

## TITLE 12

### BUILDING, UTILITY, ETC. CODES

#### CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. FUEL GAS CODE.
4. RESIDENTIAL CODE.
5. ENERGY CONSERVATION CODE.
6. MECHANICAL CODE.

#### CHAPTER 1

### BUILDING CODE

#### SECTION

- 12-101. International Building Code adopted.
- 12-102. Modifications.
- 12-103. Permit fees.
- 12-104. Available in the recorder's office.

**12-101. International 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*,<sup>1</sup> 2018 edition, including Appendices B, C, H, and I, are hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, as prescribed in § 12-102 of this ordinance. (as added by Ord. #2023-3, June 2023 *Ch1\_09-11-23*)

**12-102. Modifications.** The following sections of the *International Building Code*, 2018 edition, are hereby revised as follows:

(1) The Town of Alamo shall be inserted in all blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 105.5 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections

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

will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) The blanks referring to the date of issuance shall be the effective date of this ordinance.

(4) In Section 1612.3 "November 5, 2008" is to be inserted in the blank. (as added by Ord. #2023-3, June 2023 **Ch1\_09-11-23**)

**12-103. Permit fees.** All building permit fees are set forth in a "schedule of fees" as authorized and approved from time to time by ordinance of the board of mayor and aldermen.<sup>1</sup> (as added by Ord. #2023-3, June 2023 **Ch1\_09-11-23**)

**12-104. Available in the recorder's office.** Pursuant to the requirements of § 6-54-502 *Tennessee Code Annotated*, one (1) copy of the *International Building Code*, 2018 edition, has been placed on file in the office of the town recorder of the Town of Alamo and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2023-3, June 2023 **Ch1\_09-11-23**)

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<sup>1</sup>Permit fees, as amended from time to time, are available in the office of the recorder.

## CHAPTER 2

### PLUMBING CODE

#### SECTION

- 12-201. International Plumbing Code adopted.
- 12-202. Modifications.
- 12-203. Permit fees.
- 12-204. Available in the recorder's office.

**12-201. International Plumbing 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 Plumbing Code*,<sup>1</sup> 2018 edition, including Appendices B, D, E, and F, are hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, as prescribed in § 12-202 of this ordinance. (as added by Ord. #2023-4, June 2023 *Ch1\_09-11-23*)

**12-202. Modifications.** The following sections of the *International Plumbing Code*, 2018 edition, are hereby revised as follows:

- (1) The Town of Alamo shall be inserted in the blanks referring to the name of the jurisdiction.
- (2) Add the following text to Section 106.5.3 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."
- (3) In Section 106.6.3, exceptions #2 and #3 are deleted with no substitution.
- (4) In Section 108.4, the blanks referring to violations shall be inserted with "misdemeanor" and "fifty dollars" (\$50.00) as appropriate; and all references to imprisonment shall be deleted.
- (5) In Section 305.4.1, "18 inches" shall be inserted into the blanks referring to minimum depths for underground sanitary water and sewer installations.
- (6) In Section 603.2, Exception #2 is deleted

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(7) Add the following text to Section 904.1 "The vent stack shall extend a minimum of 12 inches above the roof at the point which it penetrates the roof." (as added by Ord. #2023-4, June 2023 **Ch1\_09-11-23**)

**12-203. Permit fees.** All building permit fees are set forth in a "schedule of fees" as authorized and approved from time to time by ordinance of the board of mayor and aldermen.<sup>1</sup> (as added by Ord. #2023-4, June 2023 **Ch1\_09-11-23**)

**12-204. Available in the recorder's office.** Pursuant to the requirements of § 6-54-502 *Tennessee Code Annotated*, one (1) copy of the *International Plumbing Code*, 2018 edition, has been placed on file in the office of the town recorder of the Town of Alamo and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2023-4, June 2023 **Ch1\_09-11-23**)

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<sup>1</sup>Permit fees, as amended from time to time, are available in the office of the recorder.

## CHAPTER 3

### FUEL GAS CODE

#### SECTION

- 12-301. International Fuel Gas Code adopted.
- 12-302. Modifications.
- 12-303. Permit fees.
- 12-304. Available in the recorder's office.

**12-301. International Fuel Gas 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 Fuel Gas Code*,<sup>1</sup> 2018 edition, is hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, as prescribed in § 12-302 of this ordinance. (as added by Ord. #2023-6, June 2023 ***Ch1\_09-11-23***)

**12-302. Modifications.** The following sections of the *International Fuel Gas Code*, 2018 edition, are hereby revised as follows:

- (1) The Town of Alamo shall be inserted in the blanks referring to the name of the jurisdiction.
- (2) Add the following text to Section 106.5.3 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid.
- (3) In Section 106.6.3 paragraphs #2 and #3 are deleted.
- (4) In Section 108.4, the word "misdemeanor" shall be inserted in the appropriate blanks, and a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- (5) In Section 108.5, "\$50.00" shall be inserted into the blanks specifying the maximum fine for violation of the code. (as added by Ord. #2023-6, June 2023 ***Ch1\_09-11-23***)

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

**12-303. Permit fees.** All building permit fees are set forth in a "schedule of fees" as authorized and approved from time to time by ordinance of the board of mayor and aldermen.<sup>1</sup> (as added by Ord. #2023-6, June 2023 *Ch1\_09-11-23*)

**12-304. Available in the recorder's office.** Pursuant to the requirements of § 6-54-502 *Tennessee Code Annotated*, one (1) copy of the *International Fuel Gas Code*, 2018 edition, has been placed on file in the office of the town recorder of the Town of Alamo and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2023-6, June 2023 *Ch1\_09-11-23*)

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<sup>1</sup>Permit fees, as amended from time to time, are available in the office of the recorder.

## CHAPTER 4

### RESIDENTIAL CODE

#### SECTION

- 12-401. International Residential Code adopted.
- 12-402. Modifications.
- 12-403. Permit fees.
- 12-404. Available in the recorder's office.

**12-401. International Residential 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 Residential Code*,<sup>1</sup> 2018 edition, including Appendices A, B, C, D, E, G, H, J, K, M, N, O, P, Q, R, S, and T as well as Section G501 of Appendix G, are hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, as prescribed in § 12-402 of this ordinance. (as added by Ord. #2023-2, June 2023 *Ch1\_09-11-23*)

**12-402. Modifications.** The following sections of the *International Residential Code*, 2018 edition, are hereby revised as follows:

(1) The Town of Alamo shall be inserted in the blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 105.5 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) The following design criteria will be inserted in the blanks for design criteria of Table R301.2 (1).

- a. Ground Snow Load- 15
- b. Wind Speed-115
- c. No Topographic wind effects
- d. No Special Wind Region
- e. No windborne debris zone
- f. Seismic Design Category- D
- g. Weathering Index for Concrete- Moderate

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- h. Frost Line Depth- 12"
  - i. Termite Infestation probability- Heavy
  - j. Winter Design Temperature- Zone 3 IECC
  - k. Ice Barrier Underlayment Requirement- No
  - l. Flood Hazard- Per most recent FEMA Map
  - m. Air Freeze Index- Not Applicable
  - n. Mean Annual Temperature- Not Applicable
- (4) Delete Section R313 "Automatic Sprinklers" in its entirety with no substitution.
- (5) Delete Section NI 102.1.2 "Insulation and Fenestration Requirements by Component", relating to energy conservation, is deleted in its entirety and insert Table 402.1.1 of the 2009 edition of the International Energy Conservation Code "Insulation and Fenestration Requirements by Component" (attached).
- (6) Delete Section NI 102.1.2 "Testing" with no substitutions.
- (7) Add the following to Section NI 103.3.3 with no substitutions.
3. Visual Inspection
- (8) In Section P2603.5.1 insert the words "18 inches" into the appropriate spaces for establishing sewer depths.
- (9) Chapters 34 through 43, inclusively, are hereby deleted in their entirety.
- (10) Whenever the residential code refers to the "Chief Appointing Authority" or "Chief Administrator", it shall be deemed to be a reference to the board of Mayor and Aldermen.
- (11) Whenever the residential code refers to the "Building Official", "Inspector", or "Engineering Department" it shall, for the purposes of the residential code mean such person as the board of commissioners shall have appointed or designated to administer and enforce the provisions of the residential code. (as added by Ord. #2023-2, June 2023 **Ch1\_09-11-23**)

**12-403. Permit fees.** All building permit fees are set forth in a "schedule of fees" as authorized and approved from time to time by ordinance of the board of mayor and aldermen.<sup>1</sup> (as added by Ord. #2023-2, June 2023 **Ch1\_09-11-23**)

**12-404. Available in the recorder's office.** Pursuant to the requirements of § 6-54-502 *Tennessee Code Annotated*, one (1) copy of the *International Residential Code*, 2018 edition, has been placed on file in the office of the town recorder of the Town of Alamo and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2023-2, June 2023 **Ch1\_09-11-23**)

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<sup>1</sup>Permit fees, as amended from time to time, are available in the office of the recorder.



## CHAPTER 5

### ENERGY CONSERVATION CODE

#### SECTION

- 12-501. International Energy Conservation Code adopted.
- 12-502. Modifications.
- 12-503. Permit fees.
- 12-504. Available in the recorder's office.

**12-501. International Energy Conservation 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 Energy Conservation Code*,<sup>1</sup> 2018 edition, is hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, as prescribed in § 12-502 of this ordinance. (as added by Ord. #2023-7, June 2023 ***Ch1\_09-11-23***)

**12-502. Modifications.** The following sections of the *International Energy Conservation Code*, 2018 edition, are hereby revised as follows:

(1) The Town of Alamo shall be inserted in the blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 403.2.2 (3) "Visual Inspection". (as added by Ord. #2023-7, June 2023 ***Ch1\_09-11-23***)

**12-503. Permit fees.** All building permit fees are set forth in a "schedule of fees" as authorized and approved from time to time by ordinance of the board of mayor and aldermen.<sup>2</sup> (as added by Ord. #2023-7, June 2023 ***Ch1\_09-11-23***)

**12-504. Available in the recorder's office.** Pursuant to the requirements of § 6-54-502 *Tennessee Code Annotated*, one (1) copy of the *International Energy Conservation Code*, 2018 edition, has been placed on file in the office of the town recorder of the Town of Alamo and shall be kept there

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

<sup>2</sup>Permit fees, as amended from time to time, are available in the office of the recorder.

for the use and inspection of the public during normal business hours. (as added by Ord. #2023-7, June 2023 ***Ch1\_09-11-23***)

## CHAPTER 6

### MECHANICAL CODE

#### SECTION

- 12-601. International Mechanical Code adopted.
- 12-602. Modifications.
- 12-603. Permit fees.
- 12-604. Available in the recorder's office.

**12-601. International Mechanical 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 Mechanical Code*,<sup>1</sup> 2018 edition, including Appendices B, D, E, and F, are hereby referred to, adopted, and made part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes if any, as prescribed in § 12-602 of this ordinance. (as added by Ord. #2023-5, June 2023 ***Ch1\_09-11-23***)

**12-602. Modifications.** The following sections of the *International Mechanical Code*, 2018 edition, are hereby revised as follows:

- (1) The Town of Alamo shall be inserted in the blanks referring to the name of the jurisdiction.
- (2) Add the following text to Section 106.4.3 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."
- (3) Delete Section 106.5.3 with no substitution
- (4) In Section 108.5, "\$50.00" shall be inserted into the blanks specifying the maximum fine for violation of the code.
- (5) In Section 108.4, the blanks referring to violations shall be inserted with "misdemeanor" and "fifty dollars" (\$50.00) as appropriate; and all references to imprisonment shall be deleted.
- (6) In Section 108.5, "\$50.00" shall be inserted into the blanks specifying the maximum fine for violation of the code. (as added by Ord. #2023-5, June 2023 ***Ch1\_09-11-23***)

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

**12-603. Permit fees.** All building permit fees are set forth in a "schedule of fees" as authorized and approved from time to time by ordinance of the board of mayor and aldermen.<sup>1</sup> (as added by Ord. #2023-5, June 2023 ***Ch1\_09-11-23***)

**12-604. Available in the recorder's office.** Pursuant to the requirements of § 6-54-502 *Tennessee Code Annotated*, one (1) copy of the *International Mechanical Code*, 2018 edition, has been placed on file in the office of the Town Recorder of the Town of Alamo and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2023-5, June 2023 ***Ch1\_09-11-23***)

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<sup>1</sup>Permit fees, as amended from time to time, are available in the office of the recorder.