

LOUDON COUNTY COMMISSION

Resolution 040714-D

CODE (IBC), THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2012 INTERNATIONAL MECHANICAL CODE (IMC), THE 2012 INTERNATIONAL PLUMBING CODE (IPC), AND THE 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, pursuant to TENNESSEE CODE ANNOTATED § 68-120-101, the subject codes are current within seven (7) years of the latest edition; 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, one (1) copy 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:

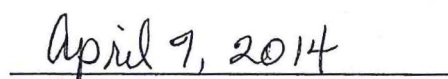
- 1) That the 2012 International Building Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, be adopted as the local building code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 2) That the 2012 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 2012 International Plumbing Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, 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 the 2012 International Mechanical Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, 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 repeals Resolution 100608-N, adopting previous codes, and shall take effect on April 8, 2014, 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 2012 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 Gas.

Delete Section 101.4.1 in its entirety.

4. Section 101.4.3 Plumbing.

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

5. Section 101.4.4 Property maintenance.

Delete Section 101.4.4 in its entirety.

6. Section 101.4.5 Fire prevention.

Delete Section 101.4.5 in its entirety.

7. Section 101.4.6 Energy.

Delete Section 101.4.6 in its entirety.

8. Section 110.3.7 Energy efficiency inspections.

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

9. Chapter 11 Accessibility.

Delete Chapter 11 in its entirety.

10. 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 8, 2007”.

11. Section 1704.2 General.

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

12. 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”.

13. Section 3401.3 Compliance with other codes.

Delete “*International Energy Conservation Code, International Fire Code, International Fuel Gas Code...International Property Maintenance Code and International Private Sewage Disposal Code*”
Insert after “*International Residential Code*”, “and the requirements of the Tennessee Department of Environment and Conservation Division of Ground Water Protection”.

14. Section 3412.2 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”.

15. Section 3412.3.2 Compliance with other codes.

Delete Section 3412.3.2 in its entirety.

APPENDIX A

CODE AMENDMENTS (Cont.)

SECTION A102

Amendments to the 2012 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 F	Radon Control Methods
Appendix M	Home Day Care – R-3 Occupancy”

3. Section R105.2 Work exempt from permit.

Delete “2. Fences not over 7 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 8, 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.

Delete item 1, renumber item 2 to item 1 and 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 R302.2 Townhouses.

Delete the word “Exception:” and insert “Exception #1: for townhouses equipped with an automatic sprinkler system:”

At the end of this exception, insert the following:

“Exception #2: for townhouses not equipped with an automatic sprinkler system:” A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.”

7. Section R302.5.1 Opening protection.

Delete the words, “equipped with a self closing device” and insert a period after the word “doors”.

8. Section R303.4 Mechanical ventilation.

Add the word “Optional.” in the section title after the word ventilation.

Delete the words “the dwelling unit shall be provided with whole-house mechanical ventilation” and replace with the words “dwelling units provided with whole-house mechanical ventilation shall be”

9. Section R501.3 Fire protection of floors.

Delete section R501.3 and the exceptions in its entirety.

10. Section R311.7.5.1 Risers.

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

Delete the last sentence of the section on open risers and 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).”

APPENDIX A CODE AMENDMENTS (Cont.)

11. Section R311.7.5.2 Tread depth.

Delete “10 inches (254 mm)” and replace with “9 inches”.

12. Section 311.7.5.2.1 Winder treads.

Delete “10 inches” and replace it with “9 inches” and delete “6 inches and replace it with “4 inches”.

13. Section R311.7.5.3 Nosings.

In the exception change “11 inches” to “10 inches”.

14. Section R311.7.8 Handrails.

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

15. Section R312.2 Window fall protection.

Delete section R312.2 and R312.2.1 in their entirety.

16. Section R313 Automatic Fire Sprinkler Systems.

Add the words “(Optional, see Tennessee Code Annotated, Section 68-120-101(a)(8)).” in the section title after the word “Systems”.

17. Section R313.1 Townhouse automatic fire sprinkler systems.

Delete the words “An automatic fire sprinkler system shall be installed in townhouses.” And replace it with “When an automatic residential fire sprinkler system is installed in townhouses, the following shall apply:”

18. Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.

Delete the words “An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.” And replace with “When an automatic residential fire sprinkler system is installed in one- and two-family dwellings, the following shall apply.”

19. 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.

20. 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.”

APPENDIX A CODE AMENDMENTS (Cont.)

21. 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”.

22. Section R602.6 Drilling and notching studs.

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

23. 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”.

24. Table N1102.1.1 (402.1.1) Insulation And Fenestration Requirements By Component.

In the row for climate zone “4 except Marine”, change the Ceiling R-Value from “49” to “38”, and change the Wood Frame Wall R-Value from “20 or 13+5” to “13”, and change the Mass Wall R-Value from “8/13” to “5/10”.

25. Table N1102.1.3 (R402.1.3) Equivalent U-Factors.

In the row for climate zone “4 except Marine”, change Ceiling U-Factor from “0.026” to “0.30”, and change the Frame Wall U-Factor from “0.057” to “0.082”, and change the Mass Wall U-Factor from “0.098” to “0.141”.

26. Section N1102.2.6 (R402.2.6) Steel-frame ceilings, walls, and floors.

After the first occurrence of the word “of” insert “Table N1102.1.1 or”.

27. Section N1102.4.1.2 (R402.4.1.2) Testing.

Add the word “(optional)” after the word “Testing” in the section title.
Before the first sentence insert “Where required by the building official,”

28. Section N1103.1.1 (R403.1.1) Programmable thermostat.

Add the word “(optional).” After the word “thermostat” in the section title.
Before the first sentence insert “Where required by the building official and,”

29. Section N1103.2.2 (R403.2.2) Sealing (Mandatory).

Before the words “Duct tightness” insert “Where required by the building official,”

30. Section N1103.4.1 (R403.4.1) Circulating hot water systems (Mandatory).

Add the sentence “All circulating hot water piping shall be insulated to at least R-2.” After the section title.

31. Section N1103.4.2 (R403.4.2) Hot water pipe insulation (Prescriptive).

Delete the word “Prescriptive” and replace with the word “Optional” in the section title.
Before the first sentence insert “Where required by the building official,”
Before the words “All remaining piping” insert “Where required by the building official,”.

32. Section N1103.5 (R403.5) Mechanical ventilation (Mandatory).

Delete the word “Mandatory” and replace it with the word “Optional” in the section title.
Delete “The building shall be provided with ventilation that meets” and replace it with “Buildings provided with ventilation shall meet”.

33. Section N1103.9 (R403.9) Pools and inground permanently installed spas (Mandatory).

Delete the word “Mandatory” and replace it with the word “Optional” in the section title.
Before the first sentence insert “Where required by the building official,”

34. Section N1104 Electric Power and Lighting Systems (Mandatory).

Delete the word “Mandatory” and replace it with the word “Optional” in the section title.

35. Section N1104.1 (R404.1) Lighting equipment (Mandatory).

Delete the word “Mandatory” and replace it with the word “Optional” in the section title.
Before the first sentence insert “Where required by the building official,”

36. Part VIII – Electrical.

Delete Part VIII (Chapter 34 through Chapter 43) in its entirety.

APPENDIX A

CODE AMENDMENTS (CONT.)

SECTION A103

Amendments to the 2012 International Plumbing Code

1. Section [A] 101.1 Title.

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

2. Section [A] 101.2 Scope.

At the end of the first paragraph insert “The following Appendices are specifically included in the adoption. All others are excluded.

Appendix B	Rates of Rainfall for Various Cities
Appendix C	Vacuum Drainage System
Appendix D	Degree Day and Design Temperatures
Appendix E	Sizing of Water Piping System
Appendix F	Structural Safety”

3. Section [A] 106.6.2 Fee Schedule.

Delete Section 106.6.2 in its entirety and insert “Fees as adopted by resolution for Loudon County, Tennessee.”

4. Section [A] 106.6.3 Fee refunds.

Delete section 106.6.3 in its entirety including the section number and title.

5. Section 701.2 Sewer required.

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

6. Section 903.1 Roof extension.

Delete “[NUMBER]” and insert “twelve” in its place.

Delete “(mm)”

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

APPENDIX A CODE AMENDMENTS (CONT.)

SECTION A104 Amendments to the 2012 International Mechanical Code

1. Section [A] 101.1 Title.

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

2. Section [A] 101.2.1 Appendices.

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

Appendix A Chimney Connectors Pass-Throughs”

3. Section [A] 106.5.2 Fee Schedule.

Delete Section 106.5.2 in its entirety and insert “Fees as adopted by resolution for Loudon County, Tennessee.”

4. Section [A] 106.5.3 Fee refunds.

Delete section 106.5.3 in its entirety including the section number and title.