

A RESOLUTION TO UPDATE THE BUILDING CODES OF WARREN COUNTY, TENNESSEE THROUGH ADOPTION OF THE INTERNATIONAL FIRE CODE, 2018 EDITION; THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION; THE INTERNATIONAL PLUMBING CODE, 2018 EDITION; THE INTERNATIONAL BUILDING CODE, 2018 EDITION; THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION; THE INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2018 EDITION; AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION WITH SPECIFIED AMENDMENTS AND TO ADOPT THE N.F.P.A. LIFE SAFETY CODE, 2018 EDITION.

WHEREAS, pursuant to T.C.A. § 68-120-101(a), (b), and (d) and the Rules of the Departments of Commerce and Insurance, Division of Fire Prevention, Chapter 0780-02-23-.12(3), the local government's adopted residential code publication shall be current within seven (7) years of the date of the latest edition; and

WHEREAS, through the passage of Resolutions 44-2014 on December 15, 2014 and Resolution 09-2017 on May 15, 2017, the Legislative Body of Warren County, Tennessee adopted Supplemental Guidelines of Building Construction Standards Specific to Warren County, Tennessee regarding *The International Residential Code for One & Two Family Dwellings, 2012 Edition (with specified amendments), The International Energy Conservation Code, 2009 Edition, The International Building Code, 2012 Edition, The International Mechanical Code, 2012 Edition, The International Plumbing Code, 2012 Edition, The International Fuel Gas Code, 2012 Edition, and The International Fire Code, 2012 Edition;* and

WHEREAS, in order to be in compliance with state regulations, it is in the best interest of Warren County, Tennessee to update building codes as states hereto:

- The International Residential Code for One & Two Family Dwellings, 2018 Edition, with amendments specified in the addendum to this resolution
- The International Energy Conservation Code, 2018 Edition, with amendments specified in the addendum to this resolution.
- The International Building Code, 2018 Edition
- The International Mechanical Code, 2018 Edition
- The International Plumbing Code, 2018 Edition
- The International Fire Code, 2018 Edition
- The International Fuel Gas Code, 2018 Edition

WHEREAS, the Legislative Body of Warren County, Tennessee additionally desires to adopt The N.F.P.A. Life Safety Code, 2018 Edition; and

NOW THEREFORE, BE IT RESOLVED by the Legislative Body of Warren County, Tennessee, meeting in regular session on this the 21st day of October, 2019, as follows:

SECTION 1: That the governing body of Warren County, Tennessee hereby adopts the following codes with the following listed revisions:

- The International Residential Code for One & Two Family Dwellings, 2018 Edition, with amendments specified in Addendum Two to this resolution
- The International Energy Conservation Code, 2018 Edition, with amendments specified in Addendum Two to this resolution
- The International Building Code, 2018 Edition
- The International Mechanical Code, 2018 Edition
- The International Plumbing Code, 2018 Edition
- The International Fire Code, 2018 Edition

- The International Fuel Gas Code, 2018 Edition
- The N.F.P.A. Life Safety Code, 2018 Edition

SECTION 2: That the attached Addendum to this resolution, which articulates the amendments to the above specified code volumes, shall be incorporated into this Resolution #29-2019 as if set out herein.

SECTION 3: That this resolution shall become effective immediately upon passage, the welfare of the County requiring it.

- () Passed this the 21st day of October 2019.
- () Failed for lack of second this the 21st day of October 2019.
- () Failed on vote this the 21st day of October 2019.
- () Withdrawn this the 21st day of October 2019.
- () Tabled this the 21st day of October 2019.
- () Amended this the 21st day of October 2019.

**JIMMY HALEY,
COUNTY EXECUTIVE**

ATTEST:

LESA SCOTT, COUNTY CLERK

ADDENDUM TWO TO RESOLUTION #29-2019
(revised October, 21 2019)

**Supplemental Guidelines of Building Construction Standards, Specific to
Warren County, Tennessee, regarding
The International Residential Code for One- and Two-Family Dwellings, 2018 edition, with
specified amendments;
The International Energy Conservation Code, 2018
edition, with specified amendments;
The International Building Code, 2018 edition;
The International Mechanical Code, 2018 edition;
The International Plumbing Code, 2018 edition;
The International Fuel Gas Code, 2018 edition;
The International Fire Code, 2018 edition
N.F.P.A. Life Safety Code, 2018 edition**

Supplemental guidelines specific to Warren County, Tennessee were initially adopted on September 20, 2010 as a part of Resolution No. 29-2010; revised on December 19, 2011 as a part of Resolution No. 42-2011; revised December 12, 2014 as part of Resolution No. 44-2014; and , as revised herein, shall become effective upon passage as a part of Resolution No. 29-2019:

SECTION 1. Adoption of Codes—The following are hereby adopted by reference:

- The International Residential Code for One- and Two-Family Dwellings, 2018 edition with the following amendments:
 - Remove the words “or fuel fired appliances” in Section R302.13(2);
 - Remove the words “for piping systems other than plastic” in Section P2503.7;
 - Remove the words “equipped with a self-closing device” in Section R302.5.1;
 - Remove Chapters 34-43;
 - Remove Section R313.2
- The International Energy Conservation Code, 2018 edition with the following amendments :
 - Remove table 402.1.2 and replace with table 402.1.1 of the 2009 edition of the same, except Floor R-value shall be “N/R”
- The International Building Code, 2018 edition
- The International Mechanical Code, 2018 edition
- The International Plumbing Code, 2018 edition
- The International Fuel Gas Code, 2018 edition
- The International Fire Code, 2018 edition
- N.F.P.A. Life Safety Code 101, 2018 edition

Codes shall apply to residential construction and commercial construction.

SECTION 2. Adoption of Fee Schedule—The following fee schedule, consistent with the Fee Schedule adopted by the State of Tennessee, shall be applicable to residential and commercial construction for issuance of building permits. The fee shall be payable in full at the time of application for a building permit. The fee shall be determined based on actual expected construction costs; however, the actual costs shall not be less than the construction cost based on the latest available Building Valuation Data published by the International Code Council (using a 0.60 Cost Modifier, except for the footnotes). The fee for a permit for construction shall be as specified in the following table:

<u>Total Construction Cost Fee</u>	
\$0.00 to \$5,000.....	\$100
\$5,001 to \$25,000.....	\$200
\$25,001 to \$100,000.....	\$350
\$100,001 to \$150,000.....	\$400
\$150,001 to \$200,000.....	\$450
\$200,001 to \$250,000.....	\$500
\$250,001 to \$300,000.....	\$550
\$300,001 AND UP.....	\$550 for the first \$300,000, plus \$50 for each additional fifty thousand dollars (\$50,000) above \$300,000 or fraction thereof.

- (1) The fee for a plumbing and mechanical inspection shall be one hundred dollars (\$100.00) in addition to other applicable fees.
- (2) The fee for a slab inspection, other than monolith pours, shall be one hundred dollars (\$100.00) in addition to other applicable fees.
- (3) The fee for a prefabricated wall inspection shall be one hundred dollars (\$100.00) in addition

to other applicable fees.

- (4) The fee for a re-inspection necessitated by more than one (1) rejection on a project shall be one hundred dollars (\$100.00).
- (5) Any person who “knowingly” begins any work on any building or structure before obtaining the necessary permit required under this chapter may be subject to an additional fee of one hundred percent (100%) of the required permit fee for each violation.

Fees are subject to change so as to remain consistent with the Fee Schedule as adopted by the State of Tennessee.

SECTION 3. New Construction (Residential)—Blueprints *or* working drawings, including square footage, are required in order to obtain a building permit.

SECTION 4. New Construction (Commercial)—Blueprints *or* working drawings, including square footage, and life safety plan, are required in order to obtain a building permit.

- (a) Includes Towers/additions to existing towers
- (b) Plan Review fee of \$1.50 per thousand for the first \$1,000,000 and \$1.00 per thousand for each addition \$1,000 will apply to all commercial construction over 12,000 sq.ft and all projects that would be required to be submitted to the state fire marshal for review prior to Warren County becoming exempt.

SECTION 5. Construction of a New Detached Accessory Structure or Addition Thereto—A building permit is required for new detached accessory structures including garages, carports, playhouses, patio covers, porches and tool and storage buildings that exceed 200 square feet.

SECTION 6. Construction of Additions to Existing Structures—Blueprints *or* working drawings are required for any addition with a minimum area of thirty (30) square feet in order to obtain a building permit. The minimum area of thirty (30) square feet is consistent with State of Tennessee criteria.

- (a) Construction of a deck qualifies as an addition; therefore a building permit is required for construction of a deck having a minimum area of thirty (30) square feet or a cost exceeding \$1,000.00 including labor and materials. **No permit fee will be applicable to decks.**

SECTION 7. Remodeling of Existing Structures—

- (a) A building permit is required for any remodeling project which changes the structural integrity of an existing building, if financial assistance for the project is obtained from a bank or lending institution, or requires a change in the life safety plan of a commercial building. In the event that a permit is required, the Fee Schedule specified in Section 2 and 4 is applicable.

SECTION 8. Installation of Pools—A building permit is required for installation of above-ground or in-ground pools. **No permit fee will be applicable to all above-ground or in-ground pools regardless of cost of pool.**

SECTION 9. Installation of Storm Shelters—A building permit is required for installation of in-ground storm shelters. A flat-rate permit fee of \$50 will be applicable to installation of all in-ground storm shelters regardless of cost of structure.

SECTION 10. Exemption of Agricultural Structures—Building permits will not be required for agricultural-related structures.

SECTION 11. Mobile Homes—Mobile homes are exempt pursuant to existing state guidelines.

SECTION 12. Licensure—

- (a) A valid Contractor’s License is required for work valued at \$25,000 and up. This requirement is consistent with State of Tennessee mandate.
- (b) No more than one (1) building permit shall be issued to an individual/homeowner within any two-year period. This requirement is consistent with State of Tennessee mandate.

SECTION 13. Board of Appeals—Per State mandate, a Board of Appeals shall be established to hear and make ruling on any disputes which arise concerning issuance of building permits or adherence to code specified in the adopted codes and/or this addendum