

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
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3. GAS CODE.
4. RESIDENTIAL CODE.
5. ENERGY CODE.
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CHAPTER 1

BUILDING CODE¹

SECTION

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

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, 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 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (Ord. #94-27, Oct. 1994, as replaced by Ord. #2008-113, Aug. 2008, amended by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

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.

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

12-102. Modifications. Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the board of mayor and aldermen of the city. When the "Building Official" or "Director of Public Works" is named it shall, for the purposes of the building code, mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the building code. The schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, Apr. 2015-101 or recently adopted.

(2) 2012 International Building Code, chapter 27, section 2701 General, item 2701.1 Scope shall be amended:

2701.1 Scope. This chapter governs the electrical components, equipment, and system in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the State of Tennessee's current adopted electrical code. (1977 Code, § 4-102, as amended by Ord. #94-27, Oct. 1994, and Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-103. Available in recorder's office. Pursuant to the requirements of the 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. (1977 Code, § 4-103, modified, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-104. Violations. 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 and modified. Any violation of the building code shall be punished in accordance with the provisions of the general penalty clause of the City of Ridgetop, and/or enforced as may be determined by the board of mayor and aldermen in a court of law or equity. (1977 Code, § 4-104, as amended by Ord. #94-27, Oct. 1994, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

CHAPTER 2

PLUMBING CODE¹

SECTION

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

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-509 and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the municipal water or sewerage system, the International Plumbing 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 and is hereinafter referred to as the plumbing code. (1977 Code, § 4-201, as amended by Ord. #94-28, Oct. 1994, modified, and amended by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-202. Modifications. (1) Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the board of mayor and aldermen of this city.

Wherever "City Engineer," "Engineering Department," "Plumbing Official," "Building Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the plumbing code. The recommended schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, Apr. 2015 or recently adopted.

(2) The 2012 International Plumbing Code is hereby adopted with amendments to the code as follows:

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.

1. **Section 712.3.5 Sump Pump connection to drainage system.** is hereby amended to delete it in its entirety and replacing with the following language:
"sump pump piping shall be connected to an approved drainage system that drains to daylight."
2. **Section 1109 Combined Sanitary and Storm System.** is hereby amended by the deletion of the first sentence and replacing it the following language:
"A combination of sanitary and storm drain or sewer shall be "prohibited" within the City of Ridgetop sewer system district."(1977 Code, § 4-202, as amended by Ord. #94-28, Oct. 1994, and replaced by Ord. #2016-103, April 2016 **Ch4_5-21-19**)

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1977 Code, § 4-203, as amended by Ord. #94-28, Oct. 1994, modified, and replaced by Ord. #2016-103, April 2016 **Ch4_5-21-19**)

12-204. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. Any violation of the plumbing code shall be punished in accordance with the provisions of the general penalty clause of the City of Ridgetop, and/or enforced as may be determined by the board of mayor and aldermen in a court of law or equity. (1977 Code, § 4-204, as amended by Ord. #94-28, Oct. 1994, and replaced by Ord. #2016-103, April 2016 **Ch4_5-21-19**)

CHAPTER 3

GAS CODE¹

SECTION

- 12-301. Title and definitions.
- 12-302. Purpose and scope.
- 12-303. Use of existing piping and appliances.
- 12-304. Bond and license.
- 12-305. Gas inspector and assistants.
- 12-306. Powers and duties of inspector.
- 12-307. Permits.
- 12-308. Inspections.
- 12-309. Certificates.
- 12-310. Fees.
- 12-311. Violations and penalties.
- 12-312. Nonliability.

12-301. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the City of Ridgetop and may be cited as such.

The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the board of mayor and aldermen.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, gas fireplace logs and boilers. (1977 Code, § 4-401, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

¹Municipal code reference

Gas system administration: title 19, chapter 2.

12-302. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the International Fuel Gas Code,¹ 2012 edition, together with all appendix chapters, which is hereby incorporated by reference and made a part of this chapter as if fully set forth herein. One (1) copy of the gas code shall be kept on file in the office of the city recorder for the use and inspection of the public. (1977 Code, § 4-402, as amended by Ord. #94-30, Oct. 1994, and Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-303. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code. (1977 Code, § 4-403, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-304. Bond and license. No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city recorder a good and sufficient bond in the penal sum of ten thousand dollars (\$10,000.00), with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

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

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees. (1977 Code, § 4-404, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-305. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed by the board of mayor and aldermen. (1977 Code, § 4-405, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-306. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration. (1977 Code, § 4-406, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-307. Permits. (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city recorder; however, permits

will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved the gas company shall not be required to obtain permits to set meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system. (1977 Code, § 4-407, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-308. Inspections. (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of thirty (30) psig for a period of a minimum of twenty-four (24) hours. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping. (1977 Code, § 4-408, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-309. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service. (1977 Code, § 4-409, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-310. Fees. The recommended schedule of permit fees shall be from the Ridgeway Building Permit Fee Schedule amended by Ord. #2015-101, April 2015 or recent. (Ord. #94-30, Oct. 1994, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-311. Violations and penalties. (1) Any person who shall violate or fail to comply with any of the provisions of the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances, or the license of such person may be revoked, or both fine and revocation of license may be imposed.

(2) It shall be unlawful for any person to cover with earth or any other method a gas line stub out in which an electronic or other type method to locate the underground gas line stub out is required. The fee and/or fine for such act will be outlined within the gas fee schedule. (1977 Code, § 4-411, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19* and amended by Ord. #2017-103, Feb. 2017 *Ch4_5-21-19*)

12-312. Nonliability. This chapter shall not be construed as imposing upon the city any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the city, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector. (1977 Code, § 4-412, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

CHAPTER 4

RESIDENTIAL CODE

SECTION

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

12-401. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Residential Code,¹ 2012 edition, including appendix G, Swimming Pools, Spas, and Hot Tubs, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the housing code. (1977 Code, § 4-501, modified, as amended by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-402. Modifications. (1) Wherever the housing code refers to the "Building Official" it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the housing code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the board of mayor and aldermen. Section 108 of the housing code is deleted.

(2) The 2012 International Residential Code adoption does not include the following chapters. The electrical code shall be the State of Tennessee's adopted electrical code.

2012 International Residential Code, Part VIII Electrical, Chapter 34 General Requirements, Chapter 35 Electrical Definitions, Chapter 36 Services, Chapter 37 Branch Circuit and Feeder Requirements, Chapter 38 Wiring Methods, Chapter 39 Power and Lighting Distribution, Chapter 40 Devices and Luminaries, Chapter 41 Appliance Installation, Chapter 42 Swimming Pools, and Chapter 43 Remote-Control Signaling and Power Limited Circuits.

(3) The 2012 International Residential Code is hereby adopted with amendments to the code as follows:

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

1. Section R101.2 Scope. is hereby amended by deleting the reference to "... three stories ..." and replacing with "...two stories ..."
2. Section R101.2 Exceptions: (1) is hereby amended by adding the following new language:
"Local zoning regulations may otherwise limit or prevent the construction or use of a live/work unit in this manner."
3. Section R101.2 Exceptions: (2) is hereby amended by adding the following new language:
"Local zoning regulations may otherwise limit or prevent the construction or use of an owner occupied lodging house in this manner."
4. Section R102.2 General. is hereby amended by adding the following new Section:
"R102.2.1 All references in this code to flood prone areas shall comply with City of Ridgetop 's adopted Flood Insurance Program requirements as shown on the current Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program. Any conflicts between the requirements contained in this code and those contained in the Flood Insurance Program, the Flood Insurance Program shall apply."
5. Section R102.6 Partial invalidity. is hereby amended by the addition of the following new subsection:
"R102.6.1 Automatic fire sprinkler systems. Any provisions contained within this code relating to automatic fire sprinkler systems shall not be construed to be mandatory unless specifically adopted in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein."
6. Section R102 Applicability. shall hereby be amended by adding the following new Section:
"R102.8 Moved Buildings. All buildings or structures moved within the jurisdiction of the City of Ridgetop shall comply with Section 3410 of the International Building Code 2012 edition."
7. Section R105.2 Work exempt from permit. Building. Is hereby amended by deleting in item #1, "200 square feet" and replacing language with "120 square feet", furthermore by deleting Item #2 in its entirety and replacing with the following language:
"2. Fences not over 6 feet high."
furthermore by adding an item #11 to read as follows:
"11. Roof covering replacement that does not involve the significant replacement of roof decking or structural framing."

8. Section R109.1.2 Inspections. Plumbing, mechanical, gas and electrical system inspection. is hereby amended by adding the following sentence to the end:
"All excavations for in-ground installations shall be safe and of adequate size to allow for inspector to perform required inspections."
9. Section R109.2 Inspection agencies. is hereby amended by adding the following language:
"The Building Official is also authorized to accept technical reports and/ or affidavits to insure compliance with this Code. The form and substance of such reports and/ or affidavits must be acceptable to the Building Official."
10. Section R111 Service Utilities. is hereby amended by adding the following new section:
"R111.4 Sanitary Requirements During Construction. Adequate sanitary facilities for the convenience of all workmen shall be provided throughout the duration of the project. This facility shall be enclosed, weatherproofed and shall be a portable, chemically treated, tank-tight unit with a minimum of one (1) commode and one (1) urinal per thirty (30) workmen may be used. The location of required sanitary facilities shall be at the discretion of the Building Official or his/her designated representative."
11. Section R112.1 Board of Appeals-General shall be amended by the addition of the following language:
"The Board of Appeals referenced in this code shall be construed to be the City of Ridgetop Board of Zoning Appeals."
12. Section R202 Definitions. shall be amended by deleting the existing definition of townhouse and replacing it with the following language:
"TOWNHOUSE. A single-family dwelling unit constructed in a group of four or less attached units with no more than one unit per lot/parcel, each unit extending from foundation to roof and has open space on at least two sides."
13. Table R301.2(1) Climatic and Geographic Design Criteria. is hereby amended by adding the following Design Criteria in the appropriate fields:
"Ground Snow Load = 15#, Wind = 90 mph 3 sec gust, Seismic Design Category= B, Weathering= Severe, Frost Line Depth= 12 in, Termite = Moderate to Heavy, Winter Design Temp = 14 deg F, Ice Shield Underlayment Required = Yes, Flood Hazard = See Section R102.2.1, Air Freezing Index = 332, Mean Annual temperature= 59.2 deg F."

14. Section R313 Automatic Fire Sprinkler Systems. is hereby amended by deleting it in its entirety and replacing with the following language:
- "Automatic fire sprinkler systems. Any provisions contained within this code relating to automatic fire sprinkler systems shall not be construed to be mandatory unless specifically adopted in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein."
- "R313.1 Townhouse automatic fire sprinkler systems. A two hour fire resistance rated common wall shall be required in between units of townhomes in the event an automatic fire sprinkler system is not installed in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein."
- "Exception: An automatic residential fire sprinkler system shall not be required when "additions" or "alterations" are made to existing Townhouses that do not have an automatic residential fire sprinkler system installed."
- "R313.1.1 Design and installation. Should an automatic residential fire sprinkler system for townhouses be installed it shall be designed and installed in accordance with section P2904."
- "R313.2 One-and two-family dwellings automatic fire sprinkler systems. A two hour fire resistance rated common wall shall be required in between units of a two family dwelling in the event an automatic fire sprinkler system is not installed in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein."
- "Exception: An automatic residential fire sprinkler system shall not be required for "additions" or "alterations" to existing buildings that are not already provided with an automatic residential fire sprinkler system."
- "R313.2.1 Design and installation. Should an automatic residential fire sprinkler system be installed it shall be designed and installed in accordance with section P2904 or NFPA 13D."
15. Section R315 Carbon Monoxide Alarms is hereby amended by adding the following subsection:

"R315.5 Interconnection. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with R315.1, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm."

16. Section R322.1 Flood-Resistant Construction-General. is hereby amended by deleting it in its entirety and replacing with the following language:
"R322.1 Floodplain Construction. Buildings and structures constructed in whole or in part in floodplains designated on the Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program shall comply with the City of Ridgetop's duly adopted Flood Insurance Program requirements."
17. Sections R405.1, R405.1.1, R406.1 and R406.2 are hereby amended by removing the following language from each section:
 "... and enclosed habitable or usable spaces below grade."
18. Section R405.1 Foundation drainage-concrete or masonry foundations. is hereby amended by deleting the last sentence before the Exception and replacing it with the following language:
 "The space between the excavation and the foundation wall shall be backfilled with washed gravel or stone one-half the backfill height. The remainder of excavated area may be backfilled with same type of soil as was removed during excavation,"
 Section R405.1 is further amended by adding after, "...approved drainage system... ":
 "which shall drain to daylight."
19. Sections R405. 1.1 and R405.2.3 is hereby amended by deleting to an approved sewer system" and replacing with the following language:
 "to an approved drainage system which shall drain to daylight."
20. Section R406.2 Concrete and masonry foundation waterproofing. is hereby amended by deleting the following language from the beginning of the first sentence:
 "In areas where a high water table or other severe soil-water conditions are known to exist..."
21. Section R408.3 Unvented crawl space. items 2.1 and 2.2 are hereby amended by deleting the phrase "...including a return pathway to the common area (such as a duct or transfer grille)..." in the first sentence and add the following language at the end of each section:

"Should a return pathway to the common area (such as a duct or transfer grille) be installed, then an acceptable system must be provided to insure acceptable air quality is being transferred to the common area."

Section R408.3 item 2.2 is further amended by deleting the word "...under..." and replacing it with "... crawlspace..."

22. Section R408.7 Flood resistance. is hereby deleted and replaced with the following:

"R408. 7 Rodent-proofing. All foundation walls shall be maintained plumb and free from open cracks and breaks or other opening so as to prevent the entry of rodents and other pests."

23. Section R501.3 Fire protection of floors. is hereby amended by adding the following subsection:

"R501. 3.1 Crawl spaces with access openings that meet or exceed 6 feet 8 inches in height or 36 inches in width must provide fire protection of floor assemblies as specified on R501.3."

24. Section R602.6.1 Drilling and notching of top plate. is hereby amended by adding the following language at the end of the first paragraph:

"...and a minimum of 2 inches below the top plate."

25. Section R801.3 Roof drainage. is hereby amended by deleting the following language from the beginning of the first sentence:

"In areas where expansive or collapsible soils are known to exist..."

26. Section R802.11.1 Uplift Resistance. is hereby amended by deleting the 2nd and 3rd paragraphs in their entirety.

27. Section R802.11.1.2 Truss uplift resistance. is hereby amended by replacing "...connections..." with "...connectors..." and deleting the following language:

"Uplift forces shall be permitted to be determined as specified by Table R802.11 if applicable,..."

28. Section R802.11.1.3 Rafter uplift resistance. is hereby amended by replacing "...connections..." with "...connectors..."

29. Section M1601.5 Under-floor plenums. Is hereby amended by replacing "under-floor" with "crawlspace."

30. Sections N1101.1-N105.6.3 of Chapter 11 Energy Efficiency. is hereby amended by deletion and replaced with the following language:

"N1101.1 Scope. The provisions of the adopted International Energy Conservation Code shall regulate the energy efficiency for the design and construction of buildings regulated by this code."

31. Section G2415.12 (404.12) Minimum burial depth. is hereby amended by replacing "...12 inches..." with "...18 inches..."

32. Section G2417.4.1 (406.4.1) Test pressure. is hereby amended by deleting the first sentence and replacing with the following language:
"Test pressure shall be minimum 30 psig."
33. Section G2417.4.2 (406.4.2) test duration. is hereby amended by replacing "...10 minutes" with "...24 hours."
34. Section P2503.4 Building sewer testing. is hereby amended by deleting entire section and replacing language with the following:
"P2503.4 Building sewer testing. The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer or S.T.E.P. tank and completely filling the building sewer with water from the lowest to the highest point thereof, or approved equivalent low-pressure air test. Plastic DWV piping systems shall not be tested by the air test method. The test pressure shall not decrease during a period of not less than 15 minutes. The building sewer shall be watertight at all points. A forced sewer test shall consist of pressurizing the piping to a pressure of not less than 5 psig (34.5kPa) or greater than the pump rating and maintaining such pressure for not less than 15 minutes. The forced sewer shall be watertight at all points."
35. Section P2603.5 Freezing. is hereby amended by adding the following language "...and sanitary P traps..." in the first sentence after "...a water, soil or waste pipe..." and replacing "...12 inches..." with "...18 inches..." in last sentence.
36. Section P2603.5.1 sewer depth. is hereby amended by substituting the following language:
"Building sewers connected to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the point of connection. The depth of the service field lines shall comply with the requirements as set forth by the Robertson County Environmental Office. If outlet from tank has a step down in grade to the service field lines, then the minimum required depth shall apply."
37. Section P2704.1 Access to connections-General. is hereby amended by adding the following sentence "Shower and bathtubs set head to head shall be prohibited except where adequate access is provided for repairs or maintenance" to the end of the section.
38. Section P2718.1 Clothes Washing Machine-Waste connection. is hereby amended by adding the following language:
"The trap and fixture drain for the associated standpipe shall be a minimum of 2" inches in diameter. The associated fixture drain shall be connected to a branch drain or drainage stack a minimum of 3" inches in diameter."

Exception: A two (2") inch drain pipe is acceptable if no additional fixtures are connected. "

39. Section 'P2801.5 Required pan. Is hereby amended by deletion of entire paragraph and replacing with the following language:
 "Where a storage tank-type water heater or a hot water storage tank is install in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:
 1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010mm) in thickness.
 2. Plastic not less than 0.036 inch (0.9mm) in thickness.
 3. Other approved materials.
 A plastic pan beneath a gas-fired water heater shall be constructed of material having a flame spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E 84 or UL 723."
40. Section P2902.1 Protection of potable water supply General. is hereby amended by adding at the end of the sentence:
 "A strainer is required to protect the backflow preventer from foreign objects in the line installed in a horizontal position. A valve shall be installed on the downstream side of the strainer to allow for servicing."
41. Section P2903.4 Thermal expansion control. is hereby amended by deleting the paragraph in its entirety and replacing with the following language:
 "Where a storage water heater is supplied with cold water that passes through a check valve, pressure reducing valve or backflow preventer, a thermal expansion tank shall be connected to the water heater cold water supply pipe at a point that it is downstream of all check valves, pressure reducing valves and backflow preventers. Thermal expansion tanks shall be sized in accordance with the tank manufacturer's instructions and shall be sized such that the pressure in the water distribution system shall not exceed that required by Section P2903.3.1."
42. Section P2903.5 Water Hammer. is hereby amended by adding the following new sentence:
 "Other methods may be utilized upon approval of the Plumbing Official. "
43. Section P2903. 7 Size of water service mains, branch mains and risers. is hereby amended by modifying the first sentence by deleting "...diameter..." and adding the following language:
 "...nominal diameter from the meter to the water heater."
44. Section P2903.9.1 Service valve. is hereby amended by deleting the following phrase:

- " ... near the entrance of the water service."
and replacing it with the following:
"...accessible from the living portion of the dwelling unit."
45. Section P2903.9.3 Fixture valves and access. is hereby amended by deleting the second sentence and replacing it with the following:
"...An individual shutoff valve shall be required on the fixture supply pipe to each plumbing fixture, at or near the plumbing fixture, other than bathtubs and showers."
46. Section P3005.1.2 heel-or-side-inlet quarter bends, drainage. is hereby amended by substituting the following language:
"Heel-or side-inlet quarter bends shall be an acceptable means of connection. Where the quarter bends serve a water closet, the inlet fittings shall be washed by a bathroom fixture group and be located directly below the water closet. Side-inlet quarter bends shall be an acceptable means of connection for drainage, wet venting and stack venting arrangements."
Exception: "1/2 low heel inlet shall not be used as a wet vent connection."
47. Section P3005.2. 7 Building drain and building sewer junction. is hereby amended by deleting the following language from the second sentence:
"...either inside or..."
48. Section P3005.2.10 Clean out equivalent. is hereby amended by adding the following language:
"...with approval by the Plumbing Official."
49. Section P3005.4.1 Branch and stacking size. is hereby amended by substituting "2 inches..." for "...1.5 inches..."
50. Table P3005.4.2 Maximum number of fixtures units allowed... is hereby amended by adding a footnote "c" to read as follows:
"No building sewer shall be less than four (4") inches in size."
51. Section P3303.1 Sumps and pumping systems--pumping system. is hereby amended by deleting in last sentence "P3303.1.4" and replacing with "P3303.1.5" and adding a new section as follows:
"P3303.1.5 Discharge of sump pump piping. Discharge piping "shall not" be attached or connected to building sewer drainage. It shall be connected to an approved building drainage to be discharged to daylight" (1977 Code, § 4-502, as amended by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

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

inspection of the public. (1977 Code, § 4-503, modified, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-404. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the housing code as herein adopted by reference and modified. (1977 Code, § 4-504, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

CHAPTER 5

ENERGY CODE¹

SECTION

- 12-501. Energy code adopted.
- 12-502. Modifications.
- 12-503. Available in recorder's office.
- 12-504. Violation and penalty.

12-501. 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, as prepared and maintained by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code. (as amended by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-502. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Ridgetop. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code. (as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-503. 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 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. #2016-103, April 2016 *Ch4_5-21-19*)

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.

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

12-504. Violation 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. (as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

CHAPTER 6

MECHANICAL CODE¹

SECTION

- 12-601. Mechanical code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations.

12-601. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-509 and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure, or any appurtenance connected or attached to any building or structure, the International Mechanical Code², 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this municipal code and is hereinafter referred to as the mechanical code. (Ord. #94-31, Oct. 1994, as amended by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-602. Modifications. Wherever the mechanical code refers to the "Chief Appointing Authority" or the "Applicable Governing Authority" it shall be deemed to be a reference to the Board of Mayor and Aldermen of the City of Ridgetop. When the "Building Official," or "Director of Public Works" is named it shall, for the purposes of the mechanical code, mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the mechanical code. The recommended schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, Apr. 2015 or recently adopted. (Ord. #94-31, Oct. 1994, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-603. 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 recorder's office and shall be kept there for the use and

¹Municipal code references

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.

inspection of the public. (Ord. #94-31, Oct. 1994, modified, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified. Any violation of the mechanical code shall be punished in accordance with the provisions of the general penalty clause of the City of Ridgetop, and/or enforced as may be determined by the board of mayor and aldermen in a court of law or equity. (Ord. #94-31, Oct. 1994, as replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

CHAPTER 7

ELECTRICAL CODE

SECTION

- 12-701. Electrical code adopted.
- 12-702. Available in recorder's office.
- 12-703. Permit required for doing electrical work.
- 12-704. Violations.
- 12-705. Enforcement.
- 12-706. Fees.

12-701. 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,¹ 2011 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. (as added by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-702. 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. (as added by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-703. Permit required for doing electrical work. No electrical work shall be done within this city 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. (as added by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-704. 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

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

such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (as added by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-705. Enforcement. The electrical inspector shall be such person as the board of mayor and aldermen shall appoint or designate or, if the electrical inspections are administered and completed by the State of Tennessee Fire Marshal's Office, the person appointed or designated by the State of Tennessee. It shall be their duty to enforce compliance with this chapter and the electrical code as herein adopted by reference. The inspector 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. The inspector is authorized to refuse or discontinue electrical service to any person or place not complying with this chapter and/or the electrical code. (as added by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

12-706. 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. (as added by Ord. #2012-104, Oct. 2012, and replaced by Ord. #2016-103, April 2016 *Ch4_5-21-19*)

CHAPTER 8

RESERVED

(this chapter was reserved by Ord. #2016-103, April 2016 *Ch4_5-21-19*)