

ORDINANCE NO. 2023-010

**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 ALDERMEN OF
THE TOWN OF BLUFF CITY, TENNESSEE:**

WHEREAS, T.C.A. §6-54-502 provides any municipality is hereby authorized to adopt by reference any code or portions of any code as defined in §6-54-501, without setting forth such codes in full; provided, that at least one (1) copy of the code that is incorporated or adopted by reference is filed in the office of the clerk or recorder of the municipality and is kept available for public use, inspection, and examination, except that this enabling authority shall not apply to any subject area that the State, now or hereinafter, elects to regulate through one of its own adopted code; and

WHEREAS, pursuant to T.C.A §68-120-101(b)(5)(A) it is required that the Town of Bluff City's Building Codes be dated within 7 years of the date of the latest edition of the publication unless otherwise approved by the State Fire Marshal in writing, and

WHEREAS, the Town of Bluff City has determined through its Planning Commission and Board of Mayor and Aldermen that it would be advantageous to the citizens of the Town of Bluff City and Bluff City as a whole for the Board of Mayor and Aldermen adopt the following model codes as published by the International Codes Council codes as amended hereto for.

**NOW THEREFORE, BE IT ORDAINED BY THE BLUFF CITY BOARD OF MAYOR AND
ALDERMAN.**

1. That §12-401(1) (a-g) 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) The 2018 edition of the International Residential Code (IRC) including Appendix Chapters A, B, C, E, G, J, K, N, P and Q with the following amendments.

1. Section R313 Automatic Fire Sprinkler Systems is not mandatory, Pursuant to T.C.A 68-120-101(a)(8).

2. Chapters 34-43 relating to electrical installations are deleted and electrical standards adopted in State of Tennessee rule 0780-02-01 Electrical Installations shall apply.
3. Figure R301.2(2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic design Categories Site Class D from the 2015 edition of the IRC.
4. Section R314.6 Power Source relating to Smoke Alarms is amended to create exception # 3 that shall read:

Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure.

5. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from the 2009 IRC.
6. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
7. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U- Factor from the 2009 IRC.
8. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.
9. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as Footnote "L": "Log walls complying with ICC 400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 When a fenestration U-Factor of .35 or lower is used, a skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (Heating) and 15 SEER (Colling) are used. This table replaces Table N1102.1.2 (R402.1.2) of the 2018 IRC.

(b) The 2018 International Energy Conservation Code (IECC) with the following amendments.

1. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from the 2009 IECC.


2. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.
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 IECC.

- (c) **The 2018 International Swimming Pool and Spa (ISPC) code without amendment.**
- (d) **The 2018 International Building Code (IBC) including the Appendix Chapters F and G and ICC A117.1-2009, as published without amendment.**
- (e) **The 2018 International Existing Building Code (IEBC) without amendment.**
- (f) **The 2018 International Plumbing Code (IPC) including Appendix Chapters D, E and F without amendment.**
- (g) **The 2018 International Fuel Gas Code (IFGC) including Appendix Chapters A, B, C and D. without amendment**
- (h) **The 2018 International Mechanical Code (IMC) including Appendix A, without amendment, and**

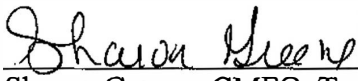
2. In the event any matters in said standard codes are contrary to any existing ordinance of the Town of Bluff City, that the respective standard code shall prevail and that any sections or subsections of any existing Town of Bluff City ordinances that are inconsistent therewith are hereby repealed in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

5. Any subsequent amendments made in these respective codes, are hereby adopted By reference as though they were copied herein verbatim.
6. This ordinance shall become effective 90 days after its final passage, the public welfare requiring it.

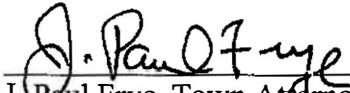
7.



Jeffery H. Broyles, Mayor

Attest: 

Sharon Greene, CMFO, Town Recorder

Approved
as to form: 

J. Paul Frye, Town Attorney

Date Recommended by Planning Commission: 9/12/23

Date of First Reading: 10/24/23

Date of Second Reading and Public Hearing: 11/7/23