

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. One 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.

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT CERTAIN 2018 ICC CODES

WHEREAS, the current guidelines used for the issuance of building permits are listed in Ordinance #129-2016-09, and

WHEREAS, the International Building Codes were Revised in 2018 and a new edition was printed, and

WHEREAS, Ordinance #129-2016-09 will remain in effect until otherwise changed by the Hartsville/Trousdale County Commission

NOW, THEREFORE, BE IT RESOLVED That Ordinance #129-2016-09 be amended to read in its entirety as follows: Standard Codes Adopted. It is the desire of Hartsville/Trousdale county to adopt, in all respects, the various standard codes relating to building, fire prevention, gas, housing, mechanical, plumbing and swimming pools and the adoption of these codes is done to facilitate proper inspection activities by Hartsville/Trousdale County relating to construction, maintenance of buildings and properties within Hartsville/Trousdale County and relating to public safety, health and general welfare.

With Guidance from Tennessee Department of Commerce and Insurance Division of Fire Prevention (Chapter 0780-02-02) Codes and Standards, alterations have been made to the following codes.

The following codes are hereby adopted by reference as though they were copied herein fully:

2018 International Building Code adding Appendix E-J, Excluding chapter 11 (Accessibility)

2018 International Fuel Gas Code Appendix A-D

2018 International Mechanical Code Appendix A

2018 International Plumbing Code Appendix B,C

2018 International Property Maintenance Code

2018 International Fire Code Appendix B-J, N

2018 International Existing Building Code

2018 International Energy Conservation Code (IECC), Except that:

- Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from 2009 IECC.
- Excluding Section R403.3.3 Duct Testing (Mandatory), and Section R403.3.4 Duct Leakage (Prescriptive)
- Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

Accessibility Code ICC/A117.1-2017

This Ordinance shall become effective ninety days (90) after 1st reading the public welfare requiring it.

1st Reading _____

Public Hearing _____

2nd Reading _____

Approved this ____ day of _____, 2020

APPROVED:

COMMISSION CHAIRMAN

ATTEST:

COUNTY CLERK

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT THE ICC 2018 IRC CODES EDITION

WHEREAS, the current guidelines used for the issuance of building permits are listed in Ordinance #149-2017-14, and

WHEREAS, the International Residential Codes were Revised in 2018 and a new edition was printed, and

WHEREAS, Ordinance #149-2017-14 will remain in effect until otherwise changed by the Hartsville/Trousdale County Commission

NOW, THEREFORE, BE IT RESOLVED That Ordinance #149-2017-14 be amended to read in its entirety as follows: Standard Codes Adopted. It is the desire of Hartsville/Trousdale county to adopt, in all respects, the various standard codes relating to building, fire prevention, gas, housing, mechanical, plumbing and swimming pools and the adoption of these codes is done to facilitate proper inspection activities by Hartsville/Trousdale County relating to construction, maintenance of buildings and properties within Hartsville/Trousdale County and relating to public safety, health and general welfare.

With Guidance from Tennessee Department of Commerce and Insurance Division of Fire Prevention (Chapter 0780-02-02) Codes and Standards, alterations have been made to the following codes.

The following codes are hereby adopted by reference as though they were copied herein fully:

2018 International Residential Code

- Adding Appendix A-C,F,H,K-M,Q,T
- Excluding chapter 11 (Energy Efficiency) and replacing with chapter 11 (Energy Efficiency) from the ICC 2009 IRC.
- Excluding Section R313 (Automatic Fire Sprinkler Systems) From the 2018 IRC codes edition.
- Figure R301.2(2) Seismic Design Categories is deleted and replaced with figure R301.2(2) Seismic Design Categories Site D from 2015 IRC
- Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:

Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure.

- **Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and sections N1102.4.2.2 Visual inspection from 2009 IRC.**
- **Excluding Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive).**
- **Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.**
- **Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.**
- **Table N1102.1 insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "l": "Log walls complying with ICC 400 and with a minimum average wall thickness of 5: or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."**
- **Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating)and 15 SEER (cooling) are used."**

This Ordinance shall become effective ninety days (90) after 2nd reading the public welfare requiring it.

1st Reading _____

Public Hearing _____

2nd Reading _____

Approved this _____ day of _____, 2020

APPROVED:

COMMISSION CHAIRMAN

ATTEST:

COUNTY CLERK