

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. ADOPTION BY REFERENCE.
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5. BUILDING INSPECTOR.
6. DELETED.

CHAPTER 1

ADOPTION BY REFERENCE

SECTION

- 12-101. Adoption by reference.
- 12-102. Modifications and amendment.
- 12-103. Available for public observation.
- 12-104. Violations and penalty.

12-101. Adoption by reference. (1) Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 through 6-54-506, 13-19-105 through 13-19-107, inclusive, 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 following building codes are hereby adopted and incorporated by reference as part of this code, and are hereinafter collectively referred to as "the building code."¹

- Chapter 1. Residential Code: *International Residential Code (IRC)* 2018 edition.
- Chapter 2. Building Code: *International Building Code (IBC)* 2018 edition
- Chapter 3. Fuel Code: *International Fuel Gas Code (IFGC)* 2018 edition
- Chapter 4. Mechanical Code: *International Mechanical Code (IMC)* 2018 edition.
- Chapter 6. Plumbing Code: *International Plumbing Code (IPC)* 2018 edition
- Chapter 7. Property Maintenance Code: *International Property Maintenance Code (IPMC)* 2018 edition.
- Chapter 8. Energy Conservation Code: *International Energy Conservation Code (IECC)* 2018 edition.
- Chapter 9. Existing Building Code: *International Existing Building Code (IEBC)* 2018 edition.

¹¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(2) Chapter 10. Life Safety Code Adoption. There is hereby adopted all the provisions of the National Fire Prevention Association (NFPA) *101 Life Safety Code*,¹ 2018 edition, and all revisions hereafter enacted, save and except for such portions thereof as are hereinafter deleted, modified, amended, or are in conflict with this code of ordinances, of which not less than one (1) copy has been and now are filed in the office of the city recorder and the same are hereby adopted and incorporated as fully as if set forth in full and at length herein, and the provisions thereof shall be controlling those matters to which said code deals. (1997 Code, § 12-101, as amended by Ord. #16-416, June 2016, and replaced by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

12-102. Modifications and amendment. (1) General Amendment to Chapters 1, 2, 3, 4, 6, 7, 8, 9, 10: Whenever in the building code reference is made to the duties of a certain official named therein, that designated official of the Town of Estill Springs, who has duties corresponding to those of the named official in said code, shall be deemed to be the responsible official in so far as enforcing the provisions of the above referenced codes are concerned.

(2) Specific Amendments: Chapter 1. Residential Code: International Residential Code (IRC), 2018 edition, Appendices J and Q, and completed table R301.2(1), and International Residential Code (IRC), 2012 edition appendix G except:

1. Replace exception in Section R313.1 regarding automatic fire sprinkler systems in townhouses with the following: "an automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall."
2. Section R313.2 Automatic Fire Sprinkler Systems in one and two family dwellings is deleted in its entirety.
3. Replace 2018 IRC Tables N1102.1.2, and N1102.1.4 with 2009 IRC tables N1102.1 and N1102.1.2
4. Section R302.5.1 deleting "equipped with a self-closing or automatic closing device"
5. Delete the following sections, N1103.3.3, N1103.3.4, N1103.7, N1102.4.1.2
6. Chapters 34-43 relating to Electrical Installations are deleted.
7. 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
8. Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:
 - i. 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

¹¹Copies of this code are available from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

9. Section N1102.4.4(R402.4.4) rooms containing fuel-burning appliances is deleted in its entirety.
10. 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.
11. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
 - (3) Chapter 2. Building Code: *International Building Code (IBC)*, 2018 edition, except for:
 1. Chapter 11 Accessibility is deleted in its entirety.
 - (4) Chapter 8. Energy Conservation Code: *International Energy Conservation Code (IECC)*, 2018 edition, 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 from 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 . (Ord. #16-416, June 2016, as replaced by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

12-103. Available for public observation. General Amendment Applicable to Chapters 1, 2, 3, 4, 6, 7, 8, 9: Pursuant to the requirements of *Tennessee Code Annotated*, §§ 6-54-502, one (1) copy of the above referenced and adopted codes have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #16-416, June 2016, as replaced by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

12-104. Violations and penalty. (1) General Amendment Applicable to Chapters 1 and 2: It shall be unlawful for any person to violate or fail to comply with any provisions of the above referenced and adopted codes. The violation of any section of this chapter shall be punishable by a penalty as specified in the building codes, including provision that work commencing before permit issuance shall be subject to a fee established by the applicable governing body. Specifically, such fee shall result in doubling the cost of the standard permit cost. Failure to obtain such permit within twenty-four (24) hours of notification shall be punishable by additional penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense.

(2) General Amendment Applicable to Chapters 3, 4, 6, 7, 8, 9, 10: It shall be unlawful for any person to violate or fail to comply with any provisions of the above referenced and adopted code and as may be amended from time to time. 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. (Ord. #16-416, June 2016, as replaced by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

CHAPTER 2

DELETED

(as deleted by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

CHAPTER 3

DELETED

(as deleted by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

CHAPTER 4

DELETED

(as deleted by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)

CHAPTER 5

BUILDING INSPECTOR

SECTION

12-501. Appointment.

12-502. Duties.

12-503. Authority.

12-501. Appointment. The office of certified building inspector is hereby created. He shall be hired or appointed and his salary set by the majority of the board of mayor and aldermen. (1997 Code, § 12-501)

12-502. Duties. The duties of the building inspector shall be set forth in the *Tennessee Code Annotated*, the ordinances of the Town of Estill Springs and any other adopted building codes relative to the construction of any type of building or facility within the jurisdiction of the Town of Estill Springs. (1997 Code, § 12-502)

12-503. Authority. The certified building inspector shall have the authority with permission from the board of mayor and aldermen to enforce any ordinance or law or regulation as properly adopted by the board of mayor and aldermen and shall use all necessary means, including but not limited to, the citation of any violator to appear before the appropriate municipal court of the Town of Estill Springs and/or the board of mayor and aldermen. Any violator will be subject to the rules and regulations of the Town of Estill Springs and shall be punishable in accordance with the general penalty clause in this code of ordinances and/or other regulations passed by the board of mayor and aldermen of the Town of Estill Springs.

The certified building inspector shall make such inspections as he deems necessary on any structure within the corporate jurisdiction of the Town of Estill Springs. (1997 Code, § 12-503), modified)

CHAPTER 6

DELETED

(as deleted by Ord. #22-465, Dec. 2022 *Ch1_12-01-22*)