

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. UNSAFE BUILDING ABATEMENT CODE.
3. PLUMBING CODE.
4. MECHANICAL CODE.
5. GAS CODE.
6. EXISTING BUILDINGS CODE.
7. RESIDENTIAL CODE.
8. BUILDING CODE APPENDIX J.
9. LIFE SAFETY CODE.
10. ENERGY CONSERVATION CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. International Building Code adopted.
- 12-102. Amendments to the 2012 International Building Code.
- 12-103. Available in recorder's office.
- 12-104. Violations.

12-101. International Building Code² adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition, of any building or structure other than one and two family dwellings and townhouses with Appendices B, C, E, F, I, and J as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "International Building Code." (1996 Code, § 4-101, as amended by Ord. #98-30,

¹Municipal 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.

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

Feb. 1999, and replaced by Ord. #2009-11, Sept. 2009, and Ord. #2013-13, Dec. 2013)

12-102. Amendments to the 2012 International Building Code.

Section [A] 101.1 Title.

Delete "[NAME OF JURISDICTION]" and insert "Jefferson City, Tennessee" in its place.

Section [A] 101.2.1 Appendices.

Insert "The following Appendices are specifically included in the adoption. All others are excluded.

Appendix B	Board of Appeals
Appendix C	Group U - Agricultural Buildings
Appendix E	Supplementary Accessibility Requirements
Appendix F	Rodent Proofing
Appendix I	Patio Covers
Appendix J	Grading

Section [F] 907.2.1.1 System initiation in Group A occupancies with an occupant load of 1,000 or more.

Replace "1,000 or more" with "more than 300" in the title and in the code section.

Section [F] 907.2.11.1 Group R-1.

Insert "4. In each garage or storage area with a six foot or wider door to the outside."

Section [F] 907.2.11.2 Groups R-2, R-3, R-4 and I-1.

Insert "4. In each private garage or storage area with a six foot or wider door to the outside."

Section 1004.1.2 Areas without fixed seating.

Insert "fire code official or" just prior to "building official" in both occurrences.

Section 1004.2 Increased occupant load.

Insert "fire code official or" just prior to "building official" in both occurrences.

Section 1004.5 Outdoor areas.

Insert "fire code official or" just prior to "building official."

Section 1013.2 Where required.

Delete the first sentence and replace with "Guards shall be located along open-sided walking surfaces or ground surfaces including mezzanines, equipment platforms, stairs, ramps, landings, retaining walls and any other locations that are located more than 30 inches (762 mm) measured vertically to

the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side."

Section 3412.2 Applicability.

Delete "[DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION.]" and insert "the adoption of the first building code regulations in Jefferson City, Tennessee." In its place.

Section 1612.3 Establishment of flood hazard areas.

Delete [INSERT NAME OF JURISDICTION] and insert "Jefferson City" in its place, Delete [INSERT DATE OF ISSUANCE] and insert "December 16, 2008" in its place.

Section B101.3.1 Open Hearing.

Insert the words ", the fire code official" after "building official" in the last sentence.

Section B101.4.1 Resolution.

Insert the words "and fire code official" after "building official" in the last sentence.

Section B101.4.2 Administration.

Insert the words "and/or fire code official" after "building official."
(1996 Code, § 4-102, as amended by Ord. #98-30, Feb. 1999, and replaced by Ord. #2009-11, Sept. 2009, and Ord. #2013-13, Dec. 2013)

12-103. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Building Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-103, as replaced by Ord. #2009-11, Sept. 2009, and Ord. #2013-13, Dec. 2013)

12-104. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (1996 Code, § 4-104, as replaced by Ord. #2009-11, Sept. 2009, and Ord. #2013-13, Dec. 2013)

CHAPTER 2

UNSAFE BUILDING ABATEMENT CODE

SECTION

12-201. Unsafe building abatement code adopted.

12-202. Modifications.

12-203. Available in recorder's office.

12-204. Violations.

12-201. Unsafe building abatement code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the safety of buildings, the Standard Unsafe Building Abatement Code,¹ 1998 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the unsafe building abatement code. (1996 Code, § 4-401, as amended by Ord. #98-30, Feb. 1999)

12-202. Modifications. Section 105.1 thru Section 105.5 is hereby amended by deleting the section in its entirety and inserting in-lieu of the following:

105.1 Appointment. The city manager is hereby appointed the official to hear matters of adjustments and appeals.

105.2.1 General. When it is claimed that the provisions of this code do not apply, or when it is claimed that the true intent and meaning of this code or any of the regulations thereunder has been misconstrued or incorrectly interpreted, the owner of such building or structure, or his duly authorized agent may appeal the decision of the building official to the city manager. Notice of appeal shall be in writing and filed within 15 days after the decision is rendered by the building official.

105.3 Decisions.

105.3.1 Variances. The city manager, when so appealed to and after hearing, may vary the application of any provision of this code to any particular case when, in his/her opinion, the enforcement thereof would

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

do manifest injustice, and would be contrary to the spirit and purpose of this code or public interest, and when in his/her opinion, the interpretation of the building official should be modified or reversed.

105.3.2 Action. The city manager shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the city manager shall also include the reasons for the decision. If a decision of the city manager reverses or modifies a refusal, order, or disallowance of the building official, or varies the application of any provision of this code, the building official shall immediately take action in accordance with such decision.

105.33 Decisions are final. Every decision of the city manager shall be final, subject, however, to such remedy as any aggrieved party might have at law or in equity. (1996 Code, § 4-402)

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the unsafe building abatement code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-403, modified)

12-204. Violations. Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished a building or structure in violation of a detailed statement or drawing submitted and approved thereunder, shall be prosecuted within the limits provided by state or local law. Each person shall be deemed guilty of a separate offense for any violation of any of the provisions of this code, and upon conviction of any such violation such person shall be punished within the limits and as provided by state or local laws. (1996 Code, § 4-404)

CHAPTER 3

PLUMBING CODE¹

SECTION

12-301. Plumbing code adopted.

12-302. Amendments to the 2012 International Plumbing Code.

12-303. Available in recorder's office.

12-304. Violations.

12-301. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the city water or sewerage system, International Plumbing Code,² 2012 edition with Appendices B, C, D, E, F, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "Plumbing Code." (1996 Code, § 4-501, as amended by Ord. #98-30, Feb. 1999, and replaced by Ord. #2009-12, Sept. 2009, and Ord. #2013-14, Dec. 2013)

12-302. Amendments to the 2012 International Plumbing Code.

Section [A] 106.6.2 Fee schedule.

Delete Section 106.6.2 in its entirety and insert "Fees as adopted in the 2012 International Residential Code Appendix L."

Section [A] 106.6.3 Fee refunds.

Delete Section 106.6.3 in its entirety including the section number and title.

Section [A] 108.4 Violation penalties.

Delete "guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

[AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment" and insert "subject to penalties as prescribed by law" in its place.

Section [A] 108.5 Stop work orders.

Delete "liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars" and insert "subject to penalties as prescribed by law" in its place.

Section 109 Means of Appeal.

Delete Section 109 in its entirety and insert "The Board of Appeals shall be as established and regulated by the 2012 International Building Code." in its place.

Section 305.4.1 Sewer depth.

Delete "[NUMBER]" in two places and insert "twelve" in its place.

Delete "(mm)" in two places.

Section 701.2 Sewer required.

Delete "in accordance with the International Private Sewage Disposal Code."

Section 903.1 Roof extension.

Delete [NUMBER]" and insert "twelve" in its place.

Delete "(mm)"

(1996 Code, § 4-503, as replaced by Ord. #2009-12, Sept. 2009, and Ord. #2013-14, Dec. 2013)

12-303. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Plumbing Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-504, as replaced by Ord. #2009-12, Sept. 2009, and Ord. #2013-14, Dec. 2013)

12-304. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (as added by Ord. #2013-14, Dec. 2013)

CHAPTER 4

MECHANICAL CODE¹

SECTION

- 12-401. Mechanical code adopted.
- 12-402. Amendments to the 2012 International Mechanical Code.
- 12-403. Available in recorder's office.
- 12-404. Violations.
- 12-405. [Deleted.]

12-401. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, replacement, appliances, fixtures, fittings, and the appurtenances thereto, including ventilation, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy related systems within or without the city, International Mechanical Code,² 2012 edition, with Appendix A as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "Mechanical Code." (1996 Code, § 4-601, as amended by Ord. #98-30, Feb. 1999, and replaced by Ord. #2009-13, Sept. 2009, and Ord. #2013-15, Dec. 2013)

12-402. Amendments to the 2012 International Mechanical Code.
 Section [A] 101.1 Title.
 Delete "[NAME OF JURISDICTION]" and insert "Jefferson City, Tennessee" in its place.

Section [A] 101.2.1 Appendices.
 Insert "The following Appendices are specifically included in the adoption. All others are excluded. Appendix A Chimney Connector Pass-Throughs"

Section [A] 106.5.2 Fee schedule.

¹Municipal code references

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

Delete Section 106.5.2 in its entirety and insert "Fees as adopted in the 2012 International Residential Code Appendix L"

Section [A] 106.5.3 Fee refunds.

Delete Section 106.5.3 in its entirety including the section number and title.

Section [A] 108.4 Violation penalties.

Delete "guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment" and insert "subject to penalties as prescribed by law" in its place.

Section [A] 108.5 Stop work orders.

Delete "liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars" and insert "subject to penalties as prescribed by law" in its place.

Section 109 Means of Appeal.

Delete Section 109 in its entirety and insert "The Board of Appeals shall be as established and regulated by the 2012 International Building Code." in its place. (1996 Code, § 4-602, as replaced by Ord. #2009-13, Sept. 2009, and Ord. #2013-15, Dec. 2013)

12-403. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Mechanical Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-603, as replaced by Ord. #2009-13, Sept. 2009, and Ord. #2013-15, Dec. 2013)

12-404. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (1996 Code, § 4-604, as deleted by Ord. #2009-13, Sept. 2009, and replaced by Ord. #2013-15, Dec. 2013)

12-405. [Deleted.] (1996 Code, § 4-605, as deleted by Ord. #2009-13, Sept. 2009)

CHAPTER 5

GAS CODE¹

SECTION

- 12-501. Fuel gas code adopted.
 12-502. Amendments to the 2012 International Fuel Gas Code.
 12-503. Available in recorder's office.
 12-504. Violations.
 12-505--12-510. [Deleted.]

12-501. Fuel gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating gas pipe installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, International Fuel Gas Code,² 2012 edition with Appendices A, B, C, D, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "Fuel Gas Code." (1996 Code, § 4-701, as replaced by Ord. #2013-16, Dec. 2013)

12-502. Amendments to the 2012 International Fuel Gas Code.

Section [A] 101.1 Title.

Delete "[NAME OF JURISDICTION]" and insert "Knox County, Tennessee" in its place.

Section [A] 101.3 Appendices.

Insert "The following Appendices are specifically included in the adoption. All others are excluded.

Appendix A	Sizing and Capacities of Gas Piping (IFGS)
Appendix B	Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents (IFGS)
Appendix C	Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems (IFGS)

¹Municipal code reference

Gas system administration: title 19, chapter 2.

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

Appendix D Recommended Procedure for Safety Inspection of an Existing Appliance Installation (IFGS)"

Section [A] 106.6.2 Fee schedule.

Delete Section 106.6.2 in its entirety and insert "Fees as adopted in the 2012 International Residential Code Appendix L."

Section [A] 106.6.3 Fee refunds.

Delete Section 106.6.3 in its entirety including the section number and title.

Section [A] 108.4 Violation penalties.

Delete "guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment" and insert "subject to penalties as prescribed by law" in its place.

Section [A] 108.5 Stop work orders.

Delete "liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars" and insert "subject to penalties as prescribed by law" in its place.

Section 109 (IFGC) Means of Appeal.

Delete Section 109 in its entirety and insert "The Board of Appeals shall be as established and regulated by the 2012 International Building Code." in its place.

(1996 Code, § 4-702, as replaced by Ord. #2013-16, Dec. 2013)

12-503. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one copy (1) of the International Fuel Gas Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-703, as replaced by Ord. #2013-16, Dec. 2013)

12-504. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (1996 Code, § 4-705, as replaced by Ord. #2013-16, Dec. 2013)

12-505--12-510. [Deleted.] (1996 Code, §§ 4-706--4-709 and 4-711--4-712, as deleted by Ord. #2013-16, Dec. 2013)

CHAPTER 6

EXISTING BUILDINGS CODE¹

SECTION

- 12-601. Existing building code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations.
- 12-605. [Deleted.]

12-601. Existing building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of providing regulations and general guidelines that enable local communities to preserve that which might otherwise be destroyed, and at the same time satisfy basic structural and fire safety needs of the public, within the city limits of Jefferson City, Tennessee, the International Existing Building Code, 2006 edition first printing, with appendices A, B, resources A, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code except as otherwise specifically stated in the chapter, and is hereinafter referred to as the "Existing Building Code." (1996 Code, § 4-801, modified, as replaced by Ord. #2009-14, Sept. 2009)

12-602. Modifications. (1) When the International Existing Building Code refers to the duties of certain officials named therein that designated official in the City of Jefferson City, 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.

(2) Chapter 1, Administration Section 101.1 Title of the Existing Building Code is adopted to read these regulations shall be known as the Existing Building Code of the City of Jefferson City, hereinafter referred to as "this code." (1996 Code, § 4-802, as replaced by Ord. #2009-14, Sept. 2009)

12-603. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Existing Building Code has been placed on file in the recorder's office and shall

¹Municipal 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.

be kept there for the use and inspection of the public. (1996 Code, § 4-803, modified, as replaced by Ord. #2009-14, Sept. 2009)

12-604. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (1996 Code, § 4-804, as replaced by Ord. #2009-14, Sept. 2009)

12-605. [Deleted.] (as deleted by Ord. #2009-14, Sept. 2009)

CHAPTER 7

RESIDENTIAL CODE

SECTION

- 12-701. International Residential Code adopted.
- 12-702. Amendments to the 2012 International Residential Code.
- 12-703. Available in recorder's office.
- 12-704. Violations.
- 12-705. [Deleted.]

12-701. International Residential Code Adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating residential dwellings, including construction, repairs, use, occupancy, removal, and demolition thereto, of every detached one or two-family dwellings and one family townhouses not more than three stories in height, and their accessory structures, the International Residential Code,¹ 2012 edition with Appendices A, B, C, D, F, G, H, J, N, O, P, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "International Residential Code." (1996 Code, § 4-1001, as amended by Ord. #98-30, Feb. 1999, and Ord. #2009-15, Sept. 2009, and replaced by Ord. #2013-17, Dec. 2013)

12-702. Amendments to the 2012 International Residential Code.
Section R101.1 Title.
Delete "[NAME OF JURISDICTION]" and insert "Jefferson City, Tennessee" in its place.

Section R102.5 Appendices.

At the end of this section, insert the following:

"The following Appendices are specifically included in the adoption. All others are excluded.

Appendix A	Sizing and Capacities of Gas Piping
Appendix B	Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed For Use with Type B Vents
Appendix C	Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems

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Appendix F	Radon Control Methods
Appendix G	Swimming Pools, Spas, and Hot Tubs
Appendix H	Patio Covers
Appendix J	Existing Buildings and Structures
Appendix N	Venting Methods
Appendix O	Automatic Vehicular Gates
Appendix P	Sizing of Water Piping System

Table R301.2 (1) Climatic and Geographic Design Criteria.

Insert "10 PSF" in the table for Ground Snow Load.

Insert "90" in the table for Wind Speed.

Insert "No" in the table for topographic effects

Insert "C" in the table for Seismic Design Category.

Insert "Severe" in the table for Weathering.

Insert "12 inches" in the table for Frost Line Depth.

Insert "Moderate to heavy" in the table for Termite.

Insert "19 degrees Fahrenheit" in the table for Winter Design Temp.

Insert "No" in the table for Ice Barrier Underlayment Required.

Insert "210 " in the table for Air Freezing Index.

Insert "59.4" in the table for Mean Annual Temp.

Section R301.2.2 Seismic provisions.

Delete item 1, renumber item 2 to item 1 and insert "and townhouses" just after the word dwellings and at the end of the section insert "All references to "townhouses in seismic design category C" in Chapters 6, 7 and 28 shall not apply in Jefferson City."

Section R302.2 Townhouses.

Delete the word "Exception:" and insert "Exception #1: for townhouses equipped with an automatic sprinkler system:"

At the end of this exception, insert the following:

"Exception #2: for townhouses not equipped with an automatic sprinkler system:" A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4."

Section R302.5.1 Opening protection.

Delete the words ", equipped with a self closing device" and insert a period after the word "doors".

Section R303.4 Mechanical ventilation.

Add the word "(Optional)." in the section title after the word ventilation.

Delete the words "the dwelling unit shall be provided with whole-house mechanical ventilation" and replace with the words "dwelling units provided with whole-house mechanical ventilation shall be"

Section 311.7.8 Handrails

Change "four or more risers" to "a total rise of 30 inches or more".

Section R312.2 Window fall protection.

Delete section R312.2 and R312.2.1 in their entirety.

Section R313 Automatic Fire Sprinkler Systems

Add the words "(Optional, see Tennessee Code Annotated, Section 68-120-101(a)(8))." in the section title after the word "Systems".

Section R313.1 Townhouse automatic fire sprinkler systems.

Delete the words "An automatic residential fire sprinkler system shall be installed in townhouses." and replace with "When an automatic residential fire sprinkler system is installed in townhouses, the following shall apply:"

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.

Delete the words "An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings." and replace with "When an automatic residential fire sprinkler system is installed in one- and two-family dwellings, the following shall apply:"

Section R314.3 Location.

Insert "4. In each garage or storage area with a six foot or wider door to the outside. These smoke alarms shall be specifically approved for use in garages in the manufacturers written instructions. Exception: Heat detectors interconnected with the alarm system and having battery back up may be used in a garage or storage area."

Section R322.1.7 Protection of water supply and sanitary sewage.

Delete "and Chapter 3 of the International Private Sewage Disposal Code" and insert ", the requirements of the water and sewer service utility providers and Jefferson City" in its place.

Figure R403.1 (1) Concrete and Masonry Foundation Details.

Insert a note in the figure as follows: "The bottom of all foundations shall extend a minimum of 12 inches below finished grade."

Section R502.11.4 Truss Design Drawings.

Delete "to the building official and approved prior to installation" and replace it with "for review when required by the building official".

Section R802.10.1 Truss design drawings.

Delete "to the building official and approved prior to installation" and replace it with "for review when required by the building official".

Table N1102.1.1 (R402.1.1) Insulation and Fenestration Requirements by Component

In the row for climate zone "4 except Marine", change Ceiling R-Value from "R49" to "R-38", and change the Wood Frame Wall R-Value from "20 or 13 + 5" to "13", and change the Mass Wall R-Value from "8/13" to "5/10".

Table N1102.1.3 (R402.1.3) Equivalent U-Factors

In the row for climate zone "4 except Marine", change Ceiling U-Factor from "0.026" to "0.30", and change the Frame Wall U-Factor from "0.057" to "0.082", and change the Mass Wall U-Factor from "0.098" to "0.141".

Section N1102.2.6 (R402.2.6) Steel-frame ceilings, walls, and floors.

After the first occurrence of the word "of" insert "Table N1102.1.1 or".

Section N1102.4.1.1 (R402.4.1.1) Installation.

Add the words "and visual inspection option." after the word "Installation" in the section title. Add the words ", and be field verified." after the word "construction".

Section N1102.4.1.2 (R402.4.1.2) Testing.

Add the word "(optional)" after the word "Testing" in the section title.

Before the first sentence insert "Where required by the building official,"

Section N1103.1.1 (R403.1.1) Programmable thermostat.

Add the word "(optional)." after the word "thermostat" in the section title.

Before the first sentence insert "Where required by the building official and,"

Section N1103.2.2 (R403.2.2) Sealing (Mandatory).

Before the words "Duct tightness" insert "Where required by the building official,"

Section N1103.4.1 (R403.4.1) Circulating hot water systems (Mandatory).

Add the sentence "All circulating service hot water piping shall be insulated to at least R-2." after the section title.

Section N1103.4.2 (R403.4.2) Hot water pipe insulation (Prescriptive).

Delete the word "Prescriptive" and replace with the word "Optional" in the section title. Before the first sentence insert "Where required by the building official,". Before the words "All remaining piping" insert "Where required by the building official,"

Section N1103.5 (R403.5) Mechanical ventilation (Mandatory).

Delete the word "Mandatory" and replace with the word "Optional" in the section title. Delete "The building shall be provided with ventilation that meets" and replace with "Buildings provided with ventilation shall meet".

Section N1103.9 (R403.9) Pools and in ground permanently installed spas (Mandatory).

Delete the word "Mandatory" and replace with the word "Optional" in the section title. Before the first sentence insert "Where required by the building official,"

Section N1104 Electrical Power and Lighting Systems (Mandatory).

Delete the word "Mandatory" and replace with the word "Optional" in the section title.

Section N1104.1 (R404.1) Lighting equipment (Mandatory).

Delete the word "Mandatory" and replace with the word "Optional" in the section title. Before the first sentence insert "Where required by the building official,"

Section P2603.5.1 Sewer depth.

Delete "[NUMBER]" in two places and insert "twelve inches" in two places.

Section E3403.2 Inspection Required.

Insert the words "where required" after the words "shall be inspected".

Section AE304.3.2.1 Investigation.

Before the first sentence insert "Where required by the building official,"

Section AE304.3.2.2 Fee.

Before the first sentence insert "Where required by the building official,"

Section AE305.5.1 Structural inspections for the manufactured home installation.

At the end of the section insert "Exception: The inspections required by this section shall not apply to manufactured homes as exempted by the State of Tennessee but shall apply to any construction or installation of decks, porches,

steps or other structures or equipment. All manufactured homes shall pass a final inspection and have a certificate of occupancy issued."

Section AF103.5.3 Vent pipe.

At the end of the section insert "Exception: The vent pipe shall be allowed to terminate in the attic and may be capped unless tests verify the radon potential to be 4 pCi/L or greater."

Section AF103.6.1 Vent pipe.

At the end of the section insert "Exception: The vent pipe shall be allowed to terminate in the attic and may be capped unless tests verify the radon potential to be 4 pCi/L or greater."

Section AF103.12 Power source.

Delete Section AF103.12 in its entirety.

(1996 Code, § 4-1002, as replaced by Ord. #2009-15, Sept. 2009, and Ord. #2013-17, Dec. 2013)

12-703. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Residential Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-1003, as replaced by Ord. #2009-15, Sept. 2009, and Ord. #2013-17, Dec. 2013)

12-704. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (1996 Code, § 4-1004, as replaced by Ord. #2009-15, Sept. 2009, and Ord. #2013-17, Dec. 2013)

12-705. [Deleted.] (1996 Code, § 4-1005, as deleted by Ord. #2009-15, Sept. 2009)

CHAPTER 8**BUILDING CODE APPENDIX J****SECTION**

- 12-801. Building code appendix J grading.
- 12-802. Available in recorder's office.
- 12-803. Violations.
- 12-804. [Deleted.]

12-801. Building code appendix J grading. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating excavation, grading and earthwork construction, including fills and embankments the, International Building Code Appendix J,¹ 2012 edition as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "Excavation and grading code." (1996 Code, § 4-1101, as replaced by Ord. #2013-18, Dec. 2013)

12-802. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Building Code, 2012 edition, has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 4-1102, as replaced by Ord. #2013-18, Dec. 2013)

12-803. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (1996 Code, § 4-1103, as replaced by Ord. #2013-18, Dec. 2013)

12-804. [Deleted.] (1996 Code, § 4-1104, as deleted by Ord. #2013-18, Dec. 2013)

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

CHAPTER 9

LIFE SAFETY CODE¹

SECTION

- 12-901. Life safety code adopted.
- 12-902. Amendments to the 2012 Life Safety Code.
- 12-903. Enforcement.
- 12-904. Available in recorder's office.
- 12-905. Violations.

12-901. Life safety code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-510 through 6-54-510, the Life Safety Code as prepared and adopted by the National Fire Protection Association (NFPA), is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the "life safety code." (Ord. #98-30, Feb. 1999, as replaced by Ord. #2009-16, Sept. 2009, and Ord. #2013-21, Dec. 2013)

12-902. Amendments to the 2012 Life Safety Code.

Section 1.2 Purpose.

At the end of this section add "Exception: This Code shall not apply to detached one and two-family dwellings and multiple single family dwellings (townhouses) not more than three stories in height where each dwelling extends from the foundation to the roof, is open on at least two sides with each dwelling having a separate means of egress and their accessory structures as regulated by the 2012 International Residential Code."

Chapter 1 Administration.

Insert a new section as follows: "Section 1.7 Annexes. Annex A, Explanatory Materials, is specifically included in the adoption."

Section 3.3.36.3 Apartment Building.

At the end of this section add "Exception: Townhouses which are a group of three or more attached single-family dwelling units not more than three stories above grade in height which each unit extends from foundation to roof and with

¹Municipal 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.

open space on at least two sides with a separate means of egress and their accessory structures as defined by the 2012 International Residential Code shall not be considered as apartments for the purposes of this code."

Section 4. 7.1 Where required.

Immediately after "shall be conducted as" insert "deemed necessary by the fire code official, and as".

Section 4.7.6 Fire Drill Written Record.

Immediately after the word "manner" insert ", and upon request a copy shall be provided to the fire code official".

Section 6.1.14.1 General.

Add a new section as follows: "6.1.14.1.4 all multiple occupancies of which at least one of the occupancies is of residential use, in which occupants sleep shall be equipped with a fire alarm detection system install in accordance with LSC 9.6 and NFPA 72. Smoke and heat detection (depending on the area to be protected and the use of the area) shall be installed in the following locations: Residential area used for sleeping purposes.

1. within all bedrooms or sleeping rooms,
2. Centrally located in a corridor or area giving access to each group of rooms used for sleeping purposes, and
3. On every level of the residential apartment.

Occupancies within the same building or structure.

1. Within all area of all occupancies within the same building or structure spaced in accordance with NFPA 72.

Plans and designs shall be submitted for permit and review in accordance with IFC Section 907.1.1, to the Jefferson City Fire Department prior to installation. An acceptance test of the system must be approved by the fire inspector upon completion."

Section 9.7.4.1

Delete the text of this section in its entirety and replace with "Portable fire extinguishers where required shall be installed, inspected and maintained in all occupancies in accordance with NFPA 10, Standard for Portable Fire Extinguishers."

Section 14.3.2.1(1)

At the end of the subsection add the following: "Laundries (equipped only with domestic equipment) and less than or equal to 100 square feet"

Section 14.3.2.1(2)(a)

After "Laundries" insert "greater than 100 square feet"

Section 15.3.2.1(2)(1)

At the end of the subsection add the following: "Laundries (equipped with only domestic equipment) and less than equal to 100 square feet."

Section 15.3.2.1(2)(a)

After "Laundries" insert "greater than 100 square feet"

Section 16.1.1 Application

Add new section as follows: "16.1.1.8 Unless otherwise required by the adopted codes of the City of Jefferson City, Tennessee, all day care facilities (including adult day care facilities) with seven or more persons shall be sprinklered with an NFPA 13 system."

Section 16.3.2.3

Delete "or 16.3.2.5"

Section 16.3.2.5

Delete the text of this section in its entirety and replace with "Domestic cooking equipment capable of producing grease laden vapors shall be protected as required by NFPA 96."

Section 15.3.5.2

Delete section in its entirety.

Section 16.6.3.5 Extinguishment Requirements

Delete this section in its entirety.

Section 17.3.2.5

Delete this section.

Section 17.3.2.5

Delete the text of this section in its entirety and replace with "Domestic cooking equipment capable of producing grease laden vapors shall be protected as required by NFPA 96."

Chapter 24 One- and Two-Family Dwellings.

Delete Chapter 24 in its entirety.

Section A.4.7.6 Fire Drill Written Record.

Immediately after the word "paragraph" delete "should" and insert "shall" in its place.

Section A.24

Delete all six sections with the A.24 prefix in their entirety.

(Ord. #98-30, Feb. 1999, modified, as replaced by Ord. #2009-16, Sept. 2009, and Ord. #2013-21, Dec. 2013)

12-903. Enforcement. The life safety code herein adopted by reference shall be enforced by the chief of the fire department or his designee. He shall have the same powers as the state fire marshal. (as replaced by Ord. #2009-16, Sept. 2009, and Ord. #2013-21, Dec. 2013)

12-904. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the life safety code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #2009-16, Sept. 2009, and Ord. #2013-21, Dec. 2013)

12-905. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure, or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (as added by Ord. #2013-21, Dec. 2013)

CHAPTER 10

ENERGY CONSERVATION CODE¹

SECTION

- 12-1001. Energy conservation code adopted.
- 12-1002. Amendments to the 2012 International Energy Conservation Code.
- 12-1003. Available in recorder's office.
- 12-1004. Violations.

12-1001. Energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-510, and for the purpose of regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems, within or without the city, International Energy Conservation Code, 2012 edition chapters 1, 2, 3, 4, 5 and index of the commercial provisions, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the International Energy Code. (as replaced by Ord. #2009-17, Sept. 2009, and Ord. #2013-19, Dec. 2013)

12-1002. Amendments to the 2012 International Energy Conservation Code.

Chapter 4 [RE] Delete chapter 4 [RE] in its entirety and insert "refer to chapter 11 [RE] Energy Efficiency of the 2012 International Residential Code"

Section C107 Fee schedule.

Delete Section 107 in its entirety and insert "Fees as adopted in the 2012 International Residential Code Appendix L."

Section C108.4 Failure to Comply

¹State law reference

Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, the International Energy Conservation Code, or to adopt local standards equal to or stricter than the standards in the energy code.

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.

Delete "liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT]" and insert "subject to penalties as prescribed by law" in its place.

Section C109 Board of Appeal.

Delete Section C109 in its entirety and insert "The Board of Appeals shall be as established and regulated by the 2012 International Building Code." in its place (as replaced by Ord. #2009-17, Sept. 2009, and Ord. #2013-19, Dec. 2013)

12-1003. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Energy Conservation Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #2009-17, Sept. 2009, and Ord. #2013-19, Dec. 2013)

12-1004. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. (as replaced by Ord. #2009-17, Sept. 2009, and Ord. #2013-19, Dec. 2013)