

## TITLE 12

### BUILDING, UTILITY, ETC. CODES

#### CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. GAS CODE.
4. RESIDENTIAL CODE.
5. SWIMMING POOL CODE.
6. MECHANICAL CODE.
7. EXISTING BUILDINGS CODE.
8. ENERGY CONSERVATION CODE.
9. PROPERTY MAINTENANCE CODE.

#### CHAPTER 1

### BUILDING CODE<sup>1</sup>

#### SECTION

- 12-101. Building code adopted.
- 12-102. Schedule of fees.
- 12-103. Exceptions to barn permit fee.
- 12-104. Modifications.
- 12-105. Commercial fees.
- 12-106. Building valuation table adopted.

**12-101. Building code adopted.** The *International Building Code*,<sup>2</sup> 2018 edition, plus Appendices A, B, and C, and *International Residential Code*, 2018 edition, as published by the International Code Council, amended as follows:

- (1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

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<sup>1</sup>Municipal code references

Fire code: title 7, chapter 1.

Streets and other public ways and places: title 16.

Utilities and services: title 19.

Zoning code: title 14, chapter 1.

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

(2) Section R103.1 creating the department of building safety is amended by deleting the phrase "Department of Building Safety" and inserting "Building Codes Department."

(3) Section R105.2, insert "14. Roof covering replacement that does not involve the replacement of structural components."

Are hereby adopted by reference as though copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021, modified, as amended by Ord. #23-07, May 2023)

**12-102. Schedule of fees.** Building permit fees shall be based on the total valuation of the structure, as established in the table below.

**Residential/commercial**

<u>Value at least</u>	<u>Not more than</u>	<u>Base amount</u>	<u>Plus/per thousand</u>
.01	2,000.00	25.00	0.00
2,000.01	15,000.00	60.00	5.00
15,000.01	50,000.00	130.00	3.75
50,000.01	100,000.00	250.00	2.75
100,000.01	500,000.00	400.00	2.75
500,000.01	1,000,000.00	1,400.00	2.25
1,000,000.01	999,999,999.99	2,400.00	1.25

(2002 Code, § 12-102)

**12-103. Exceptions to barn permit fee.** A barn permit fee in the amount of ten dollars (\$10.00), that is acquired for, and/or constructed for, the purpose of agriculture usage, is expunged with the following stipulations:

(1) The elimination of this fee is for barn permits to be erected for agricultural purposes located in the Agricultural Zoning Classification. This classification is obtained through the Williamson County Tax Assessors office and normally appears on the property tax statement issued through the State of Tennessee.

(2) Greenbelt and/or agricultural classification is defined as fifteen (15) acres or more owned by the same individual and used for agricultural purposes.

(3) The final determination of the greenbelt and/or agricultural classification will be made by the Town of Nolensville staff. (2002 Code, § 12-103)

**12-104. Modifications.** Within the building code, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the building code shall be deemed to be the responsible official

insofar as enforcing the provisions of the building code are concerned. (2002 Code, § 12-104)

**12-105. Commercial fees.** Commercial building plans review performed by the Town of Nolensville shall charge a fee equal to one-half (1/2) of the building permit fee. The maximum fee shall not exceed five thousand dollars (\$5,000.00). (2002 Code, § 12-105)

**12-106. Building valuation table adopted.** The *International Code Council Building Valuation Table* is hereby adopted and incorporated herein as fully as if set out at length. (Ord. #21-06, March 2021)

**CHAPTER 2****PLUMBING CODE**<sup>1</sup>**SECTION**

12-201. Plumbing code adopted.

12-202. Modifications.

**12-201. Plumbing code adopted.** The *International Plumbing Code*, 2018 edition, plus Appendix C, as published by the International Code Council,<sup>2</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of plumbing inspection is amended by deleting the phrase "Department of Plumbing inspection" and inserting "Building Codes Department."

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021)

**12-202. Modifications.** Within the plumbing code, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the plumbing code shall be deemed to be the responsible official insofar as enforcing the provisions of the plumbing code are concerned. (2002 Code, § 12-202)

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<sup>1</sup>Municipal code references

Street excavations: title 16, chapter 2.

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

**CHAPTER 3****GAS CODE**<sup>1</sup>**SECTION**

- 12-301. Gas code adopted.  
12-302. Gas code schedule of fees.  
12-303. Modifications.

**12-301. Gas code adopted.** The *International Fuel Gas Code*, 2018 edition, as published by the International Code Council,<sup>2</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of inspection is amended by deleting the phrase "Department of Inspection" and inserting "Building Codes Department."

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021)

**12-302. Gas code schedule of fees.** The gas code schedule of fees, as may be amended from time to time, may be found in the recorder's office.

**12-303. Modifications.** Within the gas code, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the gas code shall be deemed to be the responsible official insofar as enforcing the provisions of the gas code are concerned. (2002 Code, § 12-303)

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<sup>1</sup>Municipal code reference

Gas franchise agreements: title 19, chapter 1.

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

## CHAPTER 4

### RESIDENTIAL CODE

#### SECTION

12-401. Residential code adopted.

12-402. Modifications.

**12-401. Residential code adopted.** The *International Residential Code*, 2018 edition, plus Appendices F, H, I, J and T, as published by the International Code Council,<sup>1</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of building safety is amended by deleting the phrase "Department of Building Safety" and inserting "Building Codes Department."

(3) Section R105.2, insert "11. Roof covering replacement that does not involve the replacement of structural components."

(4) Table R301.2(l) add the following: ground snow load "10," wind design speed "115," topographic effects "No," special wind region "No," windborne debris zone "No," seismic design category "B," weathering "severe," frost line depth "12," termite "moderate to heavy," winter design temperature "14 F," ice barrier underlayment required "No," flood hazards "as shown on the latest adopted FEMA FIRM," air freezing index "366," mean annual temp "57 degrees F...," manual design criteria elevation (feet) "623," latitude (degrees north) "36," winter heating "15," summer cooling "96," altitude correction factor "Note P," indoor design temperature "70," design temperature cooling "75," heating temperature difference "Note P," cooling temperature difference "Note P," wind velocity cooling difference "Note P," coincident wet bulb "74," daily range "M," winter humidity "Note P," summer humidity "Note P," "Note P: This value shall be determined using Manuel J."

(5) Chapter 11 dealing with energy efficiency is amended by deleting the chapter in its entirety, replacing it with International Energy Conservation Code 2018 edition plus appendices as published by the International Code Council and as adopted by the town;

(6) Section R313 Automatic Fire Sprinkler systems is deleted. Fire Sprinkler systems shall be installed and maintained in accordance with Title 7 of the Municipal Code.

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of

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

Nolensville shall prevail. (Ord. #21-04, Feb. 2021, modified, as amended by Ord. #23-14, Sept. 2023)

**12-402. Modifications.** Within the housing code, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the residential code shall be deemed to be the responsible official insofar as enforcing the provisions of the residential code are concerned. (2002 Code, § 12-402)

## CHAPTER 5

### SWIMMING POOL CODE<sup>1</sup>

#### SECTION

- 12-501. Swimming pool code adopted.  
 12-502. Swimming pool code fee schedule.  
 12-503. Modifications.

**12-501. Swimming pool code adopted.** The *International Swimming Pool and Spa Code*, 2018 edition, plus Appendices A and B, as published by the International Code Council,<sup>2</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of building safety is amended by deleting the phrase "Department of Building Safety" and inserting "Building Codes Department."

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021)

#### **12-502. Swimming pool code fee schedule.**

##### **Standard Swimming Pool Code schedule of fees**

For each swimming pool:

Public and private pools: Building permit fees shall be based on the total valuation of the structure as established in § 12-102. (2002 Code, § 12-602)

**12-503. Modifications.** Within the swimming pool code, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the swimming pool code shall be deemed to be the responsible official insofar as enforcing the provisions of the swimming pool code are concerned. (2002 Code, § 12-603)

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<sup>1</sup>Municipal code references

Fire code: title 7, chapter 1.

Streets and other public ways and places: title 16.

Zoning code: title 14, chapter 1.

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

## CHAPTER 6

### MECHANICAL CODE<sup>1</sup>

#### SECTION

- 12-601. Mechanical code adopted.  
 12-602. Mechanical code schedule of fees.  
 12-603. Modifications.

**12-601. Mechanical code adopted.** The *International Mechanical Code*, 2018 edition, as published by the International Code Council,<sup>2</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of mechanical inspection is amended by deleting the phrase "Department of Mechanical Inspection" and inserting "The Building Codes Department."

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021)

**12-602. Mechanical code schedule of fees.** The mechanical code schedule of fees, as amended from time to time, may be found in the recorder's office.

**12-603. Modifications.** Within the mechanical code, when reference is made to the duties of a certain official named therein, the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the mechanical code shall be deemed to be the responsible official insofar as enforcing the provisions of the mechanical code are concerned. (2002 Code, § 12-803)

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<sup>1</sup>Municipal code references

Street excavations: title 16, chapter 2.

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

## CHAPTER 7

### EXISTING BUILDINGS CODE<sup>1</sup>

#### SECTION

12-701. Existing buildings code adopted.

12-702. Modifications.

**12-701. Existing buildings code adopted.** The *International Existing Buildings Code*, 2018 edition, plus appendices, as published by the International Code Council,<sup>2</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of building safety is amended by deleting the phrase "Department of Building Safety" and inserting "Building Codes Department."

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021)

**12-702. Modifications.** Within the existing buildings code, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the existing buildings code shall be deemed to be the responsible official insofar as enforcing the provisions of the existing buildings code are concerned. (2002 Code, § 12-902)

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<sup>1</sup>Municipal code references

Fire code: title 7, chapter 1.

Streets and other public ways and places: title 16.

Zoning code: title 14, chapter 1.

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

## CHAPTER 8

### ENERGY CONSERVATION CODE<sup>1</sup>

#### SECTION

- 12-801. Energy conservation code adopted.
- 12-802. Modifications.
- 12-803. Available in recorder's office.
- 12-804. Violations and penalty.

**12-801. Energy conservation code.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 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*,<sup>2</sup> 2018 edition, plus appendices, as published by the International Code Council. (Ord. #23-13, Sept. 2023)

**12-802. Modifications.** (1) Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the Town of Nolensville. When the "building official" is named, it shall, for the purposes of the energy code, mean such person as the board of commissioners shall have appointed or designated to administer and enforce the provisions of the energy code.

(2) Section R402.4.1.2 is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from the 2009 IIEC.

(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 IIEC.

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<sup>1</sup>State law reference

*Tennessee Code Annotated*, § 13-19-106.

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.

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

(4) Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional. (2002 Code, § 12-1002, as amended by Ord. #23-13, Sept. 2023)

**12-803. 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. (2002 Code, § 12-1003)

**12-804. 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 under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (2002 Code, § 12-1004)

**CHAPTER 9****PROPERTY MAINTENANCE CODE****SECTION**

12-901. Property maintenance code adopted.

12-902. Modifications.

**12-901. Property maintenance code adopted.** The *International Property Maintenance Code*, 2018 edition, plus Appendix A, as published by the International Code Council,<sup>1</sup> amended as follows:

(1) Section R101.1, insert "Town of Nolensville, Tennessee" in "Name of Jurisdiction."

(2) Section R103.1 creating the department of property maintenance inspection is amended by deleting the phrase "Department of Property Maintenance Inspection" and inserting "Building Codes Department."

Is hereby adopted by reference as though it was copied herein fully. Any provisions in said code which conflict with existing ordinances of the Town of Nolensville shall prevail. (Ord. #21-04, Feb. 2021)

**12-902. Modifications.** Within the maintenance code, when reference is made to the duties of a certain official named therein, the designated official of the Town of Nolensville who has duties corresponding to those of the named official in the property maintenance code shall be deemed to be the responsible official insofar as enforcing the provisions of the property maintenance code is concerned. (2002 Code, § 12-1102)

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