

ORDINANCE NO.: 2020-11

AN ORDINANCE TO AMEND SIGNAL MOUNTAIN MUNICIPAL CODE, TITLE 12, TO RENUMBER CHAPTERS 3 – 8 AND ADD CHAPTERS 9 - 11, AND FURTHER TO AMEND CHAPTER 1, SO AS TO ADOPT THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE AND ADD THE 2018 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE AND CERTAIN APPENDICES OF THOSE CODES AS REVISED AND AMENDED AS THE OFFICIAL BUILDING CODES OF THE TOWN OF SIGNAL MOUNTAIN AND TO RENUMBER THE SECTIONS AND AMEND SECTION 12-103 CONCERNING SPECIAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL RESIDENTIAL CODE, AND TO AMEND SECTION 12-102 CONCERNING THE ICC/ANSI A117.1-2017 AND DELETE THE NORTH CAROLINA ACCESSIBILITY CODE AND REPLACE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AS THE OFFICIAL ACCESSIBILITY CODES OF THE TOWN OF SIGNAL MOUNTAIN.

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SECTION 1

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That Title 12, of the Town of Signal Mountain Municipal Code, is hereby amended by revision of Chapters 1 through 11 in a new order and by striking the same said section in its entirety and substituting in lieu thereof the following words and figures:

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE. (IBC, IRC, IEBC, ANSI /117.1)
2. PLUMBING CODE. (IPC)
3. MECHANICAL CODE. (IMC)
4. GAS CODE (IFGC)
5. ENERGY CONSERVATION CODE (IECC)
6. ELECTRICAL CODE (NFPA 97, NEC 70)
7. SWIMMING POOL CODE. (ISPSC)
8. UNSAFE BUILDING CODE.
9. SITE PREPARATION, EXCAVATION AND GRADING CODE. (Land Disturbance)
10. CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS.
11. OFFICE OF ADMINISTRATIVE HEARING OFFICER.

## SECTION 2

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That Title 12, Chapter 1, of the Town of Signal Mountain Municipal Code is hereby amended by striking the same said section in its entirety and substituting in lieu thereof the following words and figures:

### CHAPTER 1

#### BUILDING CODE

##### SECTION

- 12-101. Building code adopted.
- 12-102. Accessibility code adopted.
- 12-103. Appendices to code adopted.
- 12-104. Amendments to code adopted.
- 12-105. Responsibility of general contractor's for removal of construction debris.
- 12-106. Reinspection and correction of defects.
- 12-107. Violations and penalties.
- 12-108. Stop work orders.

12-101. Building code adopted. The International Building Code, 2018 Edition, and the International Residential Code, 2018 Edition, and the International Existing Building Code 2018, one (1) copy of each which are, and have been on file in the office of the Town Recorder for more than fifteen (15) days, are hereby adopted as the official Building Code of the Town. (Ord. #88-2, May 1988, as amended by Ord. #99-17, July 1999, and replaced by Ord. #2005-6, Sept. 2005, and Ord. #2010-20, Nov. 2010)

12-102. Accessibility code adopted. The American National Standard entitled Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-2017) and 2010 ADA Standards for Accessible Design, one (1) copy of which is, and has been on file for more than fifteen (15) days, with the Town Recorder of the town council, are hereby adopted as the official Accessibility code of the Town. (as added by Ord. #2005-5, Sept. 2005, and replaced by Ord. #2010-20, Nov. 2010)

12-103. Appendices to code adopted. The following appendices to the International Building Code, 2018 Edition, and the International Residential Code, 2018 Edition, and as further amended in this chapter, are hereby adopted as part of the official Building Codes of the Town:

- (1) International Building Code.
  - Appendix A - Employee Qualifications
  - Appendix C - Agricultural Buildings
  - Appendix F - Rodent Proofing
  - Appendix G - Flood-Resistant Construction
  - Appendix I - Patio Covers

Appendix J - Grading

(2) International Residential Code.

Appendix A - Sizing and Capacities of Gas Piping

Appendix B - Sizing of Venting Systems

Appendix C - Exit Terminals of Mechanical Draft

Appendix D - Recommended Installation of Existing Appliances

Appendix H - Patio Covers

Appendix N - Venting Methods

Appendix Q – Tiny Houses

(1985 Code, § 4-102, as amended by Ord. #94-11, Nov. 1994, and Ord. #98-3, Feb. 1998; and replaced by Ord. #2005-6, Sept. 2005, and Ord. #2010-20, Nov. 2010)

12-104. Amendments to code adopted.

(1) The following amended sections of the International Building Code, 2018 Edition, are hereby amended, as hereinafter provided:

- (a) Section 105.1.1, 105.1.2, and 105.2 are deleted in their entirety.
- (b) Section 105.1 add Construction of one (1) and two (2) family dwellings, townhouses, and additions thereto of thirty (30) square feet or more of interior space.
- (c) Section 109.2 Fees. The Building Fee Schedule has been moved to Title 5, Chapter 5, Section 5-508.

(2) The following amended sections of the International Residential Code, 2018 Edition, as hereinafter provided:

- (a) Section R108.2 Fees. The Building Fee Schedule has been moved to Title 5, Chapter 5, Section 5-508.
- (b) Section R112 is amended by deleting such section in its entirety and substituting in lieu thereof the following language:

Section R112. Construction Board of Appeals. The Construction Board for the Town of Signal Mountain shall hear Building, Residential, Electrical, Fire, Fuel Gas, Life Safety, Mechanical and Plumbing appeals of the Signal Mountain Town Code as established by Section 12-601, et seq., and shall act as the Board of Appeals for appeals from any decision of the Building Official or any designee and to consider variances of the technical codes as provided in this Code.

- (c) Figure R301.2(2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC. (as per *T.C.A. § 68-120-101(a), (b) and (d)*).

- (d) Section R313. Automatic Fire Sprinkler Systems

Section R313.2. One and Two-Family Dwelling Automatic Fire Sprinkler Systems is deleted in its entirety.

- (e) 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. (as per *T.C.A. § 68-120-101(a), (b) and (d)*).
- (f) Section R403. Footings. Table R403.1(1), Table R403.1(2) and Table R403.1(3) entitled Minimum Width of Concrete or Masonry Footings is amended to reflect a minimum of 16 inches wide for all concrete footing.
- (g) 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. (as per *T.C.A. § 68-120-101(a), (b) and (d)*).
- (h) Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety. (as per *T.C.A. § 68-120-101(a), (b) and (d)*).
- (i) 9. Table N 1102.1 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." (as per *T.C.A. § 68-120-101(a), (b) and (d)*).
- (j) 10. 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." (as per *T.C.A. § 68-120-101(a), (b) and (d)*).

12-105. Responsibility of general contractors for the removal of construction debris. General contractors shall at all time keep the premises upon which they or their employees are working, free from accumulations of waste material or rubbish caused by their employees or work and at the completion of work, they shall remove all rubbish from and about the building or

structure and all their tools, scaffolding and surplus materials and shall leave their work "broom clean" or its equivalent. (1985 Code, § 4-104)

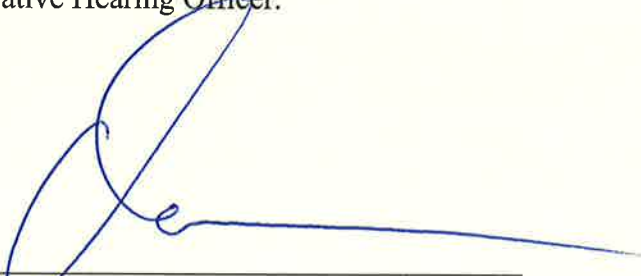
12-106. Reinspection and correction of defects. Any work which fails initial inspection shall be subject to reinspection including fees associated with reinspection per Title 5, Chapter 5, Section 507(c).


12-107. Violations and penalties. Any person who shall violate or fail to comply with any of the provisions of this chapter will be subject to citation to appear before the Administrative Hearing Officer. Upon determining that a violation does exist, the Hearing Officer has the authority to levy a fine in accordance with Section 12-1108 of the Signal Mountain Municipal Code. For violations occurring upon residential property a hearing officer has the authority to levy a fine upon the violator not to exceed five hundred dollars (\$500.00) per violation. For violations occurring upon non-residential property a hearing officer has the authority to levy a fine upon the violator not to exceed five hundred dollars (\$500.00) per violation per day. Any fine levied by a hearing officer must be reasonable based upon the totality of the circumstances.

12-108. Stop work orders. Upon notice from the Code Official, any work that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, will be subject to citation to appear before the Administrative Hearing Officer.

Passed First Reading: August 24, 2020

Passed Second Reading: September 14, 2020

  
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Dan Landrum, Mayor

  
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Recorder