

ORDINANCE NO. _____

AN ORDINANCE to amend Title 4 of the Town of Greeneville Municipal Code.

Be it enacted and ordained by the Board of Mayor and Aldermen of the Town of Greeneville, Tennessee, that Title 4 of the Greeneville Municipal Code be and hereby is amended as follows:

1. By deleting Chapter 1 in its entirety and substituting in its stead the following:

CHAPTER 1

BUILDING CODES

SECTION

- 4-101. Building code adopted.
- 4-102. Modifications to building code.
- 4-103. Existing building code adopted.
- 4-104. Modifications to existing building code.
- 4-105. Residential code adopted.
- 4-106. Modifications to residential code.

4-101. Building code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of the Town of Greeneville, being marked and designated as the *International Building Code*, 2018 edition, including Appendix Chapters B, C, F, G, I and K (see *International Building Code* Section 101.2.1, 2018 edition) and ICC A117.1-2009, as published by the International Code Council, be and is hereby adopted as the Building Code of the Town of Greeneville for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-102 of this chapter.

4-102. Modifications to building code.

(1) The following sections of the *International Building Code*, 2018 edition, are hereby modified and revised:

Section 101.1. Insert: **Town of Greeneville**

Section 101.2.1 Insert **“The following Appendices are specifically included in the adoption. All others are excluded.**

Appendix B- Board of Appeals

Appendix C- Agricultural Buildings

Appendix F-Rodent Proofing

Appendix G-Flood Resistant Construction

Appendix I-Patio Covers

Appendix K-Administrative Provisions

Section 101.4.3 Delete the reference to the *International Private Sewage Disposal Code* and insert a reference to **“the Cross Connection Ordinance, the Sewer Use Ordinance and the rules and regulations of the Water and Light Commission of the Town of Greeneville”**.

Section 111.5 Add a new section as follows: **“[A] 111.5 Certificate of Completion –**

fire stop installation. No certificate of occupancy shall be issued prior to the submission of a properly completed Fire Stop Certificate of Completion. Fire stop certificate of completion forms shall be developed, kept updated and approved by the Chief of the Greeneville Fire Department.”

Section 113 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Building Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Section 907.2.1.1 Replace “**1,000 or more**” with “**more than 300**” in the title and in the code section.

Section 907.2.10.1 Insert “**4. In each garage or storage area with a six foot or wider door to the outside.**”

Section 907.2.10.2 Insert “**4. In each private garage or storage area with a six foot or wider door to the outside.**”

Section 1015.2 Delete the first sentence and replace with “**Guards shall be located along open-sided walking surfaces or ground surfaces including mezzanines, equipment platforms, stairs, ramps, landings, retaining walls and any other locations that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.**”

Section 2901.1 Delete “*International Private Sewage Disposal Code*” and replace with “**the Sewer Use Ordinance and the rules and regulations of the Water and Light Commission of the Town of Greeneville**”.

Section K104.1 At the end of the section insert “**An appropriate cover sheet form shall be completed and submitted with all construction documents. Cover sheet forms shall be developed, kept updated and approved by the building official.**”

Section 1612.3. Insert: **Town of Greeneville**

Section 1612.3. Insert: **July 3, 2006**

Section 3412.2. Insert: **February 4, 1964**

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

4-103. Existing building code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of Town of Greeneville, being marked and designated as the *International Existing Building Code*, 2018 edition, including Appendix Chapters A and B and Resource A (see *International Existing Building Code* Section 101.6, 2018 edition), as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the Town of Greeneville, in the State of Tennessee for regulating and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-104 of this chapter.

(1) The following sections of the *International Existing Building Code*, 2018 edition, are hereby modified and revised: The following sections are hereby revised:

Section 101.1 Insert: **Town of Greeneville**

Section 112 All references to the board of appeals shall mean the existing Greeneville

Board of Appeals and all provisions of the *International Existing Building Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Section 301.3 Delete the references to the *International Property Maintenance Code* and the *International Private Sewage Disposal Code* and insert a reference to the *Sewer Use Ordinance and the rules and regulations of the Water and Light Commission of the Town of Greeneville*.

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

4-105. Residential code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of the Town of Greeneville, being marked and designated as the *International Residential Code*, 2018 edition, including Appendix Chapters A, B, C, E, G, H, J, K, M, N, O, P, and Q (see *International Residential Code*, Section R102.5, 2018 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the Town of Greeneville, in the State of Tennessee for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-106 of this chapter.

4-106 Modifications to residential code.

(1) The following sections of the *International Residential Code*, 2018 edition, are hereby modified and revised:

Section R101.1. Insert: **Town of Greeneville**

Section 105.2 Delete exemptions **1** and **10**, and delete from exemption **2** the text “not over 7 feet (2134 mm) high”

Section 105.3.2 Delete **180 days** in two places and insert in its stead “**sixty (60) days**”

Section R105.5 Delete in its entirety and insert in its stead the following:

“**R105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within sixty (60) days from the date of issuance. Work authorized by that permit shall be completed and certificate occupancy issued within the following time frames:

1. Twelve (12) months for Building Permits in the amount of \$250,000 or less.
2. Eighteen (18) months for Building Permits between the amounts of \$250,000 and \$500,001.
3. Twenty-four (24) months for Building Permits in the amount of \$500,001 or more.”

Section R106.1 Insert at the end of the first paragraph before the exception “**All construction documents, for all buildings over 5,000 square feet in area and for all buildings with three or more attached dwellings shall be prepared and sealed by a registered design professional licensed by the State of Tennessee.**”

Section R112 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Residential Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary

provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Table 301.2 (1) Insert **“10 PSF”** in the table for ground snow load; insert **“115”** in the table for wind speed; insert **“Yes”** in the table for Special wind region; 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”** for the Frost Line Depth; insert **“Moderate to Heavy”** in the table for Termites; insert **“14 degrees Fahrenheit”** in the table for Winter Design Temperature; insert **“NO”** in the table for Ice Barrier Underlayment Required; insert **“378”** in the table for Air Freezing Index; insert **“57 degrees Fahrenheit”** in the table for Mean Annual Temp; delete **footnote g** in its entirety and in its place insert **“g. Flood Hazard areas shall be determined by the Town of Greeneville Building/Zoning/Planning Department.”**

R302.5.1 Delete the text **“, equipped with a self-closing device”**.

R302.13 Delete the text in Exception 2 **“or electric-powered heating”**.

R303.4 Insert after the text “in accordance with Section M1507.3” the following text: **“or approved air exchanger on the HVAC system which will make up the required ventilation”**.

Section R312.2 Delete **sections R312.2 and 312.2.1** in their entirety.

Section R313 Delete **section R313** in its entirety.

Section R314.3 Insert **"5. In each garage or storage area with a five foot or wider door to outside. Exception: Heat detectors interconnected with the alarm system and having battery backup may be used in a garage or storage area."**

Section R322.1.7 Delete **"and Chapter 3 of the *International Private Sewage Disposal Code* and insert in its stead: "the Cross Connection Ordinance, the Sewer Use Ordinance and the requirements of the applicable water and sewer service utility providers for Town of Greeneville"**.

Section R502.11.4 Delete the text: **"to the *building official* and approved prior to installation”** and replace with **"for review when required by the *building official*"**.

Table N1102.1.4 (R402.1.4) In the row for climate zone "4 except Marine", change Ceiling R-Value from **"R49 to R38"**, 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"**.

Table N1102.1.3 (R402.1.3) In the row for climate zone "4 except Marine", change ceiling U-factor from **"0.026"** to **"0.030"**, and change the Frame wall U-factor from **"0.060"** to **"0.082"**, and change the Mass Wall U-Factor from **"0.098"** to **"0.141"**.

Section N1103.1.1 (R403.1.1). Add the word **"optional"** after the word "thermostat" in the section title. Before the first sentence insert **"Where required by the *building official* and,"**

Section N1103.5.1 (R403.5.1). Add the sentence **"All circulating service hot water piping shall be insulated to at least R-2."** after the section title.

Section N1103.5.3 (R403.5.3). Delete the word "**Prescriptive**" and replace with the word "**Optional**" in the section title. Begin the first sentence with "**Where required by the building official,**" before the words "All remaining piping" insert "**Where required by the building official,**".

Section N1103.6 (R403.6). Delete the word "**Mandatory**" and replace with the word "**Optional**" in the section title. Delete "**The building shall be provided with ventilation that complies with**" and replace with "**Buildings with mechanical ventilation shall meet**".

Section N1103.10 (R403.10). Delete the word "**Mandatory**" and replace with the word "**Optional**" in the section title. Begin the first sentence with "**Where required by the building official,**".

Section N1104. Delete the word "**Mandatory**" and replace with the word "**Optional**" in the section title.

Section N1104.1 (R404.1). Delete the word "**Mandatory**" and replace with the word "**Optional**" in the section title. Begin the first sentence with "**Where required by the building official,**".

Section P2503.5.1. Remove the words "**Other than plastic**".

Section P2603.5.1. Insert "**12**" in both bracketed places.

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

2. By deleting Chapter 2 in its entirety and substituting in its stead the following:

CHAPTER 2

PLUMBING CODE

SECTION

4-201. Plumbing code adopted.

4-202. Modifications to plumbing code.

4-201. Plumbing code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document one (1) copy of which is on file in the office of the Town Recorder of Town of Greeneville, being marked and designated as the *International Plumbing Code*, 2018 edition including Appendix Chapters B, C, D, and E, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the Town of Greeneville, in the State of Tennessee regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees there for; and each are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes, if any, prescribed in Section 4-202 of this chapter.

4-202. Modifications to plumbing code.

(1) The following sections of the *International Plumbing Code*, 2018 edition, are hereby modified and revised:

Section 101.1 Insert: **Town of Greeneville.**

Section 106.6.2 Delete this section.

Section 106.6.3 Delete this section.

Section 108.4 Delete this section.

Section 108.5 Delete last sentence.

Section 109 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Plumbing Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Section 305.4.1 Insert: “**12**” in two places and delete “**mm**” in two places.

Section 312.1 Delete the text “, **for piping systems other than plastic**”.

Section 701.2 Delete the reference to the *International Private Sewage Disposal Code* and insert a reference to the ***Sewer Use Ordinance and the rules and regulations of the Water and Light Commission of the Town of Greeneville***.

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

3. By deleting Chapter 4 in its entirety and substituting in its stead the following:

CHAPTER 4

FUEL GAS CODE

SECTION

4-401. Fuel gas code adopted.

4-402. Modifications to fuel gas code.

4-401. Fuel gas code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of the Town of Greeneville, being marked and designated as the *International Fuel Gas Code*, 2018 edition, including Appendix Chapters A, B, C and D as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the Town of Greeneville, in the State of Tennessee for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-402 of this chapter.

4-402. Modifications to fuel gas code.

(1) The following sections of the *International Fuel Gas Code*, 2018 edition, are hereby modified and revised:

Section 101.1 Insert: **Town of Greeneville**.

Section 106.6.2 Delete the text “**as indicated in the following schedule**” and replace with “**as adopted by ordinance of the Town of Greeneville**”.

Section 106.6.3 Delete this section.

Section 109 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Fuel Gas Code* relating to the board of

appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Section 108.4 Delete this section.

Section 108.5 Delete the last sentence.

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

4. By deleting Chapter 5 in its entirety and substituting in its stead the following:

CHAPTER 5

MECHANICAL CODE

SECTION

4-501. Mechanical code adopted.

4-502. Modifications to mechanical code.

4-501. Mechanical code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of the Town of Greeneville, being marked and designated as the *International Mechanical Code*, 2018 edition, including Appendix Chapter A (see *International Mechanical Code* Section 101.2.1, 2018 edition), as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the Town of Greeneville, in the State of Tennessee regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-502 of this chapter.

4-502. Modifications to mechanical code.

(1) The following sections of the *International Mechanical Code*, 2018 edition, are hereby modified and revised:

Section 101.1 Insert: **Town of Greeneville.**

Section 106.5.2 2 Delete the text “**as indicated in the following schedule**” and replace with “**as adopted by ordinance of the Town of Greeneville**”.

Section 106.5.3 Delete this section.

Section 108.4 Delete this section.

Section 108.5 Delete the last sentence.

Section 109 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Mechanical Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Section 507.1 Insert as Exception 4 to Section 507.1 the following:

“4. Operations such as warming of foods shall be permitted on a limited basis in church fellowship hall kitchens. Warming operations may be conducted on a

residential appliance. This appliance must be under a U L approved hood ventilation system ducted to the exterior of the structure.”

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

5. By deleting Chapter 6 in its entirety and substituting in its stead the following:

CHAPTER 6

ENERGY CONSERVATION CODE

SECTION

4-601. Energy conservation code adopted.

4-602. Modifications to energy conservation code.

4-601. Energy conservation code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of Town of Greeneville, being marked and designated as the *International Energy Conservation Code*, 2018 edition, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the Town of Greeneville, in the State of Tennessee for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-602 of this chapter.

4-602. Modifications to energy conservation code.

(1) The following sections of the *International Energy Conservation Code*, 2018 edition, are hereby modified and revised:

Section C101. 1 and Section R101.1 Insert: **Town of Greeneville.**

Section C109 and Section R109 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Energy Conservation Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Replace all references to **Table C402.1.3** with a reference to **Tables 502.2(1) and 502.2(2) of the *International Energy Conservation Code*, 2009 edition.**

Replace all references to **Table R402.1.2** with a reference to **Table 402.1.1 of the *International Energy Conservation Code*, 2009 edition.**

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

6. By deleting Chapter 9 in its entirety and substituting in its stead the following:

SWIMMING POOL AND SPA CODE

SECTION

4-901. Swimming pool and spa code adopted.

4-902. Modifications to Swimming pool and spa code.

4-901. Swimming pool and spa code adopted. Pursuant to the authority granted by Tennessee Code Annotated § 6-54-502, that certain document, one (1) copy of which is on file in the office of the Town Recorder of Town of Greeneville, being marked and designated as the *International Swimming Pool and Spa Code*, 2018 edition, as published by the International Code Council, be and is hereby adopted as the Swimming Pool and Spa Code of the Town of Greeneville, in the State of Tennessee for regulating and governing the design, construction, alteration, movement, renovation, replacement, repair, and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment as herein provided; providing for the issuance of permits and collection of fees there for; and each and all of the regulations, provisions, penalties, conditions and terms of said Swimming Pool and Spa Code on file in the office of the Town of Greeneville are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 4-902 of this chapter.

4-902. Modifications to swimming pool and spa code.

(1) The following sections of the *International Swimming Pool and Spa Code*, 2018 edition, are hereby modified and revised:

Section C101.1 Insert “**Town of Greeneville**”.

Section 105.6.2 Delete the text “**as indicated in the following schedule**” and replace with “**as adopted by ordinance of the Town of Greeneville**”.

Section 105.6.3 Delete in section in its entirety.

Section 107.4 Delete this section.

Section 107.5 Delete the last sentence.

Section 108 All references to the board of appeals shall mean the existing Greeneville Board of Appeals and all provisions of the *International Swimming Pool and Spa Code* relating to the board of appeals or to matters or procedures of appeal shall yield to any contrary provision enacted by the Town of Greeneville with respect to the Greeneville Board of Appeals and appeals made thereto.

Chapter 7 Delete Chapter 7 in its entirety.

Chapter 9 Delete Chapter 9 in its entirety.

Chapter 10 Delete Chapter 10 in its entirety.

(2) Monetary penalties are set forth in §4-1004 of this Title 4.

This ordinance shall become effective upon passage on second reading, the public welfare requiring it.

Passed first reading: _____

Passed second reading: _____

Mayor

Attest:

Recorder