

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. CODES ADOPTED.
2-10. DELETED.

CHAPTER 1

CODES ADOPTED¹

SECTION

- 12-101. Codes adopted.
12-102. Property code review.
12-103. Prohibition and interference.
12-104. Codes available.

12-101. Codes adopted. The board of mayor and commissioners of the City of Piperton, Tennessee, for the purposes of regulating the construction, alterations, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to the building or structure, hereby adopts the 2018 International Building Code, 2018 Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Energy Conservation Code, 2018 International Existing Building Code, 2018 ICC Performance Code for Buildings and Facilities, 2018 International Property Maintenance Code, 2018 International Green Construction Code, 2018 International Swimming Pool and Spa Code, 2018 International Private Sewage Disposal Code, 2018 International Zoning Code, and 2018 International Fire Code and with Fire Appendices B, D, E, F, G, H, I, J, and N, and the 2018 International Residential Code, together with the amendments set out below.

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.

**2009 IECC – Table 402.1.1
Insulation and Fenestration Requirements by Component^a**

Climate Zone	Fenestration U-Factor _b	Skylight U-Factor _b	Glazed Fenestration SHGC _{b,e}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value _i	Floor R-Value	Basement Wall R-Value _e	Slab R-Value & Depth _d	Crawl Space Wall R-Value _c
3	.50	.65	.30	30	13	5/8	19	5/13	0	5/13

- a. R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- j. For impact rated fenestration complying with Section R301.2.1.2 of the International Residential Code or Section 1609.1.2 of the International Building Code, the maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

0780-02-23-.02 ADOPTION BY REFERENCE.

(1) Unless otherwise provided by applicable law or the provisions of this chapter, the required minimum codes and standards for the construction of one (1) and two (2) family dwellings, townhouses, and additions thereto of thirty (30) square feet or more of interior space in the State of Tennessee shall be those prescribed in the following publications:

- (a) International Residential Code (IRC), 2018 edition, published by the International Code Council, Inc. (ICC), 500 New Jersey Avenue Northwest, 6th Floor, Washington, D.C., 20001 and Appendix Q except that:

5. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

6. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

7. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

8. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

9. Table N 1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnoted "I":
"Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in

Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

10. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m":

"Log walls complying with ICC400 and with a minimum average wall thickness of 5" of greater shall be permitted in Zone 4 when a Fenestration U-Factor or .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

(b) International Energy Conservation Code (IECC), 2018 edition, published by the ICC, except that:

1. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option form 2009 IECC.

2. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.

3. Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

(2) Paragraph (1) of this rule shall not be construed as adopting any provision of the cited publications which establishes:

- (a) Any provision superseded by law;
- (b) An optional or recommended, rather than mandatory, standard or practice; or
- (c) Any agency, procedure, fees, or penalties for administration or enforcement purposes inconsistent with these rules.

- (3) The provisions of the cited publication adopted by reference in paragraph (1) shall govern the manner in which;
- (a) The codes and standards are applied to construction of one (1) and two (2) family dwellings, townhouses, and additions thereto of thirty (30) or more square feet of interior space as defined in this chapter;
 - (b) Occupancies and types of construction are classified for the purpose of determining minimum requirements of the codes and standards; and
 - (c) The specific requirement of the codes and standards may be modified to permit the use of alternate materials or methods of construction. (Ord. #1-93, April 1993, as replaced by Ord. #159-09, Feb. 2009, amended by Ord. #180-10, June 2010, and Ord. #188-10, Jan. 2011, replaced by Ord. #237-14, June 2014 and Ord. #310-19, Sept. 2019 **Ch6_04-20-21**, amended by Ord. #327-20, Sept. 2020 **Ch6_04-20-21**, and replaced by Ord. #387-24, Feb. 2024 **Ch8_02-20-24**)

12-102. Priority code review. In the event of incompatible or conflicting regulations between any of the codes adopted by this ordinance and other city codes and/or ordinances, the more stringent and restrictive requirements shall prevail. (Ord. #1-93, April 1993, as replaced by Ord. #159-09, Feb. 2009, Ord. #237-14, June 2014, Ord. #310-19, Sept. 2019 **Ch6_04-20-21**, Ord. #327-20, Sept. 2020 **Ch6_04-20-21**, and Ord. #387-24, Feb. 2024 **Ch8_02-20-24**)

12-103. Prohibition and interference. Any person interfering with the building official or such official's assistants in the performance of their duties shall be guilty of a misdemeanor. (as added by Ord. #159-09, Feb. 2009, and replaced by Ord. #237-14, June 2014, Ord. #310-19, Sept. 2019 **Ch6_04-20-21**, Ord. #327-20, Sept. 2020 **Ch6_04-20-21**, and Ord. #387-24, Feb. 2024 **Ch8_02-20-24**)

12-104. Codes available. The codes adopted by this ordinance shall be available for use and inspection by the public at Piperton City Hall during regular business hours. (as added by Ord. #159-09, Feb. 2009, replaced by Ord. #237-14, June 2014, Ord. #310-19, Sept. 2019 **Ch6_04-20-21**, Ord. #327-20, Sept. 2020 **Ch6_04-20-21**, and Ord. #387-24, Feb. 2024 **Ch8_02-20-24**)

CHAPTER 2

(as deleted by Ord. #159-09, Feb. 2009)

CHAPTER 3

(as deleted by Ord. #159-9, Feb. 2009)

CHAPTER 4

(as deleted by Ord. #159-09, Feb. 2009)

CHAPTER 5

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CHAPTER 8

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CHAPTER 9

(as deleted by Ord. #159-09, Feb. 2009)

CHAPTER 10

(as deleted by Ord. #159-09, Feb. 2009)