

RESOLUTION

A RESOLUTION TO ADOPT THE 2018 INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2018 INTERNATIONAL MECHANICAL CODE (IMC), THE 2018 INTERNATIONAL PLUMBING CODE (IPC), THE 2018 INTERNATIONAL FUEL GAS CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND THE ICC A117.1-2017, 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

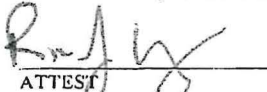
WHEREAS, the fee for building permits will be set beginning with the first \$1,000.00 of value or cost of construction as outlined on Attachment II: Appendix B: Recommended Schedule of Permit Fees, Section B101 through B105, with Section B105, "PLAN-CHECKING FEES", not applicable to one- and two-family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

WHEREAS, pursuant to TENNESSEE CODE ANNOTATED § 5-20-102, 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 2018 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 2018 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 2018 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 2018 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 2018 International Gas Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, be adopted as the local gas 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 the 2018 International Existing Building Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, be adopted as the local existing 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
 - 7) That the 2018 International Energy Conservation Code, published by the International Code Council, with amendments as prescribed in Attachment I: Appendix A: Code Amendments, be adopted as the local energy conservation code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
 - 8) That the A117.1-2017 Standard, published by the International Code Council, be adopted as the local handicap code within unincorporated areas of Loudon County, and within any incorporated areas which have not adopted their own code regulating the same subject; and
- 1) That Attachment I: Appendix A: Code Amendments be adopted as amendments to applicable codes; and
 - 2) 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 supersedes Resolution 040714-D, adopting previous codes, and shall take effect on July 1, 2023, the public welfare requiring it.


ATTEST


LOUDON COUNTY CHAIRMAN


APPROVED, LOUDON COUNTY MAYOR

6/16/23
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 2018 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 B Board Of Appeals
- 3. 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".
- 4. Section 101.4.4 Property maintenance.**
Delete Section 101.4.4 in its entirety.
- 5. Section 101.4.5 Fire prevention.**
Delete Section 101.4.5 in its entirety.
- 6. Section 110.3.7 Energy efficiency inspections.**
Shall be per the 2018 International Energy Conservation Code.
- 7. Chapter 11 Accessibility.**
Delete Chapter 11 in its entirety.
- 8. Section 1612.4 Flood hazard documentation.**
Delete text and insert. "Documentation shall be provided per the adopted Loudon County, TN Floodplain Development Resolution."
- 9. Section 1704.1 General.**
Change the first occurrence of "shall" to "may be required to".
- 10. 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".
- 11. Referenced Standards.**
In the tables or referenced standards that list ASCE-7-16, delete this standard and replace with ASCE-7-22.

APPENDIX A CODE AMENDMENTS (Cont.)

SECTION A102 Amendments to the 2018 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 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 "115" in the table for Wind Speed.

Insert "No" in the table for topographic effects.

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 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"

7. Section R311.7.5.1 Riser height.

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

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).

8. Section R311.7.5.2 Tread depth.

Delete "10 inches (254 mm)" and replace with "9 inches"

9. Section R311.7.5.2.1 Winder Treads.

In both places and change "6 inches (153 mm)" to "4 inches" for the winder tread minimum width at the narrow end.

10. Section R311.7.8 Handrails.

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

11. Section R313 Automatic Fire Sprinkler Systems.

Add the word "Optional" in the section title after the word "Systems".

12. 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".

13. 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".

14. Table N1102.1.2 (R402.1.2) 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".

15. Table N1102.1.4 (R402.1.4) Equivalent U-Factors.

In the row for climate zone "4 except Marine", change Ceiling U-Factor from "0.026" to "0.030", and change Frame Wall U-Factor from "0.060" to "0.082", and change Mass Wall U-Factor from "0.098" to "0.141".

16. Section N1102.2.6 (R402.2.6) Steel-Frame ceilings, walls, and floors.

After the first occurrence of the word "of" insert "Table N1102.1.2 or".

17. 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,"

18. Section N1103.1.1 (R403.1.1) Programmable Thermostat.

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

19. Section N1103.3.2 (R403.3.2) Sealing (Mandatory).

Delete the word "(Mandatory)".

20. Section N1103.3.3 (R403.3.3) Duct testing. (Mandatory)

Delete the word "(Mandatory)".

At the beginning of the sentence insert "Where required by the building official",

21. Section N1103.4 (R403.4) Mechanical system piping insulation (Mandatory).

Change the R-Value from "R3" to "R2".

22. Section N1103.5.3 (403.5.3) Hot water pipe insulation (Prescriptive).

Change the R-Value from "R3" to "R2".

Delete Numbers 1, 2, 4, 5, 6 in the required locations.

23. Section N1103.6 (R403.6) Mechanical ventilation (Mandatory).

Delete the word "Mandatory" and replace with the word "Optional".

Delete "The building shall be provided with ventilation that complies with" and replace with "Building provided with ventilation shall meet".

24. Section N1104 (R404) Electrical Power and Lighting Systems (Mandatory).

Delete the word "Mandatory" and replace with the word "Optional"

25. Part VIII – Electrical.

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

APPENDIX A
CODE AMENDMENTS (Cont.)

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 2018 International Plumbing Code

1. Section 101.1 Title.

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

2. Section 106.6 Fees.

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

**APPENDIX A
CODE AMENDMENTS (Cont.)**

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 2018 International Mechanical Code**

1. Section 101.1 Title.

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

2. Section 106.5 Fees.

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

**APPENDIX A
CODE AMENDMENTS (Cont.)**

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 2018 International Fuel Gas Code**

1. Section 101.1 Title.

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

2. Section 106.6 Fees.

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

**APPENDIX A
CODE AMENDMENTS (Cont.)**

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 2018 International Existing Building Code**

1. Section 101.1 Title.

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

APPENDIX A
CODE AMENDMENTS (Cont.)

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 2018 International Energy Conservation Code

1. Section 101.1 Title.

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

2. IECC-Residential Provisions.

Structures permitted under the 2018 International Residential Code shall be regulated by Chapter 11 of the International Residential Code.

**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.