

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. RESIDENTIAL CODE.
3. ENERGY CONSERVATION CODE.
4. MECHANICAL CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
 12-102. Modifications.
 12-103. Available in recorder's office.
 12-104. Violations and penalty.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506, and for the purpose of establishing the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation energy conservation, and safety to life and property from fire and other hazards attributed to the built environment, the International Building Code,² 2018 edition, as prepared and adopted by the International Code Council, is hereby adopted with the changes listed below and incorporated by reference as a part of this code and is hereinafter referred to as the building code. (as replaced by Ord. #O-2022-8, Sept. 2022 *Ch1_01-10-23*)

12-102. Modifications. (1) Definitions. Whenever in the building code reference is made to the duties of a certain official named therein, that

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: titles 18 and 19.

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designated official shall be that official which has been designated and officially approved by the Board of Commissioners of the City of Maynardville who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the International Building Code are concerned.

(2) All modifications to said building code shall be made and approved by the Board of Commissioners of the City of Maynardville and said building code shall be modified accordingly.

(3) Permit fees. The schedule of permit fees shall be as set and determined by the Board of Commissioners of the City of Maynardville.

(4) Amendments to the 2018 International Building Code (residential).

- Permits. Permit fees adopted by City of Maynardville, Tennessee.
- Section [AI 101.1 Delete [Name of Jurisdiction] and insert City of Maynardville, Tennessee in its place.
- Section R302.5.1 Delete the words 'equipped with a self-closing or automatic closing device'. (Opening Protection).
- Section R303.4 Delete the word 'shall' and replace with 'may' (Mechanical Ventilation).
- Section R313.1. Delete the word 'shall' and replace with 'may' (Townhouse Automatic Sprinkler Systems).
- Section 313.2. Delete the word 'shall' and replace with 'may'. (One- and Two-Family Dwellings Automatic Sprinkler Systems).
- Section R314.3 (location and type of smoke detectors).
 - Insert "5. In each garage these smoke alarms shall be specifically approved for use in the garages in the manufacturers written instructions. **Exception:** Heat detectors interconnected with the alarm system and having battery backup may be used in a garage.
- Table NI102.1.2 (R402.1.2) Insulation and fenestration requirements by component. In row Climate Zone 4 except marine under Ceiling R-Value delete "49" and replace with "38". In the same row under Wood Frame Wall R-Value delete "20 or 13 + 5" and replace with "13".
- Table N1102.2.10 (R402.2.10) Slab on grade floors requirement amendment to be optional. (Foam board placement).
- Section N1102.4.1.2 (R402.4.1.2) Delete the word 'shall' and replace with 'may'. (Blower door testing).
- Section N1103.1.1 (R403.1.1) Add the word 'optional' after the word thermostat in the section title. Before the first sentence insert 'where required by the building official'. (Programmable thermostats).
- Section N1103.3.3 (R403.3.3) Delete the word 'mandatory' and replace with 'optional'. (Duct system air leakage test).
- Section N1103.6 (R403.6) Delete the word 'mandatory' and replace with 'optional', delete 'The building shall be provided with ventilation that

meets' and replace with 'buildings provided with ventilation shall meet'. (Mandatory mechanical ventilation).

- **Section N1104 (R404)** delete section in its entirety. (Power and lighting systems).
 - **Includes these appendices:** (all others excluded).
 - Appendix A- Sizing and Capacities of Gas Piping.
 - Appendix B- Sizing of Venting Systems equipped with draft hoods.
 - Appendix C- Exit Terminals of mechanical draft and direct-vent venting systems.
 - Appendix E- Manufactured Housing used as Dwellings.
 - Appendix H- Patio Covers.
 - Appendix- Home Day Care R-3 Occupancy.
 - Appendix P- Sizing of water piping systems.
 - Appendix Q- Tiny Houses.
 - Appendix T- Solar Ready Provisions Detached one-and-two Dwellings and Townhouses.
 - **Table R301.2 (1) Climatic and Geographic Design Criteria.**
 - Insert "10 PSF" in the table for Ground Snow Load.
 - Insert "90" in the table for Wind Speed.
 - Insert "No" in the table for topographic effects.
 - 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 Temperature.
 - Insert "No" in the table for Ice Barrier Underlayment Required.
 - Insert "210" in the table for Air Freezing Index.
 - Insert "59.4" in the table for Mean Annual Temperature.
- (5) Amendments to the 2018 International Building Code (commercial).
- **Section [AI 101.1]** Delete [Name of Jurisdiction] and insert Union County, Tennessee in its place.
 - **Section [AI 101.2.1]** Insert 'The following Appendices are specifically included in the adoption. All others are excluded.
 - Appendix C- Group U–Agricultural buildings.
 - Appendix E- Supplementary Accessibility Requirements.
 - Appendix F- Rodent Proofing.
 - Appendix G- Flood Resistant Construction.
 - Appendix H- Signs.
 - Appendix I- Patio Covers.
 - Appendix J- Grading.
 - Appendix K- Administrative Provisions.

- **Section (A) 101.4.3** Delete "International Private Sewage Disposal Code" and replace with Union County Health Department.
- **Section 1015.2** Delete first sentence and replace with 'Guards shall be located along open-sided walking surfaces or ground surfaces including but not limited to mezzanines, equipment platforms, stairs, ramps, landings, retaining walls and any other locations that are located more than thirty (30) inches (762 mm) measured vertically to the floor or grade below at any point within thirty-six (36) inches (914 mm) horizontally to the edge of the open side. (as replaced by Ord. #O-2022-8, Sept. 2022 *Ch1_01-10-23*)

12-103. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #O-2022-8, Sept. 2022 *Ch1_01-10-23*)

12-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference as modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (as replaced by Ord. #O-2022-8, Sept. 2022 *Ch1_01-10-23*)

CHAPTER 2

RESIDENTIAL CODE¹

SECTION

- 12-201. Residential code adopted.
- 12-202. Modifications.
- 12-203. Available in recorder's office.
- 12-204. Violations and penalty.

12-201. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions, the International Residential Code, 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the residential code.

12-202. Modifications. The following sections are hereby revised to read as follows:

(1) Definitions. Whenever the words "Building Official" are used in the residential code, they shall refer to the person designated by the board of mayor and aldermen to enforce the provisions of the residential code.

(2) Automatic sprinkler system standards. Section R 313 pertaining to automatic sprinkler systems for townhouses and residential dwellings for single family and double family dwellings is hereby deleted.

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the residential code has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public.

12-204. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

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

CHAPTER 3

ENERGY CONSERVATION CODE¹

SECTION

- 12-301. Energy code adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. Violations and penalty.

12-301. Energy code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, 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 new building construction, the International Energy Conservation Code,² 2009 edition, and all subsequent amendments or additions to said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the energy code.

12-302. Modifications. The following sections are hereby revised to read as follows:

"Building Official." Whenever in the energy code these words are used, they shall refer to the person designated by the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code.

12-303. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy code has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public.

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: titles 18 and 19.

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12-304. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 4

MECHANICAL CODE¹

SECTION

- 12-401. Mechanical code adopted.
- 12-402. Modifications.
- 12-403. Available in recorder's office.
- 12-404. Violations and penalty.

12-401. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances thereto, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy-related systems, the International Mechanical Code,² 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim and is hereinafter referred to as the mechanical code.

12-402. Modifications. The following sections are hereby revised to read as follows:

Definitions. Whenever the words "Building Official" are used in the mechanical code, they shall refer to the person designated by the board of mayor and aldermen to enforce the provisions of the mechanical code.

12-403. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public.

12-404. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted. The violation of any section of this chapter shall be punishable by a

¹Municipal code references

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.