

RESOLUTION 7-6/25

MACON COUNTY BUILDING CODES

A resolution of Macon County, Tennessee adopting the 2021 International Building Code, regulating and governing the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, with the exception of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the International Residential Code, within Macon County, Tennessee; providing for the issuance of permits and collection of fees therefore; repealing all other resolutions that are in conflict with this resolution.

The governing body of Macon County, Tennessee does ordain as follows:

SECTION 1. That a certain document, three (3) copies of which are on file in the office of the Macon County Codes Enforcement Office of Macon County, Tennessee, being marked and designated as the International Building Code, 2021 edition as published by the International Code Council, be and is hereby adopted as the Building Code of Macon County, Tennessee for, regulating and the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, with the exception of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the International Residential Code, within Macon County, Tennessee; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Macon County Codes Enforcement Office and are hereby referred to, adopted, and made a part hereof, as if fully set out in resolution, with the addition, insertions, deletions, and changes, if any, prescribed in Section 2 of this resolution.

SECTION 2. The following codes are hereby adopted by reference as though they were copied herein fully:

- (i) 2021 International Building Code, published by the International Code Council (ICC), except for the following changes:
 - 1. Remove Chapter 11 Accessibility
 - 2. The requirements of Section 423 Storm Shelters shall not be required.
 - 3. Section 903.3.1.2 NFPA 13R sprinkler systems shall be replaced with the following:

Automatic sprinkler systems in Group R occupancies may be installed throughout in accordance with NFPA 13R where the Group R occupancy meets ALL of the following conditions:

 - (i) Four stories or less above grade plane.
 - (ii) For occupancies other than Group R-2, the floor level of the highest story is 30 feet (9144mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13716mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

- (iii) The floor level of the lowest story is 30 feet (9144mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from grade plane.

4. For Group E occupancies, local education agencies, public charter schools, and non-public schools may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements in the National Fire Protection Association (NFPA) (2021) Section 15.2.2.2.4.1.
5. For college and university instructional buildings, college and university administrators may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements in the NFPA (2020) Section 39.2.2.2.2.
6. Dwellings licensed by the Department of Human Services (DHS) as Family Home Daycares shall use Appendix AM of the 2021 International Residential Code.
7. Where ASCE 7-16 is referenced for seismic design or mapped ground accelerations, ASCE 7-22 mapped ground accelerations may be used to determine the S1 and Ss values.
8. The requirements for flammable gas shall be those found in the International Building Code (IBC), 2024 edition, published by the International Code Council (ICC), and shall include the following:
 - (i) For Chapter 2, the definition for Flammable Gas shall be replaced with the definition found in the 2024 International Building Code.
 - (ii) For flammable gases, Table 307.1(1) shall be replaced with Table 307.1(1) of the 2024 International Building Code.
 - (iii) For flammable gases, Section 3007.4 High-hazard Group H-2 shall be replaced with Section 307.4 High-hazard Group H-2 of the 2024 International Building Code.
 - (iv) For flammable gases, Section 307.5 High-hazard Group H-3 shall be replaced with Section 307.5 High-hazard Group H-3 of the 2024 International Building Code.

- (v) For flammable gases, Section 414.2.5 shall be replaced with Section 414.2.5 of the 2024 International Building Code.
 - (vi) For flammable gases, Table 414.5.1 shall be replaced with Table 414.5.1 of the 2024 International Building Code.
- (ii) 2021 International Fuel Gas Code Appendix A-D
- (iii) 2021 International Mechanical Code Appendix A
- (iv) 2021 International Plumbing Code Appendix B, C
- (v) 2021 International Property Maintenance Code except the following sections shall be removed: 302.4 Weeds, 302.8 Motor Vehicles, 302.9 Defacement of property, 304.2 Protective Treatment, 304.8 Decorative features, 304.14 Insect screens, and 308 Rubbish and Garbage.
- (vi) 2021 International Fire Code except for the following changes:
 - 1. Section 510.1 Exception 2 shall be replaced with the following:

Where it is determined by the local fire chief in coordination with local law enforcement and EMS that the radio coverage system is not needed.
 - 2. Section 903.3.1.2 NFPA 13R sprinkler system shall be replaced with the following:

Automatic sprinkler systems in Group R occupancies may be installed throughout in accordance with NFPA 13R where the Group R occupancy meets ALL of the following conditions:

 - (i) Four stories or less above grade plane.
 - (ii) For occupancies other than Group R-2, the floor level of the highest story is 30 feet (9144mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13716mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.
 - (iii) The floor level of the lowest story is 30 feet (9144mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from grade plane.
- 3. Appendix L (Requirements for Fire Fighter Air Replenishment Systems) shall be optional.

4. For Group E occupancies, local education agencies, public charter schools, and non-public schools may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements in the National Fire Protection Association (NFPA) (2021) Section 15.2.2.2.4.1.
5. For college and university instructional buildings, college and university administrators may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements in the NFPA (2021) Section 39.2.2.2.2.
6. The requirements for flammable gas shall be those found in the International Building Code (IBC), 2024 edition, published by the International Code Council (ICC), and shall include the following:
 - (vii) For Chapter 2, the definition for Flammable Gas shall be replaced with the definition found in the 2024 International Building Code.
 - (viii) For flammable gases, Table 307.1(1) shall be replaced with Table 307.1(1) of the 2024 International Building Code.
 - (ix) For flammable gases, Section 3007.4 High-hazard Group H-2 shall be replaced with Section 307.4 High-hazard Group H-2 of the 2024 International Building Code.
 - (x) For flammable gases, Section 307.5 High-hazard Group H-3 shall be replaced with Section 307.5 High-hazard Group H-3 of the 2024 International Building Code.
 - (xi) For flammable gases, Section 414.2.5 shall be replaced with Section 414.2.5 of the 2024 International Building Code.
 - (xii) For flammable gases, Table 414.5.1 shall be replaced with Table 414.5.1 of the 2024 International Building Code.
7.
 - (vii) 2021 International Energy Conservation Code (IECC) except for the following changes:
 1. Remove C405.11 Automatic Receptacle Control, C405.12 Energy Monitoring, and C408 Commissioning.
 2. The 2006 edition shall apply to the following occupancy classifications as defined by the International Building Code (IBC), 2021 edition:
 - (i) Moderate-hazard factory industrial, Group F-1;
 - (ii) Low-hazard factory industrial, Group F-2;
 - (iii) Moderate-hazard storage, Group S-1; and
 - (iv) Low-hazard storage, Group S-2
 3. For daycares licensed by DHS not located in a dwelling unit, the 2015 edition shall apply, except C408 System Commissioning shall be removed.

4. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.21. Testing Option and Section 402.4.2.2 Visual Inspection Option from 2009 IECC. Excluding Section R403.3.3 Duct Testing (Mandatory), and Section R403.3.4 Duct Leakage (Prescriptive)
5. 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

(viii) 2021 International Existing Building Code (IEBC), except for the following changes:

1. Remove Chapter 3 Section 306 Accessibility for existing buildings.
2. Replace Section 405.2.3.3 Extent of repair for noncompliant buildings with the following:

If the evaluation does not establish that the building in its predamaged condition complies with the provisions of Section 405.2.3.1, then the building, including its foundation, shall be retrofitted to comply with the provisions of this section. The wind loads for the repair and retrofit shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the International Building Code. The seismic loads for this retrofit design shall be those required by the building code in effect at the time of original construction but not less than the reduced seismic forces.

3. Replace 405.2.4 Substantial structural damage to gravity load-carrying components with the following:

Gravity load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions for dead, live, and snow loads in the International Building Code. Undamaged gravity load-carrying components, including undamaged foundation components, that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the rehabilitation design.

4. The requirements of Section 303 Storm Shelters are not required.

(ix) NFPA 101 Life Safety Code, 2021 edition, published by the National Fire Protection Association (NFPA), shall govern new Small Residential Board and Care facilities that:

1. Are a change of occupancy from either a residential occupancy or a health care occupancy; and
2. House eight (8) or fewer residents, and all residents have and maintain the ability to move reliably and escape to a point of safety as a group within three (3) minutes.

(x) Accessibility Code ICC/A117.1-2017

Section 3. That Resolution No.7-5/25 of Macon County repeals any other resolutions that are in conflict with this one.

Section 4. That if any section, subsection, sentence, clause, or phrase of this resolution is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this resolution. The Macon County governing body hereby declares that it would have passed this resolution, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 5. That nothing in this resolution or in the Building Code 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 any action acquired or existing, under any act or resolution hereby repealed as cited in Section 2 of this resolution; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this resolution.

Section 6. That if any section, subsection, sentence, clause or phrase of this resolution or in the Building Code hereby adopted is in conflict with the Official Zoning Code of Macon County, Tennessee Revised and Readopted August 18, 2014, the Official Zoning Code of Macon County, Tennessee shall be applicable.

Section 7. That the Macon County Court Clerk is hereby ordered and directed to cause this resolution to be published.

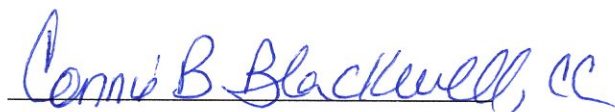
Section 8. That this resolution and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2023.

Passed this 21st day of July 2025



Steve Jones, County Mayor

ATTEST:



Connie Blackwell, County Court Clerk