

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. RESIDENTIAL CODE.
3. PLUMBING CODE.
4. ELECTRICAL CODE.
5. [DELETED.]
6. PROPERTY MAINTENANCE CODE.
7. MECHANICAL CODE.
8. ENERGY CONSERVATION CODE.
9. [DELETED.]

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Local modifications.
- 12-103. Available in recorder's office.
- 12-104. Violations.

12-101. Building code adopted. Pursuant to authority granted by the Tennessee Code Annotated, §§ 6-54-501 through 6-54-510 and for the purpose of regulating the construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Building Code,² 2018 edition, and Appendices A and B thereto, with the modifications thereto hereinafter set forth, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, except as otherwise specifically stated in this chapter, and

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

is hereinafter referred to as the "building code." (Ord. #1028, Oct. 1996, as amended by Ord. #R01-022, Sept. 2001, as replaced by Ord. #07-133, July 2007, Ord. #12-282, May 2012, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-102. Local modifications. The following sections and appendices of the International Building Code, 2018 edition, are hereby amended in the City of Alcoa, as hereinafter provided:

(1) Chapter 1, Scope and Administration: Section 101.1 Title. is hereby amended locally in the City of Alcoa by inserting "City of Alcoa" as the name of the jurisdiction.

(2) Chapter 1, Scope and Administration: Section 101.2.1 Appendices. is hereby amended locally in the City of Alcoa by inserting at the end of the section the following:

"The following Appendices are specifically included in the adoption. All others are excluded.

- Appendix A Employee Qualifications
- Appendix B Board of Appeals"

(3) Chapter 1, Scope and Administration: Section 101.4.3 Plumbing. is hereby amended locally in the City of Alcoa by deleting the last sentence and inserting the following:

"Private sewage disposal systems shall comply with the regulations of the Blount County Environmental Health Department."

(4) Chapter 1, Scope and Administration: Section 103.1 Creation of enforcement agency. is hereby amended locally in the City of Alcoa by deleting Section 103.1 in its entirety and replacing with the following:

"Section 103.1 Building Official. The provisions of this code shall be enforced by the Building Official."

(5) Chapter 1, Scope and Administration: Section 104.10.1 Flood hazard areas. is hereby amended locally in the City of Alcoa by deleting Section 104.10.1 in its entirety with no replacement.

(6) Chapter 1, Scope and Administration: Section 105.4 Validity of permit. is hereby amended locally in the City of Alcoa by inserting the following at the beginning:

"A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans of in construction, or of violation of this code. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code."

(7) Chapter 1, Scope and Administration: Section 105.5. Expiration. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"105.5. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 60 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 60 days after the time the work is commenced.

Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The building official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of fifty percent (50%) of the permit fee of the original permit shall be charged to cover administrative expenses for each extension granted."

(8) Chapter 1, Scope and Administration: Section 105.6 Suspension or revocation. is hereby amended locally in the City of Alcoa by inserting at the end the following:

"After a permit has become void, if the owner wishes to commence construction to complete the structure for which the original permit was issued, the Owner shall reapply for a new building permit for the completion of the construction. When a new building permit is issued, the permit fee for the completion of the construction shall be equal to the permit fee that was paid when the original permit was issued."

(9) Chapter 1, Scope and Administration: Section 105.7 Placement of Permit. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"105.7 Placement of Permit. The building permit or copy shall be kept on the site of the work or be made available to inspectors upon request until the completion of the project."

(10) Chapter 1, Scope and Administration: Section 107.3.4 Design Professional in responsible charge. is hereby amended locally in the City of Alcoa by inserting the following at the end of the first paragraph:

"The registered design architect shall be the responsible design professional in responsible charge unless otherwise designated by the owner or the owner's authorized agent."

(11) Chapter 1, Scope and Administration: Section 110.5 Inspection request. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"No inspections shall be performed on any site or portion thereof where there is an unsafe condition or a violation of the occupational safety and health standards for the construction industry promulgated by the Occupational Safety and Health Administration (OSHA)."

(12) Chapter 1, Scope and Administration: Section 111.1 Change of occupancy. is hereby amended locally in the City of Alcoa by inserting the following at the end of the paragraph and before the exception:

"Said certificate shall not be issued until the following have been tested and approved by the appropriate agency or department:

- Fire protection systems
- Mechanical Systems
- Utility systems
- Site work beyond the confines of the building
- General building construction requirements."

(13) Chapter 1, Scope and Administration: Section 113 Board of Appeals. is hereby amended locally in the City of Alcoa by changing the title from "Board of Appeals" to "Construction Board of Adjustments and Appeals". Every occurrence of "Board of Appeals" in Section 113 and its subsections shall be changed to "Construction Board of Adjustments and Appeals Board".

(14) Chapter 1, Scope and Administration: Section 114.4, Violation and Penalties is hereby locally amended in the City of Alcoa by deleting the section in its entirety and insert in its place:

"Any person, firm, corporation, tenant, owner or agent who shall violate a provision of this code, or fail to comply therewith or with any of the requirements thereof, or who shall erect, construct, alter, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished a building or structure in violation of a detailed statement or drawing submitted and permitted thereunder, or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and the enforcement and penalty clause of this Ordinance."

(15) Chapter 10, Means of Egress: Section 1008.2 Means of egress illumination. is hereby amended locally in the City of Alcoa by inserting the following under "Exceptions":

"5. Unenclosed pavilions and similar structures that are not provided with electrical utility service and not intended for occupancy after daylight hours."

(16) Chapter 10, Means of Egress: Section 1015.2 Where required. is hereby amended locally in the City of Alcoa by deleting the first sentence and replacing it with the following sentence:

"Guards shall be provided along open-sided walking surfaces or ground surfaces, mezzanines, industrial equipment platforms, retaining walls, stairways, ramps, landings and any other locations that are located more than 30 inches above the floor or grade below at any point within 36 inches horizontally to the edge of the open side."

(17) Chapter 16, Structural Design: Section 1612.3 Establishment of flood hazard areas. is hereby amended locally in the City of Alcoa by inserting "Blount County, Tennessee, and Incorporated Areas, City of Alcoa for name of

jurisdiction community number 475421 and inserting "September 19, 2007 " as the date of issuance.

(18) Chapter 28: Mechanical Systems. is hereby amended locally in the City of Alcoa by deleting every reference to "International Fuel Gas Code". The International Fuel Gas Code is specifically not adopted in the City of Alcoa.

(19) Chapter 29, Plumbing Systems: Section 2901.1 Scope. is hereby amended locally in the City of Alcoa by deleting the sentence "Private sewage disposal systems shall conform to the International Private Sewage Disposal Code." and replacing with the following:

"Private sewage disposal systems shall comply with the regulations of the Blount County Environmental Health Department."

(20) Chapter 29, Plumbing Systems: Section 2902.3 Employee and public toilet facilities. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"Exception 3: Unenclosed pavilions and similar structures with a floor area of one thousand square feet or less and not served with water and sewer services shall not be required to provide public toilet facilities or other plumbing fixtures. For the purpose of this section guards as described in Section 1015, whether said guards are required or not by this code, shall not be considered to enclose the structure."

(21) Appendix B: Board of Appeals. is hereby amended locally in the City of Alcoa by changing the title from "Board of Appeals" to "Construction Board of Adjustments and Appeals". Every occurrence of "Board of Appeals" in Appendix B and its subsections shall be changed to "Construction Board of Adjustments and Appeals".

(22) Appendix B: Section B101.2 Membership of board. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"The Construction Board of Adjustments and Appeals shall consist of seven (7) persons appointed by the chief appointing authority for four year terms and shall serve staggered and overlapping terms. The building official shall be an ex officio member of said board but shall have no vote on any matter before the board."

(23) Appendix B: Section B101.2.2 Qualifications. is hereby amended locally in the City of Alcoa by deleting the word "five" and replacing it with the word "seven" in the first sentence. Appendix B Section B101.2.2 is also amended locally by inserting "or as determined by the Building Official" after the word "disciplines".

(24) Appendix B: Section B101.3.3 Postponed Hearing. is hereby amended locally in the City of Alcoa by deleting the word "five" and replacing it with the word "seven".

(25) Appendix B: Section B101.4 Board decision. is hereby amended locally in the City of Alcoa by inserting the word "majority" after the word "concurring" and deleting "of two-thirds of its members". (1971 Code, § 4-102, modified, as

amended by Ord. #03-001, Feb. 2003, and Ord. #04-039, Nov. 2004, and Ord. #07-121, April 2007, replaced by Ord. #07-133, July 2007, amended by Ord. #07-146, Nov. 2007, and replaced by Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-103. Available in recorder's office. The Commission of the City of Alcoa hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the recorder of the city for a period of fifteen (15) days prior to the passage of this ordinance, will remain on file as long as this ordinance is in effect, and that all public hearing and notice requirements in Tennessee Code Annotated, § 6-54-501 et seq. have been or will be met by the time of the final passage of this ordinance. (1971 Code, § 4-103, modified, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-104. Violations. Any person, firm, corporation, tenant, occupant or agent who shall violate a provision of this code or fail to comply therewith or with any of the requirements thereof or cause such action to be taken in violation of the provisions of this code adopted by reference or locally adopted as modified shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed or continued. Upon being found guilty of such violation, such person shall be punished according to the general penalty clause of the City of Alcoa or through injunctive remedies in state or federal court as appropriate. In the event court action is taken, the city shall be entitled to recover from any person adjudicated to have violated this chapter the city's reasonable attorney fees and litigation costs incurred in bringing the action(s) to enforce the provisions of this chapter. Additionally, violators may in the discretion of the city be subject to fines and penalties to be imposed by the administrative hearing officer pursuant to Tennessee Code Annotated, § 6-54-1001 et seq. as adopted locally in the city code. (1971 Code, § 4-104, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

CHAPTER 2

RESIDENTIAL CODE

SECTION

- 12-201. Residential code adopted.
- 12-202. Local modifications
- 12-203. Available in recorder's office.
- 12-204. Violations.

12-201. Residential code adopted. Pursuant to authority granted by the Tennessee Code Annotated, §§ 6-54-501 through 6-54-510 and for the purpose of regulating the construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Residential Code for One- and Two-Family Dwellings,¹ 2018 edition, Chapters 1-23, 25-33, 44 and Appendices E, H, and J thereto, with the modifications thereto hereinafter set forth, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, except as otherwise specifically stated in this chapter, and is hereinafter referred to as the "residential code." (Ord. #1027, Oct. 1996, as amended by Ord. #R01-022, Sept. 2001, and replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-202. Local modifications. The following sections and appendices of the International Residential Code for One- and Two-Family Dwellings, 2018 edition, are hereby amended in the City of Alcoa, as hereinafter provided:

(1) Chapter 1, Scope and Administration: Section R101.1 Title. is hereby amended locally in the City of Alcoa by inserting "City of Alcoa" as the name of the jurisdiction.

(2) Chapter 1, Scope and Administration: Section R102.5 Appendices. is hereby amended locally in the City of Alcoa by inserting at the end of the section the following:

"The following Appendices are specifically included in the adoption. All others are excluded.

- Appendix E Manufactured Housing Used As Dwellings
- Appendix H Patio Covers
- Appendix J Existing Buildings and Structures"

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(3) Chapter 1, Scope and Administration: Section R103.1 Creation of enforcement agency. is hereby amended locally in the City of Alcoa by deleting Section R103.1 in its entirety and replaced with the following:

"Section R103.1 Building Official. The provisions of this code shall be enforced by the Building Official."

(4) Chapter 1, Scope and Administration: Section R104.10.1 Flood hazard areas. is hereby amended locally in the City of Alcoa by deleting Section R104.10.1 in its entirety.

(5) Chapter 1, Scope and Administration: Section R105.4 Validity of permit. is hereby amended locally in the City of Alcoa by inserting the following at the beginning:

"A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans of in construction, or of violation of this code. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis on incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code."

(6) Chapter 1, Scope and Administration: Section R105.5. Expiration. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 60 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 60 days after the time the work is commenced.

Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The Building Official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of fifty percent (50%) of the permit fee of the original permit shall be charged to cover administrative expenses for each extension granted."

(7) Chapter 1, Scope and Administration: Section R105.6 Suspension or revocation. is hereby amended locally in the City of Alcoa by inserting at the end the following:

"After a permit has become void, if the owner wishes to commence construction to complete the structure for which the original permit was issued, the Owner shall reapply for a new building permit for the completion of the construction. When a new building permit is issued, the

permit fee for the completion of the construction shall be equal to the permit fee that was paid when the original permit was issued."

(8) Chapter 1, Scope and Administration: Section R105.7 Placement of Permit. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"R105.7 Placement of Permit. The building permit or copy shall be kept on the site of the work or be made available to inspectors upon request until the completion of the project."

(9) Chapter 1, Scope and Administration: Section R109.3 Inspection request. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"No inspections shall be performed on any site or portion thereof where there is an unsafe condition or a violation of the occupational safety and health standards for the construction industry promulgated by the Occupational Safety and Health Administration (OSHA)."

(10) Chapter 1, Scope and Administration: Section R110.1 Use and occupancy. is hereby amended locally in the City of Alcoa by inserting the following at the end of the paragraph and before the exception:

"Said certificate shall not be issued until the following have been tested and approved by the appropriate agency or department:

- Fire protection systems
- Mechanical systems
- Utility systems
- Site work beyond the confines of the building
- General building construction requirements"

(11) Chapter 1, Scope and Administration: Section R112 Board of Appeals. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"Section R112 Construction Board of Adjustments and Appeals

R112.1 Appeals relative to the application of this code shall be as established and regulated by the International Building Code as locally adopted and amended in the City of Alcoa."

(12) Chapter 1, Scope and Administration: Section 113.4, Violation and Penalties is hereby locally amended in the City of Alcoa by deleting the section in its entirety and the following substituted in lieu thereof:

"Any person, firm, corporation, tenant, owner or agent who shall violate a provision of this code, or fail to comply therewith or with any of the requirements thereof, or who shall erect, construct, alter, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished a building or structure in violation of a detailed statement or drawing submitted and permitted thereunder, or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law."

(13) Chapter 3, Building Planning: Section R301.2 Climatic and geographic design criteria. is hereby amended locally in the City of Alcoa by inserting the following information in Table R301.2 (1):

"Table R301.2 (1) Climatic and Geographic Design Criteria.

Insert "10 PSF" in the table for Ground Snow Load.

Insert "115" in the table for Wind Speed.

Insert "No" in the table for Topographic Effects.

Insert "No" in the table for Special Wind Region.

Insert "No" in the table for Windborne Debris Zone.

Insert "C" in the table for Seismic Design Category.

Insert "Severe" in the table for Weathering.

Insert "12 inches" in the table for Frost Line Depth.

Insert "Moderate to heavy" in the table for Termite.

Insert "19 degrees Fahrenheit" in the table for Winter Design Temp.

Insert "No" in the table for Ice Barrier Underlayment Required.

Insert in the table for Flood Hazards:

"(a) "December 7, 1971 is the date for City of Alcoa's entry into the National Flood Insurance Program; (b) September 19, 2007 is the date of the Flood Insurance Study, and, (c) the effective FIRM panels are 0119, 0120, 0137, 0138, 0139, 0143, 0232, 0234, 0235, 0251, 0252, 0253, 0254, 0255, and 0275 dated September 19, 2007"

Insert "210" in the table for Air Freezing Index.

Insert "59.4" in the table for Mean Annual Temp.

Insert "980 feet" in the table for Elevation.

Insert "350 North" in the table for the Latitude.

Insert "190 F" in the table for Winter Heating.

Insert "900 in the table for Summer Cooling.

Insert "0.97" in the table for Altitude Correction Factor.

Insert "700 F (Heat)" in the table for Indoor Design Temperature.

Insert "750 F - 700 F" in the table for Design Temperature Cooling.

Insert "510 F in the table for Heating Temperature Difference.

Insert "150 - 200 F" in the table for Cooling Temperature Difference.

Insert "15 mph" in the table for Wind Velocity Heating.

Insert "7.5 mph" in the table for Wind Velocity Cooling.

Insert "740 F" in the table for Coincident Wet Bulb.

Insert "Medium" in the table for Daily Range.

Insert "700 db no visible condensation" in the table for Winter Humidity.

Insert "50% @ 750 db" in the table for Summer Humidity.

(14) Chapter 3, Building Planning: Section R301.2.2 Seismic provisions. is hereby amended locally in the City of Alcoa by deleting item 1, renumbering item 2 to item 1 and inserting "and townhouses" just after the word dwellings and at the end of the section inserting "All references to "townhouses in seismic design category C" in Chapters 6, 7 and 28 shall not apply in the City of Alcoa."

(15) Chapter 3, Building Planning: Section R301.2.2.1 Determination of seismic design category. is hereby amended locally in the City of Alcoa by deleting the entire sentence and replacing with "Buildings shall be assigned a seismic design category in accordance with Table R301.2.2.1.1. For the purpose of determining the seismic design category for this code in the City of Alcoa the value for SDS in Table R301.2.2.1.1 shall be 0.414g."

(16) Chapter 3, Building Planning: Section R302.5.1 Opening protection. is hereby amended locally in the City of Alcoa by deleting the words ", equipped with a self-closing device" and insert a period after the word "doors".

(17) Chapter 3, Building Planning: Section R302.13 Fire protection of floors. is hereby amended locally in the City of Alcoa by deleting the words "or electric-powered" in exception 2.

(18) Chapter 3, Building Planning: Section R303.4 Mechanical ventilation. is hereby amended locally in the City of Alcoa by adding the word "(Optional)." in the section title after the word ventilation and by deleting the words "the dwelling unit shall be provided with whole-house mechanical ventilation" and replacing with the words "dwelling units provided with whole-house mechanical ventilation shall be"

(19) Chapter 3, Building Planning: Section R.311.2 Egress Door. is hereby amended locally in the City of Alcoa by replacing the word "one (1)" with "two (2)" in the first sentence, as well as replacing the word "door" with "doors" also in the first sentence.

(20) Chapter 3, Building Planning: Section R312.1.1 Where required. is hereby amended locally in the City of Alcoa by deleting the first sentence and replacing it with the following sentence:

"Guards shall be provided along open-sided walking surfaces or ground surfaces, mezzanines, retaining walls, stairways, ramps, landings and any other locations that are located more than 30 inches above the floor or grade below at any point within 36 inches horizontally to the edge of the open side."

(21) Chapter 3, Building Planning: Section R312.2 Window fall protection. is hereby amended locally in the City of Alcoa by deleting section R312.2 and its subsections in their entirety.

(22) Chapter 3, Building Planning: Section R313.1 Townhouse automatic fire sprinkler systems. is hereby amended locally in the City of Alcoa by deleting the entire section and the exception and replacing with "Automatic residential fire sprinkler systems shall not be required to be install in townhouses in the City of Alcoa. Installation of automatic fire extinguishing systems in townhouses shall be optional. Nothing in this code shall be construed as requiring automatic fire extinguishing systems in townhouses. See Tennessee Code Annotated, Section 68-120-101(a)(8)."

(23) Chapter 3, Building Planning: Section R313.1.1 Design and installation. is hereby amended locally in the City of Alcoa by inserting "Where installed" at the beginning before the word "automatic".

(24) Chapter 3, Building Planning: Section R313.2 One- and two-family dwellings automatic fire sprinkler systems. is hereby amended locally in the City of Alcoa by deleting the entire section and the exception and replacing with "Automatic residential fire sprinkler systems shall not be required to be install in one- and two-family dwellings in the City of Alcoa. Installation of automatic fire extinguishing systems in townhouses shall be optional. Nothing in this code shall be construed as requiring automatic fire extinguishing systems in one- and two-family dwellings. See Tennessee Code Annotated, Section 68-120-101(a)(8)."

(25) Chapter 3, Building Planning: Section R313.2.1 Design and installation. is hereby amended locally in the City of Alcoa by inserting "Where installed" at the beginning before the word "automatic".

(26) Chapter 3, Building Planning: Section R322.1.7 Protection of water supply and sanitary sewage. is hereby amended locally in the City of Alcoa by deleting "and Chapter 3 of the International Private Sewage Disposal Code" and inserting ", the requirements of the water and sewer service utility providers and the Blount County Health Department" in its place.

(27) Chapter 4, Foundations: Figure R403.1 (1) Concrete and Masonry Foundation Details. is hereby amended locally in the City of Alcoa by inserting a note in the figure as follows:

"The bottom of all foundations shall extend a minimum of 12 inches below finished grade."

(28) Chapter 5, Floors: Section R502.11.4 Truss Design Drawings. is hereby amended locally in the City of Alcoa by deleting "to the building official and approved prior to installation" and replacing it with "for review when required by the building official".

(29) Chapter 8, Roof-ceiling Construction: Section R802.10.1 Truss design drawings. is hereby amended locally in the City of Alcoa by deleting "to the building official and approved prior to installation" and replace it with "for review when required by the building official".

(30) Chapter 11 [RE]: Energy Efficiency: Table N1102.1.1 (R402.1.1) Insulation and Fenestration Requirements by Component is hereby amended locally in the City of Alcoa by:

In the row for climate zone "4 except Marine", change Ceiling R-Value from "R49" to "R-38", and change the Wood Frame Wall R-Value from "20 or 13 + 5" to "13", and change the Mass Wall R-Value from "8/13" to "5/10".

(31) Chapter 11 [RE]: Energy Efficiency: Table N1102.1.3 (R402.1.3) Equivalent U-Factors is hereby amended locally in the City of Alcoa by:

In the row for climate zone "4 except Marine", change Ceiling U-Factor from "0.026" to "0.030", and change the Frame Wall U-Factor from "0.060" to "0.082", and change the Mass Wall U-Factor from "0.098" to "0.141".

- (32) Chapter 11 [RE]: Energy Efficiency: Section N1102.2.6 (R402.2.6) Steel-frame ceilings, walls, and floors. is hereby amended locally in the City of Alcoa by inserting "Table N1102.1.1," after the first occurrence of the word "of".
- (33) Chapter 11 [RE]: Energy Efficiency: Section N1102.4.1.1 (R402.4.1.1) Installation. is hereby amended locally in the City of Alcoa by adding the words "and visual inspection option." after the word "Installation" in the section title, and adding the words ", and be field verified." after the word "construction".
- (34) Chapter 11 [RE]: Energy Efficiency: Section N1102.4.1.2 (R402.4.1.2) Testing. is hereby amended locally in the City of Alcoa by adding the word "(optional)" after the word "Testing" in the section title, and inserting "Where required by the building official," before the first sentence.
- (35) Chapter 11 [RE]: Energy Efficiency: Section N1103.1.1 (R403.1.1) Programmable thermostat. is hereby amended locally in the City of Alcoa by adding the word "(optional)." after the word "thermostat" in the section title, and inserting "Where required by the building official and," before the first sentence.
- (36) Chapter 11 [RE]: Energy Efficiency: Section N1103.3.3 (R403.3.3) Duct testing (Mandatory). is hereby amended locally in the City of Alcoa by deleting the word "(Mandatory)" in the section title and "inserting "Where required by the building official," at the beginning.
- (37) Chapter 11 [RE]: Energy Efficiency: Section N1103.5.3 (R403.5.3) Hot water pipe insulation (Prescriptive). is hereby amended locally in the City of Alcoa by deleting the word "Prescriptive" and replacing it with the word "Optional" in the section title, by inserting before the first sentence "Where required by the building official,", and by inserting "Where required by the building official," before the words "All remaining piping".
- (38) Chapter 11 [RE]: Energy Efficiency: Section N1103.6 (R403.6) Mechanical ventilation (Mandatory). is hereby amended locally in the City of Alcoa by deleting the word "Mandatory" and replacing it with the word "Optional" in the section title, and deleting "The building shall be provided with ventilation that meets" and replacing with "Buildings provided with mechanical ventilation shall comply".
- (39) Chapter 11 [RE]: Energy Efficiency: Section N1103.10 (R403.10) Pools and permanent spa energy consumption (Mandatory). is hereby amended locally in the City of Alcoa by deleting the word "Mandatory" and replacing it with the word "Optional" in the section title, and inserting "Where required by the building official," before the first sentence.
- (40) Chapter 26, General Plumbing Requirements: Section P2603.5.1 Sewer depth. is hereby amended locally in the City of Alcoa by inserting in two places "twelve inches" as the number to be inserted.
- (41) Chapter 30, Sanitary Drainage: Section P3002.2 Building Sewer. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and the following substituted in lieu thereof:
- "P3002.2 Approved Material: Building Sewer Pipe and Pipe Fittings.

Only the following materials will be accepted in the installation of building sewer pipes and fittings:

1. Cast iron soil pipe and fittings,
2. Brass fittings,
3. Bronze fittings,
4. Type 1 PVC pipe and fittings, minimum schedule 40 (ASTM 0-2665),
5. ASTM D - 3034 PVC pipe encapsulated with six (6) inches of bedding material (Size no. 7 or 67 crushed stone) on the top, both sides, and the bottom of the pipe,
6. Ductile iron pipe and fittings.

The following pipe and fitting materials are specifically prohibited:

1. Asbestos - cement pipe and fittings,
2. Concrete pipe and fittings,
3. Coextruded PVC pipe under building slabs and in outside building sanitary sewers.

(42) Chapter 30, Sanitary Drainage: Section P3003.13 Joints between different materials. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"Co-mingling of materials in the building sewer shall be accomplished only through the use of neoprene adapters with stainless steel bands."

(43) Chapter 30, Sanitary Drainage: Section P3005.1 Drainage fittings and connections. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"Bends greater than 45 degrees shall be prohibited in the building sewer."

(44) Chapter 30, Sanitary Drainage: Section P3005.2.6 Cleanout plugs. is hereby amended locally in the City of Alcoa by deleting the entire section and replacing with:

"Cleanout plugs shall be copper alloy, plastic or other approved materials. Cleanout plugs for borosilicate glass piping systems shall be of borosilicate glass. Copper alloy cleanout plugs shall conform to ASTM A74 and shall be limited for use only on metallic piping systems. Cleanout plugs in building sewers shall have countersunk heads or be of the recessed slot type only."

(45) Chapter 30, Sanitary Drainage: Section P3005.2.2 Spacing. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"Cleanouts in building sewers shall be installed not more than 80 feet apart measured from the upstream entrance of the cleanout."

(46) Chapter 30, Sanitary Drainage: Section P3005.2.4 Change of direction. is hereby amended locally in the City of Alcoa by deleting the words "building sewer," in the first sentence with nothing to be inserted in its place and inserting the following at the end of the section:

"In the building sewer cleanouts shall be installed at each change of direction which is greater than 90 degrees. (Please note that this change

may be accomplished with two or more fittings. Example - Two 45 degree bends and a 22 1/2 degree bend installed in succession shall require a cleanout be installed between them regardless length of separation.)"

(47) Chapter 30, Sanitary Drainage: Section P3005.2.9 Accessibility. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"All building sewer cleanouts shall be provided with clearance of not less than 36 inches (914 mm) for rodding."

(48) Chapter 30, Sanitary Drainage: Section P3005.2.3 Building drain and building sewer junction. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and the following substituted in lieu thereof:

"Building drain and building sewer junction. The first exterior cleanout shall be located a minimum of three (3) feet but no more than five (5) feet from the exterior wall of the building without prior approval of the plumbing official."

(49) Chapter 30, Sanitary Drainage: Section P3005.4.2. Building drain and sewer size and slope. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"Notwithstanding the above, four (4) inch nominal diameter building sewer drainage piping shall have a minimum fall of 1/4 inch per foot, and six (6) inch nominal diameter building sewer drainage piping shall have a minimum fall of 1/8 inch per foot."

(50) Appendix E: Manufactured Housing Used As Dwellings: Section AE304.3.2.1 Investigation. is hereby amended locally in the City of Alcoa by inserting "Where required by the building official," before the first sentence.

(51) Appendix E: Manufactured Housing Used As Dwellings: Section AE304.3.2.2 Fee. is hereby amended locally in the City of Alcoa by inserting "Where required by the building official," before the first sentence.

(52) Appendix E: Manufactured Housing Used as Dwellings: Section AE305.5.1 Structural inspections for the manufactured home installation. is hereby amended locally in the City of Alcoa by inserting at the end of the section:

"Exception: The inspections required by this section shall not apply to manufactured homes as exempted by the State of Tennessee but shall apply to any construction or installation of decks, porches, steps or other structures or equipment. All manufactured homes shall pass a final inspection and have a certificate of occupancy issued." (1971 Code, § 4-202, modified, as amended by Ord. #07-121, April 2007, replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014, amended by Ord. #14-332, May 2014, and replaced by Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-203. Available in recorder's office. . The Commission of the City of Alcoa hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the recorder of the city for a period of fifteen (15)

days prior to the passage of this ordinance and that all public hearing and notice requirements in Tennessee Code Annotated § 6-54-501 et seq. have been or will be met by the time of the final passage of this ordinance. (1971 Code, § 4-203, modified, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-204. Violations. Any person, firm, corporation, tenant, occupant or agent who shall violate a provision of this code or fail to comply therewith or with any of the requirements thereof or cause such action to be taken in violation of the provisions of this code adopted by reference or locally adopted as modified shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed or continued. Upon being found guilty of such violation, such person shall be punished according to the general penalty clause of the City of Alcoa or through injunctive remedies in state or federal court as appropriate. In the event court action is taken, the city shall be entitled to recover from any person adjudicated to have violated this chapter the city's reasonable attorney fees and litigation costs incurred in bringing the action(s) to enforce the provisions of this chapter." In the city's discretion, violations of this part may further be adjudicated by and administrative hearing officer pursuant to Tennessee Code Annotated, 6-54-1001 et seq. as adopted locally in the city code. (1971 Code, § 4-204, as deleted by Ord. #07-133, July 2007, and replaced by Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

CHAPTER 3

PLUMBING CODE¹

SECTION

- 12-301. Plumbing code adopted.
- 12-302. Local modifications.
- 12-303. Available in recorder's office.
- 12-304. Violations.

12-301. Plumbing code adopted. Pursuant to authority granted by §§ 6-54-501 through 6-54-510 of the Tennessee Code Annotated and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the municipality, when such plumbing is or is to be connected with the City of Alcoa water or sewerage system, the International Plumbing Code,² 2018 edition, and subsequent modifications thereto, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, except as particularly stated otherwise in this chapter, and is hereinafter referred to as the "plumbing code." (Ord. #1029, Oct. 1996, modified, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-302. Local modifications. The following sections and appendices of the International Plumbing Code, 2018 edition, are hereby amended in the City of Alcoa, as hereinafter provided:

- (1) Chapter 1, Scope and Administration: Section 101.1 Title. is hereby amended locally in the City of Alcoa by inserting "City of Alcoa" as the name of the jurisdiction.
- (2) Chapter 1, Scope and Administration: 101.2 Scope. is hereby locally amended in the City of Alcoa by deleting the third and fourth sentences, and at the end of the first paragraph inserting:

"The provisions of the International Plumbing Code 2018 Edition shall apply to the installation, alteration, repair and replacement of plumbing

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of private sewage disposal systems shall comply with the regulations of the Blount County Environmental Health Department.

Provisions in the appendices shall not apply unless specifically adopted. The following Appendices are specifically included in the adoption. All others are excluded.

- Appendix B Rates of Rainfall for Various Cities
- Appendix C Vacuum Drainage System
- Appendix D Degree Day and Design Temperatures
- Appendix E Sizing of Water Piping System
- Appendix F Structural Safety

Exception: Detached one- and two- family dwellings and multiple single family dwellings (townhouse) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code."

(3) Chapter 1, Scope and Administration: Section 101 General. is hereby locally amended in the City of Alcoa by adding the following Sub-section:

"101.5 Conflicts with other City of Alcoa Rules, Regulations, Rates, and Policies. When any provisions of this code conflicts with provisions addressed in the City of Alcoa Water Quality Control Department's Rules, Regulations, Rates, and Policies Manual, the City of Alcoa Stormwater Discharges Ordinance, or the City of Alcoa Land Development and Public Works Standards- Drainage and Construction Standards the most restrictive provision shall be enforced. If no determination can be made by the Building Official about which is the "most restrictive" then this code shall not apply."

(4) Chapter 1, Scope and Administration: Section 103.1 Creation of enforcement agency. is hereby amended locally in the City of Alcoa by deleting Section 103.1 in its entirety and replacing with the following:

"103.1 Building Official. The provisions of this code shall be enforced by the Building Official."

(5) Chapter 1, Scope and Administration: Section 106.5.3 Expiration. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"106.5.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 60 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 60 days after the time the work is commenced. Work authorized by that permit shall be completed within the time frame set forth in the building permit associated with the same construction project, or within one year if a building permit has not been issued for the construction project. Extensions of time may be granted by

the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The building official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of fifty percent (50%) of the permit fee of the original permit shall be charged to cover administrative expenses for each extension granted."

(6) Chapter 1, Scope and Administration: Section 106.6 Fee Schedule. is hereby amended by deleting the section and its subsections in their entirety and replacing with:

"Section [A] 106.6 Fee schedule. Fees shall be as adopted by the City of Alcoa, Tennessee. Refund of fees shall be subject to fee refund policy as established by the Building Official."

(7) Chapter 1, Scope and Administration: Section 107 Inspection and Testing. is hereby amended by adding the following section:

"107.8 Building Occupancy. A new building shall not be occupied or a change made in occupancy or the nature or the use of a building or part of a building until after the Building Official has issued a Certificate of Occupancy. Said certificate shall not be issued until the following have been tested and or approved by the appropriate agency or department."

- Fire protection systems
- Mechanical Systems
- Utility systems
- Site work beyond the confines of the building
- General building construction requirements"

(8) Chapter 1, Scope and Administration: Section 108, Violations is hereby locally amended to add the following section:

"108.8 Cesspool, septic tanks, etc. It is mandatory that every cesspool, septic tank, and seepage pit, which has been abandoned or has been discontinued otherwise from further use or to which no waste or soil pipe from a plumbing fixture is connected, shall have the sewage removed therefrom and be completely filled with earth, sand, gravel, concrete, or other approved material.

The top cover or arch over the cesspool, septic tank, or seepage pit shall be removed before filling and the filling shall not extend above the top of the vertical portions of the sidewalls or above the level of any outlet pipe until inspected and approved by the City of Alcoa plumbing inspector, following which the cesspool septic tank or seepage pit shall be filled to the level of the top of the ground."

(9) Chapter 1, Scope and Administration: Section 108.4, Violation and Penalties. is hereby locally amended in the City of Alcoa by deleting the section in its entirety and insert in its place:

"108.4, Violation and Penalties. Any person, firm, corporation, tenant, owner or agent who shall violate a provision of this code, or fail to comply therewith or with any of the requirements thereof, or who shall erect,

construct, alter, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished a building or structure in violation of a detailed statement or drawing submitted and permitted thereunder, or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law."

(10) Chapter 1, Scope and Administration: Section 109 Means of Appeal. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"Section 109 Construction Board of Adjustments and Appeals

109.1 Appeals relative to the application of this code shall be as established and regulated by the International Building Code as locally adopted and amended in the City of Alcoa."

(11) Chapter 3, General Regulations: Section 303.3 Plastic Pipe, Fittings, and Components. is hereby amended locally in the City of Alcoa by adding the following at the end of the existing paragraph:

"The use of coextruded PVC pipe under building slabs and in outside building sanitary sewers is prohibited. Its use in storm drains and storm sewers shall be at the discretion of the local authority."

(12) Chapter 4, Fixtures, Faucets and Fixture Fittings. Section 403.3, Required public toilet facilities, is hereby amended locally in the City of Alcoa by inserting the following at the end of the exception:

"Unenclosed pavilions and similar structures with a floor area of one thousand square feet or less and not served with water and sewer services shall not be required to provide public toilet facilities or other plumbing fixtures. For the purpose of this section guards, whether required or not, shall not be considered to enclose the structure."

(13) Chapter 7, Sanitary drainage, Section 701.2, Sewer required. is hereby amended locally in the City of Alcoa by deleting "International Private Sewage Disposal Code" and replace with the following:

"regulations of the Blount County Environmental Health Department."

(14) Chapter 7, Sanitary Drainage: Section 701.3 Separate sewer connection. is hereby amended locally in the City of Alcoa by adding the following as the last sentence to the paragraph:

"A common building sewer line must be a minimum of six (6) inches diameter."

(15) Chapter 7, Sanitary Drainage: Tables 702.3 and 702.4 are hereby amended locally in the City of Alcoa by deleting in their entirety and the following added in their place:

"702.3 Approved Material: Building Sewer Pipe and Pipe Fittings. Only the following materials will be accepted in the installation of building sewer pipes and fittings:

1. Cast iron soil pipe and fittings,
2. Brass fittings,

3. Bronze fittings,
 4. Type 1 PVC pipe and fittings, minimum schedule 40 (ASTM 0-2665),
 5. ASTM D - 3034 PVC pipe encapsulated with six (6) inches of bedding material (Size no. 7 or 67 crushed stone) on the top, both sides, and the bottom of the pipe,
 6. Ductile iron pipe and fittings."
- (16) Chapter 7, Sanitary Drainage: Section 702 Materials is hereby amended locally in the City of Alcoa by adding the following section:
"702.7 Co-Mingling. Co-mingling of materials in the building sewer shall be accomplished only through the use of neoprene adapters with stainless steel bands."
- (17) Chapter 7, Sanitary Drainage: Section 704.1 Drainage piping installation. is hereby amended locally in the City of Alcoa by inserting after Table 704.1 the following:
"Notwithstanding the above, four (4) inch nominal diameter building sewer drainage piping shall have a minimum fall of 1/4 inch per foot, and six (6) inch nominal diameter building sewer drainage piping shall have a minimum fall of 1/8 inch per foot."
- (18) Chapter 7, Sanitary Drainage: Section 705.3 Asbestos cement. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and inserting the following in its place:
"705.3 Asbestos cement. Asbestos - cement pipe and fittings are prohibited."
- (19) Chapter 7, Sanitary Drainage: Section 705.6 Concrete joints. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and inserting the following in its place:
"705.6 Concrete joints. Concrete pipe and fittings are prohibited."
- (20) Chapter 7, Sanitary Drainage: Section 706.1 Connections and changes in directions. is hereby amended locally in the City of Alcoa by inserting at the end:
"Bends greater than 45 degrees shall be prohibited in the building sewer."
- (21) Chapter 7, Sanitary Drainage: Section 708.1.3 Building drain and building sewer junction. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and inserting the following in its place:
"708.1.3 Building drain and building sewer junction. The first exterior cleanout shall be located a minimum of three (3) feet but no more than five (5) feet from the exterior wall of the building without prior approval of the plumbing official.
- (22) Chapter 7, Sanitary Drainage: Section 708.1.4 Changes of direction. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and inserting the following in its place:
"708.1.4 Changes of direction. Cleanouts shall be installed at each change of direction of the building sewer which is greater than 90 degrees. (Please note that this change may be accomplished with two or more

fittings. Example - Two 45 degree bends and a 22 1/2 degree bend installed in succession shall require a cleanout be installed between them regardless length of separation.) "

(23) Chapter 7, Sanitary Drainage: Section 708.1.9 Clearances. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and inserting the following in its place:

"708.1.9 Clearances. All building sewer cleanouts shall be provided with clearance of not less than 36 inches (914 mm) for rodding."

(24) Chapter 7, Sanitary Drainage: Section 708.2 Cleanout plugs. is hereby amended locally in the City of Alcoa by deleting the sentences:

"Plugs shall have raised square or countersunk heads. Countersunk heads shall be installed where raised heads are a trip hazard."

and replacing with:

"Cleanout plugs shall have countersunk heads or be of the recessed slot type only." (1971 Code, § 4-302, modified, as replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014, amended by Ord. #14-332, May 2014, and replaced by Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-303. Available in recorder's office. The Commission of the City of Alcoa hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the recorder of the city for a period of fifteen (15) days prior to the passage of this ordinance and that all notice and public hearing requirements in Tennessee Code Annotated, § 6-54-501 et seq. have been or will be met by the time of the final passage of this ordinance. (1971 Code, § 4-303, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-304. Violations. Any person, firm, corporation, tenant, occupant or agent who shall violate a provision of this code or fail to comply therewith or with any of the requirements thereof or cause such action to be taken in violation of the provisions of this code adopted by reference or locally adopted as modified shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed or continued. Upon being found guilty of such violation, such person shall be punished according to the general penalty clause of the City of Alcoa or through injunctive remedies in state or federal court as appropriate. In the event court action is taken, the city shall be entitled to recover from any person adjudicated to have violated this chapter the city's reasonable attorney fees and litigation costs incurred in bringing the action(s) to enforce the provisions of this chapter. Additionally, violators may in the discretion of the city be subject to fines and penalties to be imposed by the administrative hearing officer pursuant to Tennessee Code Annotated, § 6-54-1001 et seq. as adopted locally in the city code. (1971 Code, § 4-304, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

CHAPTER 4

ELECTRICAL CODE¹

SECTION

- 12-401. Electrical code adopted.
- 12-402. Available in recorder's office.
- 12-403. Permit required for doing electrical work.
- 12-404. Violations.
- 12-405. Enforcement.
- 12-406. Fees.
- 12-407. Additional electrical requirements.
- 12-408. Local modifications.
- 12-409. [Deleted.]
- 12-410. [Deleted.]
- 12-411. [Deleted.]

12-401. Electrical code adopted. Pursuant to authority granted by §§ 6-54-501 through 6-54-510 of the Tennessee Code Annotated and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, for other purposes, the National Electric Code,² 2017 edition, as hereinafter modified and, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code, except as particularly stated otherwise in this chapter, and is hereinafter referred to as the "electrical code." (1971 Code, § 4-401, as replaced by Ord. #07-133, July 2007, Ord. #09-196, June 2009, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-402. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #1030, Oct. 1996, as amended by Ord. #R01-022, Sept. 2001, and replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014)

¹Municipal code references:

Fire protection, fireworks and explosives: Title 7

²Copies of this code may be purchased from the National Fire Protection Association, 1 Battery Park, Quincy, Massachusetts 02269-9101.

12-403. Permit required for doing electrical work. No electrical work shall be done within this municipality until a permit therefor has been issued by the municipality. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician. (1971 Code, § 4-403, as replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014)

12-404. Violations. It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (1971 Code, § 4-405, as replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014)

12-405. Enforcement. It shall be the duty of the State of Tennessee Electrical inspector to enforce compliance with this chapter and the electrical code as herein adopted by reference. He is authorized and directed to make such inspections of electrical equipment and wiring, etc., as are necessary to insure compliance with the applicable regulations, and may enter any premises or building at any reasonable time for the purpose of discharging his duties. He is authorized to refuse or discontinue electrical service to any person or place not complying with this chapter and/or the electrical code. (1971 Code, § 4-406, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-406. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, § 68-102-145 for electrical inspections by deputy inspectors of the state fire marshal. (1971 Code, § 4-407, as replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014)

12-407. Additional electrical requirements. (1) Wiring methods requirements. The wiring methods for all structures shall be installed in an approved raceway or shall be metallic-sheathed cable, except that non-metallic-sheathed cables, including NM, NMB, NMC, NMS, SE and UF shall be permitted to be installed in apartment buildings not more than three stories above grade plane in height, detached one- and two- family dwellings and multiple single family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures. Renovations and repairs of existing buildings shall comply with this section to the extent judged practical by the building official. In instances where there is conflict between the electrical code and this section, this section shall govern.

(2) Service equipment disconnecting means. Service equipment shall have only one (1) means of disconnecting services of two hundred twenty five (225) amperes or less.

(3) Smoke alarms. Except as provided in Tennessee Code Annotated, § 68-120-111(b), no one- and two-family dwellings shall be approved for connection of new electric service unless such dwelling is equipped with at least one (1) smoke alarm which, when activated, initiates an alarm audible in every sleeping room. The smoke alarm or alarms shall be listed in accordance with the 2018 International Residential Code, published by the International Code Council, Inc.; and in accordance with the manufacturer's directions. (1971 Code, § 4-408, as deleted by Ord. #07-133, July 2007, and replaced by Ord. #18-464, Nov. 2018 *Ch15 12-10-19*)

12-408. Local modifications. (1) Article 110.24(B) Available Fault Current. Modifications. is locally amended by deleting it in its entirety with no replacement.

(2) Article 210.12 (A). Arc-Fault Circuit-Interrupter Protection. Dwelling Units. shall be locally amended by numbering the exception at the end as "Exception 1" and adding the following after the exception:

"Exception 2. Notwithstanding the above, Arc Fault Circuit Interrupters (AFCIs) shall be optional for bathrooms, laundry areas, garages, unfinished basements, which are portions or areas of the basement not intended as habitable rooms and limited to storage, work or similar area, and for branch circuits dedicated to supplying refrigeration equipment. Should there be any conflict within this section as to application, this exception shall prevail."

(3) Article 210.19(A)(3) Household Ranges and Cooking Appliances. is amended locally by deleting in its entirety and replacing it with the following: "Section 210.19(A)(3) Household Ranges and Cooking Appliances. All range taps shall be on separate wired circuits."

(4) Article 210.52(A)(2). Wall Space. shall be locally amended by adding the following at the end:

"(4) Receptacles shall not be required in the wall space behind doors which may be opened fully against a wall surface. Wall space measurement shall begin at the edge of the door when fully opened."

(5) Article 210.52 (C) (2). Island Countertop Spaces shall be locally amended by deleting in its entirety and replacing with:

"(2) Island Countertop Spaces. The installation of receptacles for island counter spaces below the countertop shall be optional."

(6) Article 210.52 (C) (3). Peninsular Countertop Spaces shall be locally amended by deleting in its entirety and replacing with:

"(3) Peninsular Countertop Spaces. The installation of receptacles for peninsular counter spaces below the countertop shall be optional."

(7) Article 334.15 (C). In Unfinished Basements and Crawlspaces shall be locally amended by adding the following at the end:

"Exception: Non-metallic-Sheathed Cable shall not be required to be run through bored holes in unfinished basements and crawlspaces with less than four (4) feet and six (6) inches of clearance."

(8) Article 410.10. Luminaires in Specific Locations. shall be locally amended by adding the following at the end:

(D) In Crawlspaces. Light fixtures in crawlspaces shall have guarded covers. (1971 Code, § 4-409, as deleted by Ord. #07-133, July 2007, and replaced by Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-409. [Deleted.] (1971 Code, § 4-410, modified, as deleted by Ord. #07-133, July 2007)

12-410. [Deleted.] (1971 Code, § 4-411, as deleted by Ord. #07-133, July 2007)

12-411. [Deleted.] (1971 Code, § 4-412, as deleted by Ord. #07-133, July 2007)

CHAPTER 5

DELETED

This chapter was deleted by Ord. #14-326, Jan. 2014

CHAPTER 6

PROPERTY MAINTENANCE CODE

SECTION

- 12-601. Property maintenance code adopted.
- 12-602. Local modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations.

12-601. Property maintenance code adopted. Pursuant to the authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510 and for the purpose of regulating 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 existing structures, the International Property Maintenance Code,¹ 2018 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated herein by reference as a part of this code, except as otherwise specifically stated in this chapter, and is hereinafter referred to as the "property maintenance code." (Ord. #1031, Oct. 1996, as amended by Ord. #R01-022, Sept. 2001, and replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-602. Local modifications. The following sections and appendices of the International Property Maintenance Code, 2018 edition, are hereby amended in the City of Alcoa, as hereinafter provided:

- (1) Chapter 1, Scope and Administration: Section 101.1 Title. is hereby amended locally in the City of Alcoa by inserting "City of Alcoa" as the name of the jurisdiction.
- (2) Chapter 1, Scope and Administration: Section 103.5 Fees. is hereby amended locally in the City of Alcoa by deleting the section in its entirety with no replacement.
- (3) Chapter 1, Scope and Administration: Section 106.3 Prosecution of violation. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and replacing with:

"Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

guilty of a misdemeanor and of a violation of the City Code. If the notice of violation is not complied with the Code Official may in his discretion institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate."

(4) Chapter 1, Scope and Administration: Section 106.4 Failure to comply. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and replacing with:

"Violation Penalties. Any person who shall violate a provision of this Code or fail to comply therewith or of any of the requirements thereof shall be prosecuted within the limits provided by state or local laws and may be penalized pursuant to the general penalty clause of the City of Alcoa. Each day that violation continues after due notice has been served shall be deemed a separate offense regardless of whether an additional citation has been issued. If the City must resort to the equitable relief to abate a violation, the violator should be liable to the City for the City's reasonable attorney's fees and litigation expenses in bringing and prosecuting the equitable action. Additionally, violators may in the discretion of the City be subject to fines and penalties to be imposed by the Administrative Hearing Officer pursuant to T.C.A. §6-54-1001 et seq. as adopted locally in the City Code."

(5) Chapter 1, Scope and Administration: Section 108.2 Closing of vacant structures. is hereby amended locally in the City of Alcoa by inserting after Section 108.2.1 a new section as follows:

"108.2.2 Boarding of abandoned structures. All windows and doors of abandoned structures shall be boarded in an approved manner to prevent entry by unauthorized persons. Boarding sheet material shall be minimum 1/2-inch (12.7 mm) nominal thick wood structural panels complying with the International Building Code."

(6) Chapter 1, Scope and Administration: Section 109.6 Hearing. is hereby amended locally in the City of Alcoa by deleting the last sentence in its entirety with no replacement.

(7) Chapter 1, Scope and Administration: Section 111 Means of Appeal. is hereby amended locally in the City of Alcoa by deleting the section and all of its subsections in their entirety with no replacement.

(8) Chapter 1, Scope and Administration: Section 112.4 Failure to comply. is hereby amended locally in the City of Alcoa by deleting the section in its entirety and replacing with:

"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 subject to penalties as prescribed by law."

(9) Chapter 3, General Requirements: Section 302.4 Weeds. is hereby amended locally in the City of Alcoa by deleting the first paragraph in its entirety and inserting the following in its place:

"All mowable parcels or mowable portions of parcels of a parcel located in the City limits, shall be maintained free from weeds or plant growth in excess of twelve (12) inches.

Parcels that are three (3) acres or larger and are adjacent to the city rights-of-way or adjacent to a parcel which contains an existing dwelling within one hundred fifty (150) feet of the larger parcel shall have a fifty (50) feet setback from the shared property line that shall be maintained free from weeds or plant growth in excess of eighteen (18) inches. However, parcels three (3) acres or larger shall mow the entire parcel at least two (2) times during growing season.

Mowable shall mean all parcels other than heavily wooded parcels where equipment cannot maneuver because of the natural density of the vegetation. Slopes where the gradient is steeper than three units horizontal to one unit vertical (33%) shall not be considered mowable.

The requirements of this section shall apply only to the extent that they do not conflict with the City of Alcoa's Stormwater Quality Management Plan and stormwater regulations.

This section does not apply to government owned property including greenways, parks and recreation areas nor does it apply to active and bona fide agricultural uses for livestock, crops or plant nurseries. Further, this section shall not apply to properties that legitimately qualify for and have Greenbelt classification for tax assessment purposes."

(10) Chapter 3, General Requirements: Section 302.6 Exhaust vents. Is hereby amended locally in the City of Alcoa by deleting the entire section and replacing with:

302.6 Wood smoke. Wood smoke (smoke coming from the burning of wood) shall not be permitted to escape one commercially operated property and come on to abutting or adjacent public or private property where such wood smoke:

1. Is detectable by sight or smell below the roof lines or 15 feet above grade, whichever is less, at the affected neighboring buildings or structures; and
2. Results in complaints from owners or tenants of such abutting or adjoining property.

A person or entity producing such wood smoke will not be considered in violation of this ordinance if there exists on its property for each wood smoke producing fire:

1. A properly functioning, and at least 15 foot high chimney, smoke stack, flue or chute directing the wood smoke upward; and a functioning commercial grade exhaust fan to disburse the wood smoke to a higher altitude; or
2. Any commercially designed system or device, such as a scrubber, that removes particulate matter.

Persons or entities producing wood smoke as part of participation in a city-approved special event are exempted from the provisions of this ordinance.

(11) Chapter 3, General Requirements: Section 302.9 Defacement of property. Is hereby amended locally in the City of Alcoa by inserting at the end:

"All graffiti shall be removed or the surface repainted to match the existing surfaces."

(12) Chapter 3, General Requirements: Section 302 Exterior property areas. is hereby amended locally in the City of Alcoa by inserting at the end a new section as follows:

"302.10. Junkyards. All junkyards and other places where vehicles or scrap is collected before being discarded, reused or recycled shall be operated and maintained subject to the following regulations:

(1) All vehicles, junk and/or scrap stored or kept in such yard shall be kept so that they will not catch and hold water in which mosquitoes may breed and so that they will not constitute a place in which rats, mice, or other vermin may be harbored, reared, or propagated.

(2) All such junkyards shall be enclosed within close fitting plank or metal solid fences touching the ground on the bottom and being not less than six (6) feet in height. Such fence is to be built so that it will be impossible for stray cats and/or stray dogs to have access to such junkyards. Additionally, such fence shall be subject to any other regulations that are provided in the City of Alcoa Municipal Code or Alcoa Land Development Regulations.

(3) All such junk yards within one thousand (1,000) feet of any right-of-way within the municipality shall be screened by natural objects, plantings, fences, or other appropriate means so as not to be visible from the right-of-way. Additionally, such screening, plantings, or fences shall be subject to any other regulations that are provided in the City of Alcoa Municipal Code or Alcoa Land Development Regulations.

(4) Such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety."

(13) Chapter 3, General Requirements: Section 304.14 Insect screens. is hereby amended locally in the City of Alcoa by inserting "January 1 to December 31" as the dates to be inserted.

(14) Chapter 6, Mechanical and Electrical Requirements: Section 602.3 Heat supply. is hereby amended locally in the City of Alcoa by inserting "January 1 to December 31" as the dates to be inserted.

(15) Chapter 6, Mechanical and Electrical Requirements: Section 602.4 Occupiable work spaces. is hereby amended locally in the City of Alcoa by inserting "January 1 to December 31" as the dates to be inserted. (1971 Code, § 4-602, as replaced by Ord. #07-133, July 2007, and Ord. #14-326, Jan. 2014)

12-603. Available in recorder's office. The Commission of the City of Alcoa hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the recorder of the city for a period of fifteen (15) days prior to the passage of this ordinance and that all public hearing and notice requirements in Tennessee Code Annotated, § 6-54-501 et seq. have been or will be met by the time of the final passage of this ordinance. (1971 Code, § 4-603, modified, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-604. Violations. Any person, firm, corporation, tenant, occupant or agent who shall violate a provision of this code or fail to comply therewith or with any of the requirements thereof or cause such action to be taken in violation of the provisions of this code adopted by reference or locally adopted as modified shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed or continued. Upon being found guilty of such violation, such person shall be punished according to the general penalty clause of the City of Alcoa or through injunctive remedies in state or federal court as appropriate. In the event court action is taken, the city shall be entitled to recover from any person adjudicated to have violated this chapter the city's reasonable attorney fees and litigation costs incurred in bringing the action(s) to enforce the provisions of this chapter. Additionally, violators may in the discretion of the city be subject to fines and penalties to be imposed by the administrative hearing officer pursuant to Tennessee Code Annotated, § 6-54-1001, et seq. as adopted locally in the city code. (as deleted by Ord. #07-133, July 2007, and replaced by Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

CHAPTER 7

MECHANICAL CODE

SECTION

- 12-701. Mechanical code adopted.
- 12-702. Local modifications.
- 12-703. Available in recorder's office.
- 12-704. Violations and penalty.

12-701. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in building construction, the International Mechanical Code,¹ 2018 edition, as prepared and maintained by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, except as otherwise specifically stated in this chapter, and is hereinafter referred to as the "mechanical code." (1971 Code, § 4-701, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-702. Local modifications. The following sections and appendices of the International Mechanical Code, 2018 edition, are hereby amended in the City of Alcoa, as hereinafter provided:

- (1) Chapter 1, Scope and Administration: Section 101.1 Title. is hereby amended locally in the City of Alcoa by inserting "City of Alcoa" as the name of the jurisdiction.
- (2) Chapter 1, Scope and Administration: Section 101.2 Scope. is hereby amended locally in the City of Alcoa by deleting the last sentence before the exception in its entirety without replacement.
- (3) Chapter 1, Scope and Administration: Section 103.1 Department of Mechanical Inspection. is hereby amended locally in the City of Alcoa by deleting Section 103.1 in its entirety and replacing with the following:
 "Section 103.1 Building Official. The provisions of this code shall be enforced by the Building Official."
- (4) Chapter 1, Scope and Administration: Section 106.4.2 Validity. is hereby amended locally in the City of Alcoa by inserting the following at the beginning:
 "A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans of in construction, or of violation of this code. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis on incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code."

(5) Chapter 1, Scope and Administration: Section 106.4.3 Expiration. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"106.4.3. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 60 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 60 days after the time the work is commenced."

(6) Chapter 1, Scope and Administration: Section 106.4.4 Extensions. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The building official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of fifty percent (50%) of the permit fee of the original permit shall be charged to cover administrative expenses for each extension granted."

(7) Chapter 1, Scope and Administration: Section 106.4.5 Suspension or revocation of permit. is hereby amended locally in the City of Alcoa by inserting at the end the following:

"After a permit has become void, if the owner wishes to commence construction to complete the structure, equipment or system for which the original permit was issued, the Owner shall reapply for a new permit for the completion of the construction. When a new permit is issued, the permit fee for the completion of the construction shall be equal to the permit fee that was paid when the original permit was issued."

(8) Chapter 1, Scope and Administration: Section 106.4.8 Posting of Permit. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"106.4.8 Placement of Permit. The permit or copy shall be kept on the site of the work or be made available to inspectors upon request until the completion of the project."

(9) Chapter 1, Scope and Administration: Section 106.5.2 Fee Schedule. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"106.5.2 Fee schedule. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid."

(10) Chapter 1, Scope and Administration: Section 106.5.3 Fee refunds. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"106.5.3 Fee refunds. The Building Official is authorized to establish a refund policy."

(11) Chapter 1, Scope and Administration: Section 107.2.2 Inspection request. is hereby amended locally in the City of Alcoa by inserting the following at the end:

"No inspections shall be performed on any site or portion thereof where there is an unsafe condition or a violation of the occupational safety and health standards for the construction industry promulgated by the Occupational Safety and Health Administration (OSHA)."

(12) Chapter 1, Scope and Administration: Section 108.4, Violation penalties. is hereby locally amended in the City of Alcoa by deleting the section in its entirety and insert in its place:

"Any person, firm, corporation, tenant, owner or agent who shall violate a provision of this code, or fail to comply therewith or with any of the requirements thereof, or who shall erect, construct, alter, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished a building or structure in violation of a detailed statement or drawing submitted and permitted thereunder, or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law."

(13) Chapter 1, Scope and Administration: Section 108.5, Stop work orders. is hereby locally amended in the City of Alcoa by deleting the last sentence and replacing with:

"Any person who shall continue any work after having been served with a stop work order, except that such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as described by law."

(14) Chapter 1, Scope and Administration: Section 109 Means of appeals. is hereby amended locally in the City of Alcoa by deleting in its entirety and the following substituted in lieu thereof:

"Section 109 Means of appeals. Appeals relative to the application of the this code shall be as established and regulated by the International Building Code as locally adopted and amended in the City of Alcoa."

(1971 Code, § 4-702, modified, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 **Ch15_12-10-19**)

12-703. Available in recorder's office. The Commission of the City of Alcoa hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the Recorder of the city for a period of fifteen (15) days prior to the passage of this ordinance and that all public hearing and notice requirements in Tennessee Code Annotated, § 6-54-501 et seq. have been or will be met by the time of the final passage of this ordinance. (1971 Code, § 4-703, as replaced by Ord. #07-133, July 2007, Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 **Ch15_12-10-19**)

12-704. Violations. Any person, firm, corporation, tenant, occupant or agent who shall violate a provision of this code or fail to comply therewith or with any of the requirements thereof or cause such action to be taken in violation of the provisions of this code adopted by reference or locally adopted as modified shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed or continued. Upon being found guilty of such violation, such person shall be punished according to the general penalty clause of the City of Alcoa or through injunctive remedies in state or federal court as appropriate. In the event court action is taken, the city shall be entitled to recover from any person adjudicated to have violated this chapter the city's reasonable attorney fees and litigation costs incurred in bringing the action(s) to enforce the provisions of this chapter. Additionally, violators may in the discretion of the city be subject to fines and penalties to be imposed by the administrative hearing officer pursuant to Tennessee Code Annotated, § 6-54-1001 et seq. as adopted locally in the city code. (as added by Ord. #07-133, July 2007, and replaced by Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 **Ch15_12-10-19**)

CHAPTER 8

ENERGY CONSERVATION CODE

SECTION

- 12-801. Energy conservation code adopted.
- 12-802. Local modifications.
- 12-803. Available in recorder's office.
- 12-804. Violation and penalty.

12-801. Energy conservation code adopted. Pursuant to authority granted by §§ 6-54-501 through 6-54-510 of the Tennessee Code Annotated and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in building construction, the International Energy Conservation Code,¹ 2018 edition, as prepared and maintained by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, except as otherwise specifically stated in this chapter, and is hereinafter referred to as the "energy code." (as added by Ord. #02-023, Oct. 2002, renumbered by Ord. #03-013, April 2003, deleted by Ord. #07-133, July 2007, and replaced by Ord. #14-326, Jan. 2014, and Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-802. Local modifications. The following sections and appendices of the International Energy Conservation Code, 2018 edition, are hereby amended in the City of Alcoa, as hereinafter provided:

- (1) Chapter 1 [CE], Scope and Administration: Section C101.1 Title is hereby locally amended in the City of Alcoa by inserting "City of Alcoa" in the brackets for the name of jurisdiction.
- (2) Chapter 1 [CE], Scope and Administration: Section C101.5 Compliance. is hereby locally amended in the City of Alcoa by deleting the first sentence in its entirety and replacing it with "Residential buildings shall meet the provisions of IECC- Residential Provisions, or Chapter 11, Energy Efficiency, of the International Residential Code for One- and Two Family Dwellings 2018 Edition.
- (3) Chapter 1 [CE], Scope and Administration: Section C108.4 Failure to comply. is hereby locally amended in the City of Alcoa by deleting "shall be liable to a fine as set by the applicable governing authority." and insert "subject to penalties as prescribed by law." in its place.

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(4) Chapter 1 [CE], Scope and Administration: Section C109 Board of Appeals is hereby locally amended in the City of Alcoa by deleting in its entirety, including its subsections, and the following substituted in lieu thereof:

"Section C109 Construction Board of Adjustments and Appeals

C109.1 Appeals relative to the application of this code shall be as established and regulated by the International Building Code as locally adopted and amended in the City of Alcoa."

(5) Chapter 1 [RE], Scope and Administration: Section R101.1 Title is hereby locally amended in the City of Alcoa by inserting "City of Alcoa" in the brackets for the name of jurisdiction.

(6) Chapter 1 [RE], Scope and Administration: Section R101.5 Compliance, is hereby locally amended in the City of Alcoa by deleting the first sentence in its entirety and replacing it with "Residential buildings shall meet the provisions of IECC- Residential Provisions, or Chapter 11, Energy Efficiency, of the International Residential Code for One- and Two Family Dwellings, 2018 Edition.

(7) Chapter 1 [RE], Scope and Administration: Section R108.4 Failure to comply, is hereby locally amended in the City of Alcoa by deleting "shall be liable to a fine as set by the applicable governing authority." and insert "subject to penalties as prescribed by law." in its place.

(8) Chapter 1 [RE], Scope and Administration: Section R109 Board of Appeals is hereby locally amended in the City of Alcoa by deleting in its entirety, including its subsections, and the following substituted in lieu thereof:

"Section R109 Construction Board of Adjustments and Appeals

C109.1 Appeals relative to the application of this code shall be as established and regulated by the International Building Code as locally adopted and amended in the City of Alcoa."

(9) Chapter 4 [RE], Residential Energy Efficiency: Section R402.2.10, Slab-on-grade, is hereby amended by deleting the last sentence and replacing with:

"Due to local termite infestation vulnerability conditions, the slab-on-grade floor perimeter insulation required by this section shall be optional in the City of Alcoa. Should said insulation be provided, the installation shall comply with this section." (as added by Ord. #14-326, Jan. 2014, and replaced by Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-803. Available in recorder's office. The Commission of the City of Alcoa hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the recorder of the city for a period of fifteen (15) days prior to the passage of this ordinance and that all public hearing and notice requirements in Tennessee Code Annotated, § 6-54-501 et seq. have been or will be met by the time of the final passage of this ordinance. (as added by Ord. #14-326, Jan. 2014, and replaced by Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

12-804. Violations. Any person, firm, corporation, tenant, occupant or agent who shall violate a provision of this code or fail to comply therewith or with any of the requirements thereof or cause such action to be taken in violation of the provisions of this code adopted by reference or locally adopted as modified shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed or continued. Upon being found guilty of such violation, such person shall be punished according to the general penalty clause of the City of Alcoa or through injunctive remedies in state or federal court as appropriate. In the event court action is taken, the city shall be entitled to recover from any person adjudicated to have violated this chapter the city's reasonable attorney fees and litigation costs incurred in bringing the action(s) to enforce the provisions of this chapter. Additionally, violators may in the discretion of the city be subject to fines and penalties to be imposed by the administrative hearing officer pursuant to Tennessee Code Annotated, § 6-54-1001 et seq. as adopted locally by the city. (as added by Ord. #14-326, Jan. 2014, and replaced by Ord. #18-464, Nov. 2018 *Ch15_12-10-19*)

CHAPTER 9

DELETED.1

(as deleted by Ord. #07-133, July 2007)