

## TITLE 12

### BUILDING, UTILITY, ETC. CODES<sup>1</sup>

#### CHAPTER

#### 1. CODES ADOPTED BY REFERENCE.

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#### CODES ADOPTED BY REFERENCE

#### SECTION

- 12-101. Codes adopted.
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**12-101. Codes adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, facilities stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and hazard attributed to the built environment, the following codes are adopted and incorporated by reference as part of the municipal code:

(1) The International Building Code, 2012 edition, including Appendix I.

(2) The International Residential Code, 2012 edition; excluding Section 313.2, Chapter 11, Section 2904.1.1, and Part VIII-Electrical; and including Appendixes H. Section 313.1 is modified to add the following exceptions:

- (a) Exception: An automatic fire sprinkler system shall not be required in a townhouse building with three (3) or less townhouse units and less than five thousand (5000) square feet gross and three (3) or fewer stories if each unit is separated by a two (2) hour fire wall and each such townhouse building of three (3) or less

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<sup>1</sup>Municipal code references

Fire code: title 7, chapter 2.

Planning and zoning: title 14.

Streets: title 16.

Utilities and services: titles 12 and 19.

townhouses are separated from one another or other buildings by at least thirty (30) feet vertically.

- (b) Section 105.2 of the 2012 IRC specifies when building permits are not required and sub-section 7 thereof states that building permits are not required for "prefabricated swimming pools that are less than 24 inches (610 mm) deep."
- (c) The following is added to the above sub-section 7 following the word "deep:" and temporary, portable swimming pools with an expected life of less than six (6) months.
- (3) The International Plumbing Code, 2012 edition. Section P2610 is added as follows:

**SECTION P2610 Toilet Facilities for Workers.**

P2610.1 General. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3

- (4) The International Fuel Gas Code, 2012 edition.
- (5) The International Mechanical Code, 2012 edition.
- (6) The International Existing Building Code, 2012, edition.
- (7) The International Swimming Pool and Spa Code, 2012, edition.
- (8) The International Energy Conservation Code, 2018 edition:
  - (a) Table 402.1.2 is replaced by the same table from the 2009 edition of the International Energy Conservation Code until the Tennessee State Fire Marshal's office by rule establishes more stringent standards. Those more stringent standards will take effect on the effective date of the state rule change.
  - (b) Section 402.4.2.1. Air leakage testing is optional. (Ord. #335, June 2008, as replaced by Ord. #2014-420, Oct. 2014, and amended by Ord. #17-456, Aug. 2017, and Ord. #2018-474, Oct. 2018 **Ch7\_10-24-19**)

**12-102. Designated official.** Where in the above adopted codes reference is made to a certain official named therein, that designee is the building inspector. (1990 Code, § 12-102, as replaced by Ord. #2014-420, Oct. 2014)

**12-103. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-501, one (1) copy of the above codes has been placed in the recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #2014-420, Oct. 2014)

**12-104. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the above codes as herein adopted by reference and modified. 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. (as added by Ord. #2014-420, Oct. 2014)

**12-105. Effective date.** This ordinance comprising this chapter shall take effect from and after its final passage, the public welfare requiring it. (as added by Ord. #2014-420, Oct. 2014)