 1: TECHNICAL CODES ADOPTED BY REFERENCE

- (a) For the purpose of establishing uniform rules and regulations governing the construction, alteration, repair, use, and occupancy of buildings and structures within the City of Daphne, the City Council hereby adopts by reference, from the date this Ordinance becomes effective, the provisions thereof and subsequent amendments thereto as permitted by law, the following technical codes:
1. International Building Code, 2024 Edition, with amendments;
 2. International Residential Code, 2024 Edition, with amendments;
 3. International Mechanical Code, 2024 Edition;
 4. International Plumbing Code, 2024 Edition, with amendments;
 5. International Fuel Gas Code, 2024 Edition;
 6. International Swimming Pool and Spa Code, 2024 Edition;

7. International Energy Conservation Code, 2015 Edition, as adopted and amended by the State of Alabama;
8. International Wildland-Urban Interface Code, 2024 Edition;
9. National Electrical Code, 2023 Edition, with amendments; and
10. City of Daphne Supplemental Code and Local Amendments, attached hereto as **Appendix A** and incorporated herein by reference.

- (b) The above-referenced technical codes are hereby adopted as the Building Code of the City of Daphne and shall govern the construction, alteration, repair, use, and occupancy of buildings and structures within the corporate limits of the City of Daphne.
- (c) Copies of the above-referenced technical codes shall be maintained in the office of the City Clerk as required by law.

SECTION II: REPLACEMENT OF APPENDIX A

Appendix A to Ordinance No. 2019-25, entitled “City of Daphne Supplemental Code and Local Amendments,” is hereby repealed in its entirety and replaced with the document attached hereto as **Appendix A**, entitled “City of Daphne Supplemental Code and Local Amendments to the 2024 International Code Cycle.”

The Appendix A attached to and made a part of this Ordinance shall constitute the official local amendments, supplemental requirements, and administrative provisions applicable to the technical codes adopted by the City of Daphne pursuant to Section I of Ordinance No. 2019-25, as amended.

In the event of a conflict between the provisions of the technical codes adopted by reference and the provisions of Appendix A, the provisions of Appendix A shall control to the extent permitted by law.

SECTION III: CONTINUING EFFECT OF EXISTING FEE PROVISIONS AND OTHER PROVISIONS

The Building Permit Fee Schedule, Re-Inspection Fees, Building Valuation Data Table, and all other fee-related provisions adopted pursuant to Ordinance No. 2021-51 shall remain unchanged and in full force and effect. Except as expressly amended by this Ordinance, all provisions of Ordinance No. 2019-25, as amended by Ordinance No. 2021-51, shall remain in full force and effect.

SECTION IV: REPEALER

Any Ordinance heretofore adopted by the Council, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION VI: SEVERABILITY

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION VII: EFFECTIVE DATE AND TRANSITION

This Ordinance shall be in full force and effect upon its adoption and publication as required by law. Notwithstanding the foregoing, for a period of one hundred eighty (180) days following the effective date of this Ordinance, the Building Official may accept permit applications and construction documents prepared in compliance with the technical codes previously adopted by the City prior to the adoption of this Ordinance.

Permit applications submitted during such transition period may be reviewed and approved under the previously adopted codes, provided the application is complete and complies with all other applicable requirements. Upon expiration of the transition period, all permit applications shall comply with the technical codes and amendments adopted by this Ordinance.

The Building Official is authorized to establish reasonable administrative procedures for implementation of this transition period and to resolve conflicts arising from projects designed under the previously adopted codes.

APPROVED AND ADOPTED THIS ____ DAY OF _____, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

APPENDIX A
CITY OF DAPHNE
LOCAL CODE AMENDMENTS AND SUPPLEMENTAL REQUIREMENTS

Local Code Amendments

2024 International Building Code (IBC):

1. Amend Section 104.7 (*Official records*) to state: “The building official shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained as per Alabama State Law.”
2. Amend Section 1202.3 (*Unvented attic and unvented enclosed rafter assemblies*) to remove Condition 5.2 in its entirety.
3. Amend Section 1609.3 (*Basic design wind speed*) to state: “The basic wind speed, V, in mph, for the determination of the wind loads shall be determined by the ASCE Hazard Tool website <https://ascehazardtool.org/>.”
4. Amend Section 2402.1 (*Glazing Replacement. General*) to state: “The installation of replacement glass shall meet or exceed the ratings of the existing glass being replaced.”
5. Amend Section 2902.1 (*Minimum number of fixtures*) to include, “Minimum fixture requirements may be altered upon approval of the Building Official”.
6. Amend Section 2902.2 (*Separate facilities*) to remove Exception 5 and Exception 6 in their entirety.
7. Adopt Appendix P, *Sleeping Lofts*

2024 International Residential Code (IRC):

1. Amend Section R104.7 (*Official records*) to state: “The building official shall keep official records as required by Sections R104.7.1 through R104.7.5. Such official records shall be retained as per Alabama State Law.”
2. Amend Section 105.2 (*Work Exempt from Permit*) Exemption 1 to replace “200 square feet (18.52 m²) with “400 square feet (37.04 m²)”.
3. Amend Section 105.2 (*Work Exempt from Permit*) Exemption 2 to state: “Fences made of chain-link, wrought iron, wood, or other similar material that is less than 7 feet tall.”
4. Amend Section 105.2 (*Work Exempt from Permit*) Exemption 10 to replace “200 square feet (18.52 m²) with “400 square feet (37.04 m²)”.
5. Amend Section R301.2.1 (*Wind design criteria*) to state: “Buildings and portions thereof shall be constructed in accordance with the wind provisions of this code using the ASCE Hazard Tool website <https://ascehazardtool.org/>.”
6. Remove Section R309.2 (*Automatic Sprinkler Systems*) in its entirety.

7. Amend Section P2503.4 (*Building sewer testing*) to replace “10-foot (3048 mm) head of water” with “5-foot (1524 mm) head of water”.
8. Amend Section P2503.5.1 (*Rough plumbing*) item 1 (*Water test*) to replace “not less than 10-feet (3048 mm) above highest fitting connection” with “not less than 5-feet (1524 mm) above highest fitting connection”.
9. Remove Section P2503.6 (*Shower liner test*) in its entirety.
10. Remove Section E3901.4.2 (*Island and peninsular countertops and work surfaces*) and Section E3901.4.3 (*Receptacle outlet location*) in their entirety and replace with the requirements of the 2018 International Residential Code (IRC) Sections E3901.4.2 (*Island countertop spaces*), E3901.4.3 (*Peninsular countertop space*), and E3901.4.5 (*Receptacle outlet location*).
11. Amend Section E3902.12 (Specific appliance outlet) to remove item 5,6,7 and 8.
12. Amend Section E3902.14 (*Outdoor outlets*) to remove the following sentence from Exception 3: “This exception shall expire September 1, 2026. [210.8(F)]”
13. Adopt Appendix BB, *Tiny Houses*
14. Adopt Appendix BD, *Home Day Care Occupancy*
15. Adopt Appendix BF, *Patio Covers*

2024 International Plumbing Code (IPC):

1. Amend Section 312.2 (*Drainage and vent water test*) to replace all sections that state “10-foot (3048 mm) head of water” or “10-feet (3048 mm) head of water” with “5-foot (1524 mm) head of water” or “5-feet (1524 mm) head of water”.
2. Remove Section 312.10 (*Shower liner test*) in its entirety.
3. Amend Section 403.1 (*Minimum number of fixtures*) to include, “Minimum fixture requirements may be altered upon approval of the Building Official”.
4. Amend Section 403.2 (*Separate facilities*) to remove Exception 5 and Exception 6 in their entirety.

2023 National Electrical Code (NEC):

1. Amend Section 210.8(D) (Specific appliance) to remove items 1,4,8,9, and 11.
2. Remove Section 210.52(C)(2) (*Island and Peninsular Countertops and Work Surfaces*) in its entirety and replace with the requirements of the 2017 National Electrical Code (NEC) Section 210.52(C)(2) (*Island Countertop Spaces*).
3. Amend Section 210.8(F) (*Outdoor outlets*) to remove the following sentence from Exception 2: “This exception shall expire September 1, 2026.”

Supplemental Requirements

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

ADMINISTRATIVE

1. Submittal documents- Construction documents, special inspections, structural observation program, test results, receipts and all other data shall be submitted digitally through the online permitting portal.
2. The basic wind speed, V, in mph, for the determination of the wind loads shall be determined by the ASCE Hazard Tool website <https://ascehazardtool.org/>.
3. All Residential rough-in inspections (framing, mechanical, electrical, and plumbing) shall be scheduled as a 4-way inspection by the contractor responsible for construction. Email all inspection request to Buildinginspections@Daphneal.com

STRUCTURAL

1. All new construction and alterations shall require structural plans that have been prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.
2. Trusses manufactured in states other than Alabama may be approved at the Building Official's discretion.
3. Windows must have a minimum rating of DP50 or PG50 unless approved by the engineer of record and Building Official.
4. The installation of replacement doors, windows, or glass must meet or exceed the existing performance ratings.
5. Engineered plans for non-habitable residential accessory structures may not be required at the Building Official's discretion.
6. Any structural design that integrates into an existing habitable residential structure (such as roof decking, rafters, trusses, or top plate) shall require structural plans that have been prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.
7. When insulation is required underneath a conditioned space to complete the structure's thermal envelope, closed cell foam or other approved methods shall be required.

ROOF COVERINGS

ASPHALT SHINGLES – REQUIREMENTS

Wind Speed	Shingle Testing Standard/Classification
130 mph or greater	ASTM D7158 Class H <u>or</u> ASTM D3161 Class F

1. *All roof coverings and underlayment shall be removed (exception #9 and #10 below and exceptions from 2024 IRC Section 908.3) and any roof decking attached with staples or nailing pattern less than 6 inches on center (OC) edge and 6 inches OC intermediate shall be re-nailed with #8D ring shank nails to meet 6 inches OC edge and intermediate.*
2. Asphalt shingles shall be installed according to the manufacturer’s installation instructions for High Wind Areas with a minimum of 6 nails.
3. All asphalt shingle roof covering underlayment shall be of a synthetic tear resistant polypropylene, polyester or fiberglass fabric certified by an approved testing agency or ICC-ES report. The Building Official may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a roof covering underlayment.
 - Roof underlayment shall be installed and fastened in accordance with the manufacturer’s installation instructions.
 - NOTE: Most manufacturers do not allow staples as an approved fastener or staple button caps
4. All aluminum/vinyl soffit covering shall be attached to minimum 7/16 OSB or plywood or minimum 2x2 wood supports 8-inch OC maximum.
5. Metal roof covering shall be installed per manufacturer’s installation instructions for High Wind Zone minimum fastening requirements: Metal roof covering shall be fastened to roof assembly with a maximum 2-foot OC spacing of fasteners in the length dimensions of the panels. The minimum number of fasteners in width dimension of the panel shall be no less than 4 inches.
6. 1x4 or 2x4 wood purlins for attachment of metal roof coverings shall be a maximum of 2 feet OC. Wood purlins shall be nailed with a minimum of 2 deformed (i.e., spiral or ring shank) #16D nails into existing rafters at maximum of 24 inches OC.
7. Roof decks shall be nailed in accordance with the engineered drawings but no less than 6 inches OC maximum intermediate and edge, with minimum #8D irregular shank (i.e., ring shank or spiral) nails with full round heads. Staples are not permitted for fastening of the roof decking.
8. Roof deck seams shall be taped with a minimum 4-inch peel and stick tape meeting ASTM D-1970 or entire roof deck covered and sealed with peel and stick underlayment meeting ASTM D-1970 or closed cell foam meeting ASTM D-1622 may be applied underneath to each side of framing member and sheathing seams to achieve a sealed roof deck. Other

equal or greater methods may be approved by the Building Official.

9. Unfinished and temporary roof coverings shall not be allowed for more than 60 days without approval from the Building Official.

ENERGY

1. Attic: minimum insulation R-38 Wall: minimum insulation R-13 Floor: minimum insulation R-13
2. Batt insulation shall be cut neatly to fit around pipes and wires or be placed behind piping and wiring. Must staple securely to the face of the stud.
3. Air permeable insulation shall not be used as a sealing material.
4. Space between windows and door jams shall be sealed.
5. Corners, headers and sill plates shall be sealed.
6. Rim joist shall be insulated.
7. A continuous air barrier shall be installed in the building envelope. All breaks, joints and penetrations in the air barrier shall be sealed as per manufacturer instructions.
8. Access openings to un-conditioned spaces shall be insulated and sealed (weather stripping/gasket).
9. Building cavities shall not be used as ducts or plenums.
10. Programmable thermostats shall be installed.
11. A minimum of 75% of the lights used shall be of high efficiency.
12. Recessed lighting fixtures shall be sealed to be airtight.
13. U factor of 40 and SHGC of .25 minimum for windows.
14. At the time of rough inspection all penetrations to unconditioned areas must be sealed with caulking or expandable foam.

PLUMBING

1. Pex supply piping shall be inspected at a minimum pressure of 75 psi.
2. Copper and CPVC piping systems shall be inspected at street pressure or greater.
3. All bathtubs and showers shall be connected to the drain waste and vent system at time of top out inspection. **Exception:** Whirlpool and Garden tubs may be installed after top out inspection. The trap servicing the Whirlpool and Garden tub shall be installed at the time of inspection.

ELECTRICAL

1. All receptacles shall be supplied by a minimum #12 AWG and protected by a 20 Amp Circuit Breaker.

2. General Lighting, Smoke/Carbon Monoxide Alarms shall be allowed to be supplied by a minimum #14 AWG and protected by a 15 Amp Circuit Breaker.

FUEL GAS

1. Fuel Gas shall meet all requirement set forth by Daphne Utilities and the 2024 International Fuel Gas (IFC) code.
2. All Fuel Gas installations from the consumer side of the meter to the point of use shall be inspected by The City of Daphne and Daphne.

MODULAR HOMES

1. Plans stamped by the Alabama Manufactured Home Commission (AMHC) shall be required.
2. Modular Homes shall be certified by an Alabama Registered Engineer to meet adopted wind loads.
3. Foundation and/or anchorage plans are required and must be prepared, signed, dated, and stamped by a design professional who is licensed by the State of Alabama.
4. Modular Homes shall be installed as per the engineered installation instructions.
5. Modular Home installations require a Building permit and Electrical permit.
6. Modular Homes shall be required to have an Electrical service inspection prior to establishing electricity and a Final Building inspection prior to occupancy. Underground water, sewer and electrical conduit trenches must be inspected prior to covering.
7. In factory construction and components are not the responsibility of the City of Daphne Building Inspection Department.

[End of Appendix A]