

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. ADOPTION OF STANDARD CODES.
- 2.--7. DELETED.

CHAPTER 1

ADOPTION OF STANDARD CODES¹

SECTION

- 12-101. Codes adopted by reference.
- 12-102. Severability.
- 12-103. Modifications.
- 12-104. Fee schedule.
- 12-105. Deleted.

12-101. Codes adopted by reference.

- (1) International Building Code, 2012 edition as published by the International Code Council. Include adoption of appendices: A and C.
 - (a) Omitting reference to:
 - International Electrical Code
 - International Property Maintenance Code
 - International Private Sewage Disposal Code
 - International Fuel Gas Code
 - International Wildland-Urban Interface Code
 - (b) Omitting the following chapters:
 - Chapter 17 (special inspections)
 - Chapter 31 (special construction)
- (2) International Residential Code, (IRC), 2018 edition, as published by the International Code Council including Appendix Q except that:
 - (a) Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. § 68-120-101(a)(8).
 - (b) Chapters 34-43 relating to Electrical Installations are deleted and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.

¹Copies of these codes (and any amendments) may be purchased from the International Code Council, 4051 W. Flossmoor Road, Country Club Hills, Illinois 60478.

- (c) Figure R301.2(2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC.
 - (d) Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:
Exception 3. Interconnection and hardwiring 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 finishes exposing the structure.
 - (e) Section N1 102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1 102.4.2.1 Testing Option and Section NI 102.4.2.2 Visual Inspection from 2009 IRC.
 - (f) Section N1 103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1 103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
 - (g) Table NI 102.1.2 (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 NI 102.1.2 Equivalent U-Factor from 2009 IRC.
 - (h) Section N1 102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.
 - (i) Table N1 102.1 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" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .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."
- (3) International Plumbing Code, 2012 edition as published by the International Code Council. Include adoption of appendices: B, D, E and F.
- (a) Omitting reference to:
International Private Sewage Disposal Code
International Fuel Gas Code
 - (b) Omitting Section 106.6 (fees)
 - (c) Omitting Section 109.2.1 (qualifications of Board of Appeals members)
 - (d) Omitting the first sentence of section 312.3
 - (e) Removing the words "for piping systems other than plastic" in Section 312.5

- (4) International Mechanical Code, 2012 edition as published by the International Code Council.
- (a) Omitting reference to:
International Electrical Code
International Fuel Gas Code
 - (b) Omitting Section 109.2.1 (qualifications of Board of Appeals members)
- (5) International Energy Conservation Code (IECC), 2018 edition as published by the International Code Council except that:
- (a) 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 from 2009 IECC.
 - (b) Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.
 - (c) 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.
- (6) International Existing Building Code, 2012 edition as published by the International Code Council.
- (a) Omitting reference to:
International Fuel Gas Code
International Property Maintenance Code
- (7) International Fire Code,¹ 2012 edition as published by the International Code Council. Include adoption of appendices: B, C, D and I.
- Amend Section 901.6 Inspection Testing and Maintenance by adding the following phrase to the last sentence: " ... , only with approval of the fire official."
- Omitting all reference to Fire Sprinkler requirements in One and Two Family and Townhomes per State Laws.
- 105.6 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.48.
- 105.6.47 Short-Term Rental Unit An operational permit is required for the operation of a Short-Term Rental Unit and shall meet the requirements of 105.6.47.1 through 105.6.47.3
- 105.6.47.1 Definition A Short-Term Rental Unit is a residential dwelling that is rented, either in full or in part, for less than 30 continuous days. This includes, but is not limited to, a cabin, house,

¹Originally in title 7, chapter 2.

condominium, or apartment. A Short-Term Rental Unit is not a hotel or similar constructed establishment.

105.6.47.2 Occupant load

- 1) Shall be posted in a location that is acceptable to the fire code official
- 2) Shall be calculated at one occupant for every 200 square feet gross, not including children under four (4) years of age.

Exception:

1. Existing short-term rental units may continue at current occupant load, provided that a reasonable amount of life safety is present in sleeping areas, including, but not limited to, emergency egress and smoke detection; and that the current occupant load does not exceed the above calculated amount per square footage.

105.5.47.3 Floor Plan A floor plan showing the locations of sleeping areas shall be provided prior to the permit being issued.

105.6.48 Mobile Cooking Unit A permit is required for mobile or temporary food preparation that uses appliances that produce smoke or grease-laden vapors.

(8) NFPA 101 Life Safety Code, 2012 edition as published by the National Fire Protection Association.

Shall be amended by deleting Chapter 24 One and Two-Family Dwellings Omitting all reference to Fire Sprinkler requirements in One and Two Family and Townhomes per State Laws.

(9) ICC A117.1 - 2009 Accessible and Usable Buildings and Facilities 2009 edition as published by the International Code Council. (Ord. #2011-009, Oct. 2011, as replaced by Ord. #O-2016-010, Aug. 2016, and Ord. #O-2017-003, May 2017, and amended by Ord. #O-2021-004, March 2021 **Ch6_02-07-22**, and Ord. #O-2021-013, Aug. 2021 **Ch6_02-07-22**)

12-102. Severability. Matters in said codes which are contrary to existing ordinances of the City of Sevierville shall prevail and any existing ordinances to the contrary are hereby repealed. (Ord. #2011-009, Oct. 2011, as replaced by Ord. #O-2016-010, Aug. 2016, and Ord. #O-2017-003, May 2017)

12-103. Modifications. Within said codes, when reference is made to the duties of a certain official named therein, that designated official of the City of Sevierville 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 said code are concerned. (Ord. #2011-009, Oct. 2011, as replaced by Ord. #O-2016-010, Aug. 2016, and Ord. #O-2017-003, May 2017)

12-104. Fee schedule. The board of mayor and aldermen shall establish a schedule of fees for all permits issued relating to construction and to

maintenance of buildings within said City of Sevierville. A copy of said schedule shall be kept in the city recorder's office for public inspection. (Ord. #2011-009, Oct. 2011, as replaced by Ord. #O-2016-010, Aug. 2016, and Ord. #O-2017-003, May 2017)

12-105. Deleted. (Ord. #2011-009, Oct. 2011, as deleted by Ord. #O-2016-010, Aug. 2016)

CHAPTERS 2-7

DELETED

(as deleted by Ord. #O-2016-010, Aug. 2016)