

**ORDINANCE NO. 2018-010**

**AN ORDINANCE TO AMEND SECTION 12-401 THE BLUFF CITY  
MUNICIPAL CODE  
DEALING WITH STANDARD BUILDING CODES**

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN  
OF THE TOWN OF BLUFF CITY, TENNESSEE:**

1. That §12-401(1) (a-c) be hereby deleted and replaced with the following language:

**12-401 Standard Codes Adopted.** (1) The following codes and subsequent amendments made thereto are hereby adopted by reference as though they were copied herein verbatim:

- (a) International Building Code 2012 Edition. Deleting Chapter 13 and replacing with 2012 International Energy Conservation Code.
- (b) International Residential Code 2012 Edition. With Appendix G Swimming Pools, Spas, and Hot Tubs and Appendix J Existing Building and Structures attached thereto. Except for:
  1. Section R105.2 #10
  2. Section R312.2, One and Two-family dwellings Automatic Fire Sprinkler Systems, pursuant to *T.C.A. §68-102-101(A)(8)*
  3. Delete Chapter 11 and replace with 2012 International Energy Conservation Code
  4. Section R2415.3 is amended by adding sentence as follows: The gas line must be installed in a ditch separate from other utility lines unless approved by authority having jurisdiction.
  5. Section P2903.3.1 is amended by adding a sentence at the end of the section as follows: A listed water pressure regulator with strainer shall be installed inside all buildings and structures.
- (c) International Existing Building Code 2012 Edition.
- (d) International Mechanical Code 2012 Edition.
- (e) International Fuel Gas Code 2012 Edition.
  1. Section 404.3 is amended by adding sentence as follows:  
The gas line must be installed in a ditch separate from other utility lines unless approved by authority having jurisdiction.

(f) International Plumbing Code 2012 Edition.

1. Section 604.8 1 is amended by adding a sentence at the end of the section as follows: A listed water pressure regulator with strainer shall be installed inside all buildings and structures.

(g) International Energy Conservation Code 2012 Edition.

1. The following sections are to be exempted from adoption:  
C402.4.1.2.2 Assemblies  
C402.4.1.2.3 Building Test  
Table C402.4.3 Maximum air infiltration rate for fenestration assemblies  
C403.2.7.1 Duct construction
2. Section R402.4.1 Air leakage, shall be replaced with 2009 International Energy Conservation Code section 402.4 Air leakage
3. The following tables are to be replaced by tables from the 2009 edition of the International Energy Code as noted.

Replace 2012 tables	with	2009 tables
C402.1.2		502.1.2
Opaque thermal envelope Assembly requirements		Building Envelope requirements opaque Element max U-factors
C402.2		502.1.2
Opaque thermal envelope Requirements		Building Envelope requirements opaque assemblies
C402.3		502.3
Building envelope Requirements		Building envelope requirements
Fenestrations		Fenestrations
C403.2.3(1)-(9)		503.2.3(1)-(7)
HVAC equipment performance		HVAC equipment performance

R402.1.1	402.1.3
Insulation and	Insulation and
Fenestration Requirements	Fenestration Requirements
by component	by component
R402.1.3	402.1.3
Equivalent U-factors	Equivalent U-factors
R402.4.1.1	402.4.2
Air barrier and	Air barrier and
Insulation Installation	Insulation Installation
	Inspection component criteria
R405.5.2(1)	405.5.2(1)
Spec for standard	Spec for standard
Reference and	Reference and
Proposed design	Proposed design

2. In the event any matters in said standard codes are contrary to any existing ordinance of the Town of Bluff City, that the respective standard code shall prevail and that any sections or subsections of any existing Town of Bluff City ordinances that are inconsistent therewith are hereby repealed in respect to the inconsistency only.

3. Within said standard codes, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Bluff City who has duties corresponding to those of the name official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

4. Any subsequent amendments made in these respective codes, are hereby adopted by reference as though they were copied herein verbatim.

5. This ordinance shall become effective 90 days after its final passage, the public welfare requiring it.

  
 Irene Wells, Mayor

Attested: Sharon Greene  
Sharon Greene, City Recorder

Approved  
as to form: J. Paul Frye  
J. Paul Frye, City Attorney

Recommended by Planning Commission: 6-19-2018

Passed on First Reading: 12/4/18

Passed on Second Reading: 2/5/19

Public Hearing: 2/5/19