

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. CODES ADOPTED BY REFERENCE.

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SECTION

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12-101. Codes adopted. (1) The following codes, published by the International Code Council,² and the National Fire Protection Association³ are hereby adopted by reference as though they were copied herein fully:

- (a) *International Building Code*, 2018 edition.
 - (b) *International Plumbing Code*, 2018 edition.
 - (c) *International Fuel Gas Code*, 2018 edition..
 - (d) *International Residential Code*, 2018 edition.
 - (e) *International Energy Conservation Code*, 2018 edition.
 - (f) *International Mechanical Code*, 2018 edition.
 - (g) *International Property Maintenance Code*, 2018 edition.
- (Ord. #2020-21, Feb. 2020)

¹Municipal code references

Planning and zoning: title 14.

Property maintenance regulations: title 13.

Water and sewer: title 18.

²Copies of these codes (and any amendments) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

³Copies of this code (and any amendments) are available from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

12-102. Modifications. (1) Whenever the codes refer to the "chief appointing authority," the "administrative authority," or the "governing authority," it shall be deemed reference to the board. Whenever the codes refer to the "building official," "director of public works," the "town engineer," the "engineering department," the "plumbing official," or the "inspector," it shall mean the person appointed or designated by the town administrator.

(2) The 2018 *International Energy Conservation Code* is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the energy conservation code. Modifications, the provisions of the energy code that apply to buildings constructed under the adopted residential code shall be found in Chapter 4 of the 2009 *International Energy Conservation Code* published by the International Code Council. With this adoption, it is the intent of the Town of Chapel Hill to comply with the minimum energy code required by the State of Tennessee. The Town of Chapel Hill shall adopt administrative regulations to incorporate subsequent amendments to the energy code when the State of Tennessee adopts a more current energy code. These amendments shall be identified by the building and zoning director as to the date and source in order to comply with minimum state requirements for exempt jurisdictions and shall take effect as provided in *Tennessee Code Annotated*, § 5-20-102 unless disapproved by ordinance of the Town of Chapel Hill.

(3) The 2018 *International Residential Code* is hereby adopted with specific conditions for the Town of Chapel Hill, Tennessee.

Adopt: Section R313 AUTOMATIC FIRE SPRINKLER SYSTEMS of the 2018 *International Residential Code* with the following conditions:

Section R313.1 regarding automatic sprinklers systems in townhouses add to the exception of the following language "An automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exist between units, if such walls do not contain plumbing and/ or mechanical equipment, ducts, or vents in the common wall."

Delete: R313.2 One and two-family dwelling automatic fire systems. (2005 Code, § 12-102, as amended by Ord. #2020-1, Feb. 2020)

12-103. Available in recorder's office. One (1) copy of the building and plumbing codes is on file in the recorder's office and available for use and inspection by the public. (2005 Code, § 12-103)

12-104. Permit fees. Fees charged for building and/or plumbing permits shall be as provided by resolution of the board of mayor and aldermen. A building permit fee shall be required for sheds. (2005 Code, § 12-104)

12-105. Inspection. The building and/or plumbing inspector shall enforce compliance with this chapter. He is authorized and directed to make such inspections as are necessary to ensure compliance with all applicable regulations and codes, and may enter any premises or building at any reasonable time for the purpose of discharging his duties. (2005 Code, § 12-105)

12-106. Permit required. (1) A building permit shall be required to construct any building within the corporate limits of the Town of Chapel Hill or to enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for work.

(2) **Exceptions.** Permits shall not be required for the following mechanical work:

- (a) Any portable heating appliance;
- (b) Any portable ventilation equipment;
- (c) Any portable cooling unit;
- (d) Any steam, hot or chilled water piping within any heating or cooling equipment regulated by the *Standard Mechanical Code*;
- (e) Replacement of any part which does not alter its approval or make it unsafe;
- (f) Any portable evaporative cooler;
- (g) Any self-contained refrigeration system containing ten (10) pounds (4.54 kg) or less of refrigerant and actuated by motors of one (1) horsepower (746 W) or less; and
- (h) Temporary construction trailers. (2005 Code, § 12-106)

12-107. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the codes as herein adopted by reference and modified.

No utilities owned or controlled by the Town of Chapel Hill shall be furnished to any building which is in violation of this chapter. Each day a violation is allowed to continue shall constitute a separate offense. (2005 Code, § 12-107)