

RESOLUTION 100608-N

A RESOLUTION TO READOPT, WITH AMENDMENTS, THE 2006 INTERNATIONAL BUILDING CODE (IBC), THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2006 INTERNATIONAL MECHANICAL CODE (IMC), THE 2006 INTERNATIONAL PLUMBING CODE (IPC), AND 2002 NORTH CAROLINA ACCESSIBILITY CODE WITH 2004 AMENDMENTS, FOR LOUDON COUNTY, TENNESSEE, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTIONS 5-20-101 THROUGH 5-20-106

WHEREAS, the subject Codes establish minimum regulations to provide for the safe construction of buildings and health of the inhabitants; and

WHEREAS, the adoption of the subject Codes will provide for the proper inspection of the construction or addition to buildings within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own codes regulating the same subject areas, to help protect the public health, safety and welfare of the County's inhabitants; and

WHEREAS, the subject Codes are the current codes adopted and enforced by the State of Tennessee, thereby ensuring that Loudon County will be enforcing and administering the same codes adopted by the State, which will avoid conflicts in requirements when the State is involved in county inspections; and

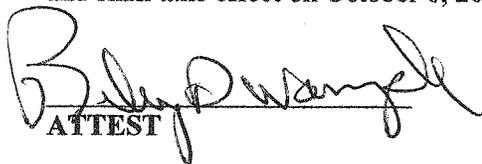
WHEREAS, the fee for building permits will be set beginning with the first \$1,000.00 of value or cost of construction as outlined on Attachment II: Appendix B: Recommended Schedule of Permit Fees, Section B101 through B105, with Section B105, "PLAN-CHECKING FEES", not applicable to one- and two-family dwellings or residential accessory structures; and

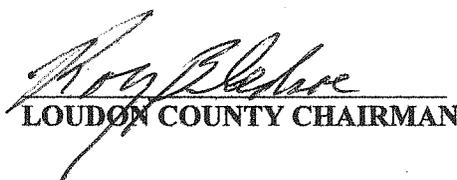
WHEREAS, pursuant to TENNESSEE CODE ANNOTATED § 5-20-102, three (3) copies of the subject Codes have been filed in the Office of the Loudon County Clerk for a period of at least ninety days prior to the adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission as follows:

- 1) That the 2006 International Building Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, be adopted as the local building code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 2) That the 2006 International Residential Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, be adopted as the local residential code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 3) That the 2006 International Plumbing Code, published by the International Code Council, be adopted as the local plumbing code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 4) That 2006 International Mechanical Code, published by the International Code Council, be adopted as the local mechanical code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 5) That the 2002 North Carolina Accessibility Code with 2004 Amendments, published by the State of North Carolina, be adopted as the local handicapped code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 6) That Attachment I: Appendix A: Code Amendments be adopted as amendments to applicable codes; and
- 7) That Attachment II: Appendix B: Recommended Schedule of Permit Fees be adopted as the schedule for calculating building permit fees;

BE IT FINALLY RESOLVED, that this Resolution supercedes Resolution 100305-D, adopting previous codes, and shall take effect on October 6, 2008, the public welfare requiring it.


ATTEST


LOUDON COUNTY CHAIRMAN


APPROVED: LOUDON COUNTY MAYOR


DATE

APPENDIX A

CODE AMENDMENTS

The codes adopted by this resolution are amended as provided in the sections of this appendix (the amendment identifiers contained within this appendix are in conformity with the adopted code sections).

SECTION A101

Amendments to the 2006 International Building Code

1. Section 101.1 Title.

Delete “[NAME OF JURISDICTION]” and insert “Loudon County, Tennessee” in its place.

2. Section 101.2.1 Appendices.

Insert “The following Appendices are specifically included in the adoption. All others are excluded.

Appendix A	Employee Qualifications
Appendix B	Board Of Appeals

3. Section 101.4.1 Electrical.

Delete Section 101.4.1 in its entirety.

4. Section 101.4.2 Gas.

Delete Section 101.4.2 in its entirety.

5. Section 101.4.4 Plumbing.

Delete “*International Private Sewage Disposal Code*” and replace with “State of Tennessee Department of Environment and Conservation Division of Ground Water Protection”.

6. Section 101.4.5 Property maintenance.

Delete Section 101.4.5 in its entirety.

7. Section 101.4.6 Fire prevention.

Delete Section 101.4.6 in its entirety.

8. Section 101.4.7 Energy.

Delete Section 101.4.7 in its entirety.

9. Section 109.3.7 Energy efficiency inspections.

Change “shall” to “may” in two places.

10. Chapter 11 Accessibility.

Delete Chapter 11 in its entirety.

11. Section 1612.3 Establishment of flood hazard areas.

Delete “[NAME OF JURISDICTION]” and insert “Loudon County, Tennessee” in its place.

Delete “[INSERT DATE OF ISSUANCE]” and insert “May 16, 2007”.

12. Section 1704.1 General.

Change the first occurrence of “shall” to “may be required to”.

In exceptions item 2 insert “Unless otherwise required by the building official,” at the first of the section just before the word “Special” and change the upper case “S” in “Special” to lower case.

13. Section 2901.1 Scope.

Change “*International Private Sewage Disposal Code*” to “requirements of the Tennessee Department of Environment and Conservation Division of Ground Water Protection”.

14. Section 3401.3 Compliance with other codes.

Delete “*International Fire Code, International Fuel Gas Code...International Property Maintenance Code, International Private Sewage Disposal Code...and ICC Electrical Code.*”

Insert after “*International Residential Code*”, “and the requirements of the Tennessee Department of Environment and Conservation Division of Ground Water Protection”.

15. Section 3410.2 Applicability.

Delete “[DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION.]” and insert “January 1, 2006”.

16. Section 3410.3.2 Compliance with other codes.

Delete Section 3410.3.2 in its entirety.

APPENDIX A
CODE AMENDMENTS (Cont.)

SECTION A102
Amendments to the 2006 International Residential Code

Change all references in this code to the "*International Private Sewage Disposal Code*" to "Tennessee Department of Environment and Conservation Division of Ground Water Protection requirements."

1. Section R101.1 Title.

Delete "[NAME OF JURISDICTION]" and insert "Loudon County, Tennessee" in its place.

2. Section R102.5 Appendices.

Insert "The following Appendices are specifically included in the adoption. All others are excluded.
Appendix M Home Day Care – R-3 Occupancy

3. Section R105.2 Work exempt from permit.

Delete "2. Fences not over 6 feet (1829 mm) high." and insert "2. Fences." in its place.

4. Table R301.2(1) Climatic And Geographic Design Criteria.

Insert "10 PSF" in the table for Ground Snow Load.

Insert "90" in the table for Wind Speed.

Insert "C" in the table for Seismic Design Category.

Insert "Severe" in the table for Weathering.

Insert "12 inches" in the table for Frost Line Depth.

Insert "Moderate to heavy" in the table for Termite.

Insert "19 degrees Fahrenheit" in the table for Winter Design Temp.

Insert "No" in the table for Ice Shield Underpayment Required.

Insert "May 16, 2007" in the table for Flood Hazards.

Insert "210" in the table for Air Freezing Index.

Insert "59.4" in the table for Mean Annual Temp.

5. Section R301.2.2 Seismic provisions.

In the exception, insert "and townhouses" after the word "dwellings" and at the end of the section insert "All references to "townhouses in seismic design category C" in Chapters 6, 7, and 28 shall not apply in Loudon County."

6. Section R311.5.3.1 Riser height.

Delete "7 ¾ inches (196mm)" and replace with "8 inches".

At the end of the section, insert "The difference in height between adjacent risers shall not exceed 3/16 inch. Treads and risers of stairs shall be so proportioned that the sum of two risers and a tread, exclusive of projection of nosing, is not less than 24 inches (610 mm) nor more than 26 inches (660 mm).

7. Section R311.5.3.2 Tread depth.

Delete "10 inches (254 mm)" and replace with "9 inches" in both places and change "6 inches (153 mm)" to "4 inches" for the winder tread minimum width at the narrow end.

8. Section R311.5.6 Handrails.

Change "four or more risers" to "a total rise of 30 inches or more".

9. Section R404.1 Concrete and masonry foundation walls.

Delete the entire second paragraph including items one through five.

10. Table R404.1(1) Top Reactions and Prescriptive Support for Foundation Walls.

Delete Table R404.1(1) in its entirety.

11. Table R404.1(2) Maximum Plate Anchor-Bolt Spacing for Supported Foundation Wall

Delete Table R404.1(2) in its entirety.

12. Table R404.1(3) Maximum Aspect ratio, L/W for Unbalanced Foundations

Delete Table R404.1(3) in its entirety.

13. Section R404.1.3 Design required.

Delete the word "or" and insert the word "and" in its place at the end of the sentence in item 2. of this section.

APPENDIX A CODE AMENDMENTS (Cont.)

14. Add new section numbers, titles and text as follows:

“Section R404.1.3.1 Permanent lateral support for foundation and retaining walls. Masonry foundation walls shall be laterally supported in accordance with the applicable provisions of Chapter 6 Wall Construction Sections R606 General Masonry Construction, R607 Unit Masonry, and R608 Multiple Wythe Masonry.”

“Section R404.1.3.2 Masonry and concrete foundation walls supporting four feet or more of unbalanced backfill. Where masonry or concrete foundation walls supporting four feet or more of unbalanced backfill do not extend and attach to the floor sheathing above, they shall be laterally braced at the top of the wall at intervals not to exceed two feet on center. Bracing shall be provided by the floor structural members where they are perpendicular to the wall and by blocking or bridging where the floor structural members are parallel to the wall. Such blocking or bridging shall be installed in the first three spaces between the floor structural members. For nominal “two by” lumber floor structural members, the blocking shall be nominal “two by” solid full depth blocking the same size as the floor joist. For engineered floor structural members, such as trusses or I-joist, such blocking shall be in accordance with the manufacturers written instructions and shall be not less than a 2” x 4” diagonal brace connected to the sill plate on top of the wall and connected to the top of the first structural member and a 2” x 4” flat block connected to the top of the first and second structural members in line with the diagonal brace.”

“Section R404.1.3.3 Lateral support for the bottom of masonry and concrete foundation walls. Where masonry or concrete foundation walls are required by Table R404.1.1(1), R404.1.1(2), R404.1.1(3), R404.1.1(4), or R404.1.1(5) to have vertical steel reinforcing, the bottom of the wall shall be laterally supported. Lateral support shall be provided by a full basement concrete slab floor a minimum of a 3 ½” thick poured tight against the bottom of the foundation walls with no compressible materials allowed for expansion or other purposes. If no floor slab is to be poured, such as in crawl spaces, lateral support of the bottom of the foundation wall shall be accomplished by embedding steel reinforcing in the foundation, which shall extend up into the wall and be tied to the wall reinforcing. This reinforcing shall be of the same size and spacing as is required for the wall.”

15. Section R408.1 Ventilation.

At the end of the section, add the following:

“Exception: The minimum net area of ventilation openings may be reduced to not less than 1 square foot for each 1500 square feet of the under-floor space area where the ground surface is treated with an approved vapor retardant material and the required openings are placed so as to provide cross ventilation of the under-floor space.”

16. Section R502.11.4 Truss Design Drawings.

Delete “to the building official and approved prior to installation” and replace with “for review when required by the building official”.

17. Section R602.6 Drilling and notching studs.

In subsection “2. Drilling.” Delete the second occurrence of the word “no”.

18. Section R613.2 Window sills.

Delete section R613.2 in its entirety.

19. Section R802.10.1 Truss design drawings.

Delete “to the building official and approved prior to installation” and replace with “for review when required by the building official”.

20. Table N1102.1 Insulation And Fenestration Requirements By Component

In the row for climate zone “4 except Marine”, change the Ceiling R-Value from “38” to “30” and change the Floor R-Value from “19” to “13”.

21. Section N1103.2.1 Insulation.

Change “R-8” to “R-6” in the first sentence and delete the second sentence entirely.

22. Part VIII – Electrical.

Delete Part VIII (Chapter 33 through Chapter 42) in its entirety.

APPENDIX B RECOMMENDED SCHEDULE OF PERMIT FEES

SECTION B101 PERMIT FEES

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

SECTION B105 PLAN-CHECKING FEES

When the valuation of the proposed construction exceeds \$1,000.00 and a plan is required to be submitted by 104.2, a plan-checking fee shall be paid to the building official at the time of submitting plans and specifications for checking. Said plan-checking fee shall be equal to one-half of the building permit fee as set forth in 104.7. Such plan-checking fee is in addition to the building permit fee.

SECTION B102 MOVING FEE

For the moving of any building or structure, the fee shall be \$100.

SECTION B103 DEMOLITION FEES

For the demolition of any building or structures, the fee shall be:

0 up to 100,000 cu ft	\$50.00
100,000 cu ft and over	\$0.50/1,000 cu ft

SECTION B104 PENALTIES

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.