

ADDENDUM ONE
(revised December 15, 2014)

**Supplemental Guidelines of Building Construction Standards,
Specific to Warren County, Tennessee, regarding
The International Residential Code for One- and 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**

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; and, as revised herein, shall become effective upon passage as a part of Resolution No. 44-2014:

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

- The International Residential Code for One- and Two-Family Dwellings, 2012 edition with the following amendments:
 - Remove Chapter 11 (International Energy Conservation Code) and adopt 2009 edition of same;
 - Remove the words “or fuel fired appliances” in Section R501.3(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, 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
- The International Fire Code, 2012 edition

Codes shall apply to new residential construction and new 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:

<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

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, are required in order to obtain a building permit.

- (a) Towers/additions to existing towers

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 *or* if financial assistance for the project is obtained from a bank or lending institution. In the event that a permit is required, the Fee Schedule specified in Section 2 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.