

## ORDINANCE NUMBER 2024-007

### AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION ADOPTING VARIOUS BUILDING, FIRE, AND PROPERTY MAINTENANCE CODES

WHEREAS, Town Staff recommends the adoption of the various international codes as outlined herein;

WHEREAS, the Town finds that it is in the best interest of the Town to update the applicable international codes and adopt more recent versions as outlined and limited by State law;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

**Section 1.** That the Town adopts the following:

A. The 2021 International Residential Code, as amended below:

1. 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 2009 IRC;
2. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional;
3. 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 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC;
4. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety;
5. 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 ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 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 (cooling) are used"; and
6. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC400 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 (cooling) are used”;

7. Added required minimum slope for rowlock of fifteen (15) degrees;
  8. Added requirement of radon stub in slabs;
  9. Added requirement of oversized washers on soleplate of 3/4” or larger;
  10. Added requirement regarding gas cutoff in that the same shall be readily accessible or accessible with the use of tools and gas cutoff shall be within six feet (6’) of gas or fuel fired appliance;
  11. Section B 313.2, sprinkler requirement for one- and two-family dwellings, and Chapters 34-43, related to electrical standards, are deleted; and
  12. Adopting Appendix AF Radon Control Methods.
- B. The 2021 International Building Code, as amended:
1. Added required minimum slope for rowlock of fifteen (15) degrees;
  2. Added requirement of radon stub in slabs;
  3. Added requirement of oversized washers on soleplate of 3/4” or larger;
  4. Added requirement regarding gas cutoff in that the same shall be readily accessible or accessible with the use of tools and gas cutoff shall be within six feet (6’) of gas or fuel fired appliance; and
  5. Any non-residential structure over 5,000 square feet is required to be equipped with an automatic fire sprinkler system.
- C. The 2021 International Fire Code, as amended below:
1. Adopting Appendices B & D.
- D. The 2021 International Plumbing Code;
- E. The 2021 International Mechanical Code;
- F. The 2021 International Property Maintenance Code;
- G. The 2018 International Energy Conservation Code, as amended below:
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 2009 IECC; and
  2. 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.
- H. The 2021 International Swimming Pool and Spa Code;
- I. The 2023 National Electric Code;
- J. The 2018 National Fire Protection Association Life Safety Code; and
- K. The 2021 International Existing Building Code.

The forgoing codes shall be on file in the office of the Town Recorder of the Town of Thompson's Station, being marked and designated as stated above, as published by the International Code Council, Inc., be and is hereby adopted by the Town of Thompson's Station, in the State of Tennessee; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said applicable code(s) are hereby referred to, adopted, and made a part thereof, as if fully set out in this ordinance.

**Section 2.** If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

**Section 3.** Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 4. Penalties.** Any person who shall violate a provision of the building and property maintenance code of the city, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Such fines shall be \$50.00 per day per violation and shall hereafter be cited as the Town of Thompson's Station general penalty clause. Each day of violation after due notice has been served shall be deemed as a separate offense.

**Section 5.** That the Town Recorder shall certify to the adoption of this ordinance and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law on **January 1, 2025** excepting Section 1(G), which shall take effect immediately upon passage.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the \_\_\_\_ day of \_\_\_\_\_, 2024.

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**Brian Stover, Mayor**

ATTEST:

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Regina Fowler, Town Recorder

APPROVED AS TO FORM AND LEGALITY:

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Town Attorney