

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. INTERNATIONAL BUILDING CODES.
2. DELETED.
3. ELECTRICAL CODE.
4. DELETED.
5. DELETED.
6. MODEL ENERGY CODE.

CHAPTER 1

INTERNATIONAL BUILDING CODES¹

(Plumbing, Gas, Mechanical, and etc.)

SECTION

- 12-101. International building codes adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Violations and penalty.
- 12-105. Code adopted by reference; Appendix Q (tiny houses).

12-101. International building codes adopted. The International Building Code, 2018 edition, is hereby adopted by reference and shall become a part of the Building Codes of the Town of Spring City as if copied herein verbatim except for certain deletions to the 2018 International Residential Code For One and Two Family Dwellings and Townhouses concerning the necessity for one and two family dwelling and townhouse sprinkler systems, as set forth in Sections R 313.1 and R313.2. pages 75 of the 2018 International Residential Code for One and Two Family and Dwellings and Townhouses is hereby adopted and approved to be the official building codes for the Town of Spring City; the International Mechanical Code; the International Energy Conservation Code; and the International Plumbing Code. (as replaced by Ord. #34-04, April 2004, and Ord. #2013-02, Sept. 2013, and amended by Ord. #2021-09, Aug. 2021 *Ch11_11-02-23*)

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.

12-102. Modifications. (1) Definitions. Whenever in the International Building Codes when reference is made to the duties of a certain official named therein, that designated official of the Town of Spring City who has duties corresponding to those of the named official in said codes shall be deemed to be the responsible official insofar as enforcing the provisions of the International Building Codes are concerned.

(2) Permit fees. The schedule of permit fees is available in the office of the recorder.

(3) 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.

(4) 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.

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

(6) Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read: Exception 3. Interconnection and hand wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finished exposing the structure.

(7) Section N110.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety. (as replaced by Ord. #34-04, April 2004, and amended by Ord. #2021-09, Aug. 2021 *Ch11_11-02-23*)

12-103. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Building Codes have 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. #34-04, April 2004)

12-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the International Building Codes 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 of up to five hundred dollars (\$500) for each offense provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (as replaced by Ord. #34-04, April 2004)

12-105. Code adopted by reference; Appendix Q (Tiny Houses). Building code. The provisions of the International Building Code, 2018 edition, including appendix Q (Tiny Houses) published by the International Code

Council, is hereby adopted by reference as though copied verbatim in this subsection. One (1) copy of said code and revisions thereto was on file in the office of the city recorder for a period of fifteen (15) days prior to adoption, and the one (1) copy of said code and revisions thereto shall remain on file in the office of the city recorder for public use, inspection and examination. (as added by Ord. #2022-06, Sept. 2022 ***Ch11_11-02-23***)

CHAPTER 2

DELETED

(as deleted by Ord. #34-04, April 2004)

CHAPTER 3

ELECTRICAL CODE¹

SECTION

- 12-301. Electrical code adopted.
- 12-302. Available in recorder's office.
- 12-303. Permit required for doing electrical work.
- 12-304. Violations and penalty.
- 12-305. Enforcement.
- 12-306. Fees.

12-301. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 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, or for other purposes, the National Electrical Code,² 1993 edition, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code.

12-302. 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.

12-303. Permit required for doing electrical work. No electrical work shall be done within this town until a permit therefor has been issued by the city. 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.

12-304. Violations and penalty. 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. The violation of any section of this chapter shall be punishable by a penalty of up to five hundred

¹Municipal code references

Fire protection, fireworks and explosives: title 7.

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

dollars (\$500) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

12-305. Enforcement. The electrical inspector shall be such person as the city manager shall appoint or designate. It shall be his duty 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.

12-306. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, § 68-102-143 for electrical inspections by deputy inspectors of the state fire marshal.

CHAPTER 4

DELETED

(as deleted by Ord. #34-04, April 2004)

CHAPTER 5

DELETED

(as deleted by Ord. #34-04, April 2004)

CHAPTER 6

MODEL ENERGY CODE¹

SECTION

- 12-601. Model energy code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations and penalty.

12-601. Model 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 Model Energy Code² 1992 edition, as prepared and maintained by The Council of American Building Officials, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code.

12-602. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the Town of Spring City. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the energy code.

12-603. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy code has

¹State law reference

Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, or to adopt local standards equal to or stricter than the standards in the energy code.

Municipal 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.

²Copies of this code (and any amendments) may be purchased from The Council of American Building Officials, 5203 Leesburg, Pike Falls Church, Virginia 22041.

been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-604. Violations and penalty. It shall be a civil offense 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 of up to five hundred dollars (\$500) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.