

CODES AND ZONING COMMITTEE

Trousdale County Courthouse

200 East Main St., Hartsville, TN

Tuesday, August 11, 2020 at 7:00pm

Members Present:

Landon Gulley, Dwight Jewell, Ken Buckmaster, Coy Dickey, Sam Edwards and Mayor Stephen Chambers.

Members absent:

Shane Burton, John Oliver, Gary Walsh and Steve Whittaker.

1. Call to order. Meeting was called to order by Chairman Gulley at 7:05pm.
2. Approval of Minutes:
Chairman Gulley asked for a volunteer to take minutes as the Secretary was absent.
Mayor Chambers agreed to take minutes.
Motion by Dwight Jewell to approve the minutes of the January 2, 2020 meeting.
Seconded by Ken Buckmaster. **Motion carried, minutes approved.**

New Business:

3. Discussion on adoption of updated building codes.

Building Official Sam Edwards had distributed copies of two proposed ordinances. An adopting the 2018 revision of the International Building Codes, and one adopting the 2018 revision of the International Residential Codes. Copies of the Tennessee Department of Commerce and Insurance's rule making filing form regarding the state's adoption of the same codes were also distributed. Discussion of the proposed ordinances began with adoption of the 2018 International Building Codes.

Dwight Jewell stated that the 2018 revisions are less restrictive than the 2012 and 2015 codes, and that adopting the 2018 revision would mirror what the state is doing. Building Official Edwards stated that by adopting the appendix to the 2018 codes, it would provide more detail and clarity for enforcement of the codes, and that they had to be adopted for him to be able to use them during inspections. This would exclude chapter 11, as there is a separate accessibility code. Chairman Gulley asked if anything was being excluded.

Building Official Edwards stated that Section R403.3 was taken out because it would require expensive testing. Dwight Jewell stated that the EPA is pushing a new energy code, but it is not cost effective. By removing this section, the County would keep the 2009 energy code. Ken Buckmaster stated that he would like time to review the proposed code and ask questions. He is not prepared to vote on a recommendation tonight. Commissioner Buckmaster then asked what are the County's options to take provisions out of the proposed code?

Dwight Jewell stated that the County cannot take out anything the state has not taken out or made optional. Building Official Edwards stated that he has taken everything out that the state made optional to make it easier and more cost effective for contractors. Chairman Gulley then states that he would like to move onto the proposed International Residential Code.

Building Official Edwards stated that he excluded chapter 11 on energy efficiency and added some appendices. Section R313 requiring residential fire sprinklers was excluded. Commissioner Jewell stated that it has been contentious everywhere it has been considered and he wanted the committee to decide whether to add it. He has spoken to the state Fire Marshall's Office, the Municipal Technical Assistance Service, and the Tennessee Fire Sprinkler Association and they can set up a demonstration showing the difference in the burn rate between a home with a fire sprinkler versus one without a sprinkler. Chairman Gulley asked if there was a cost involved and Commissioner Jewell answers that there is not, and that he would like to invite the County Commissioners, fire fighters, and contractors to attend the demonstration. Commissioner Buckmaster stated that he would encourage having the demonstration because he has gotten conflicting information, and that he also wants to know what insurers say regarding residential fire sprinkler systems. Commissioner Jewell makes a motion to go forward with asking the Tennessee Fire Sprinkler Association to bring their demonstration trailer and perform a demonstration. Commissioner Buckmaster seconded. **Motion carried.**

Chairman Gulley stated that he encourages the committee members to review the information they have been given, and ask questions of Building Official Edwards, Commissioner Jewell and contractors. Commissioner Jewell stated that approval will require a two-thirds majority to take out or leave in the section on fire sprinklers. The 2018 codes can be viewed at iccsafe.org.

4. Public Comments:
None presented.

5. Adjourn:
The next meeting was set for Tuesday, September 15, 2020 from 6 to 8 pm.
Commissioner Jewell made a motion to adjourn, Commissioner Buckmaster seconded.
Motion carried.