

Ordinance No. 998

AN ORDINANCE TO AMEND THE SWEETWATER MUNICIPAL CODE, TITLE 7 ENTITLED "FIRE PROTECTION AND FIREWORKS" AND TITLE 12 ENTITLED "BUILDING, UTILITY, ETC CODE" TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, FUEL GAS, FIRE, EXISTING BUILDING, AND PROPERTY MANAGEMENT CODES WITH AMENDMENTS; THE 2012 ENERGY CONSERVATION CODE WITH AMENDMENTS; AND THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE.

Whereas, the health and safety of the citizens and residents of the City of Sweetwater requires that the buildings in the City are structurally sound and fire resistant; and

Whereas, premiums for insurance for property located in the City are influenced by the building codes adopted by the City; and

Whereas, state law requires that municipal building codes are no less stringent than the codes adopted by the State; now

Therefore, Be It Ordained by the Mayor and Board of Commissioners of the City of Sweetwater, Tennessee, that:

SECTION Title 7, Chapter 2, Section 201 of the Sweetwater Municipal Code is ONE (A): hereby deleted *in toto* and replaced by the following sections to provide as follows:

7-201. Fire Code Adopted. Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 6-54-506, and for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the ***International Fire Code, 2018 edition***, ("2018 IFC") as prepared and adopted by the International Code Council, including the provisions of the NFPA Code and the Life Safety Code, published by the National Fire Protection Association, incorporated in the 2018 IFC, -- ***except any and all requirements for automatic fire sprinkler systems in one-family and two-family dwellings*** -- is hereby adopted by reference and included as a part of this code. Pursuant to the requirement of *Tenn.*

Code Ann. §6-54-502, one (1) copy of the 2018 IFC has been filed with the city recorder and is available for public use and inspection. (Ord. #555, March 1984, modified, as amended by Ord. #777, Dec. 2005; and Ord. #998, June 2022.)

SECTION Title 12, Chapter 1, Section 101 of the Sweetwater Municipal Code is
ONE (B): hereby deleted *in toto* and replaced by the following sections to provide
as follows:

12-101. Building Code Adopted. Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of establishing the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, and stability; and for regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure attributed to the built environment, the *International Building Code, 2018 edition*, as prepared and adopted by the International Code Council – *except Chapter 11, Accessibility, and Chapter 34, Section 3411, Accessibility for Existing Buildings* – is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (as amended by Ord. #777, Dec. 2005; replaced by Ord. #850, July 2010, and Ord. #896, June 2013, and replaced by Ord. #998, June 2022.)

SECTION Title 12, Chapter 2, Section 201 of the Sweetwater Municipal Code is
TWO: hereby deleted *in toto* and replaced by the following sections to provide
as follows:

12-201. Plumbing Code Adopted. Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the city water or sewerage system, the *International Plumbing Code, 2018 edition*, as prepared by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (Amended by Ord. #777, Dec. 2005, replaced by Ord. #850, July 2010; Ord. #896, June 2013; and Ord. #998, June 2022.)

SECTION Title 12, Chapter 3, Section 301 of the Sweetwater Municipal Code is
THREE: hereby deleted *in toto* and replaced by the following sections to provide
as follows:

12-301. *Electrical Code Adopted.* Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, the ***National Electrical Code, 2017 edition***, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code. (1982 Code, § 4-301, as amended by Ord. #777, Dec. 2005, replaced by Ord. #850, July 2010, and Ord. #896, June 2013, and amended by Ord. #918, Oct. 2014; and Ord. #998, June 2022.)

SECTION Title 12, Chapter 4, Section 401 of the Sweetwater Municipal Code is
FOUR: hereby deleted *in toto* and replaced by the following sections to provide
as follows:

12-401. *Residential Code Adopted.* Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, energy conservation, adequate light and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the ***International Residential Code, 2018 edition***, as prepared and adopted by the International Code Council -- *except*:

(a) Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. §68-120-101(a)(8);

(b) Chapters 34-43 relating to Electrical Installations are deleted and the National Electrical Code 2017 Edition shall apply;

(c) Figure R301.2 (2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from the 2012 IRC;

- (d) See Table R301.2(1) for Climatic and Geographic Design Criteria as attached to this ordinance;
- (e) Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC;
- (f) Section N1103.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional;
- (g) Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factor from 2018 are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC;
- (h) Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety; and
- (i) 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 with ICC400 and with a minimum average wall thickness of 5” or greater shall be permitted in Zone 4 when a fenestration U-factor of .35 or lower is used, a skylight 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 --

is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the residential code. (1982 Code, as amended by Ord. #777, Dec. 2005, replaced by Ord. #850, July 2010, and Ord. #896, June 2013, and amended by Ord. #918, Oct. 2014; and Ord. #998, June 2022.)

SECTION FIVE: Title 12, Chapter 5, Section 501 of the Sweetwater Municipal Code is hereby deleted *in toto* and replaced by the following sections to provide as follows:

12-501. *Energy Conservation Code Adopted.* Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the

purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the *International Energy Conservation Code, 2012 edition*, as prepared by the International Code Council -- *except*:

- (a) Section R402.4.1.2 "Testing" is deleted and replaced with the Section 402.4.2.1 "Testing" option and Section 402.4.2.2 "Visual Inspection" option from the 2009 IECC;
- (b) Section R403.3.3 "Duct Testing (Mandatory)" and Section R403.3.4 "Duct Leakage (Prescriptive)" are optional;
- (c) Table 402.1.2 "Insulation and Fenestration Requirements by Component" and Table R402.1.4 "Equivalent U-Factor" 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"; and
- (d) for commercial buildings, the *International Energy Conservation Code, 2012 edition*, is adopted except the provisions of the *International Energy Conservation Code, 2006 edition*, shall apply to the following occupancy classifications; Group F-1, moderate-hazard factory industrial; Group F-2, low-hazard factory industrial; Group S-1, moderate hazard storage; and Group S-2, low-hazard storage --

is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code. (as amended by Ord. #777, Dec. 2005, replaced by Ord. #850, July 2010; Ord. #896, June 2013; amended by Ord. #918, Oct. 2014; and amended by Ord. #998, June 2022.)

SECTION SIX: Section Six is included for consistency on enumeration only.

SECTION SEVEN: Title 12, Chapter 7, Section 701 of the Sweetwater Municipal Code is hereby deleted *in toto* and replaced by the following sections to provide as follows:

12-701. Mechanical Code Adopted. Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems, the *International Mechanical Code, 2018 edition*, as prepared by the International Code Council is hereby adopted and incorporated by reference as a part of this code, and is hereby referred to as the mechanical code. (as added by Ord. #850, July 2010, replaced by Ord. #896, June 2013, and amended by Ord. #918, Oct. 2014; and Ord. #998, June, 2022.)

SECTION Title 12, Chapter 8, Section 801 of the Sweetwater Municipal Code is
EIGHT: hereby deleted *in toto* and replaced by the following sections to provide as follows:

12-801. Fuel Gas Code Adopted. Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of establishing regulations for fuel gas systems and gas-fired appliances using prescriptive and performance-related provisions, the *International Fuel Gas Code, 2018 edition*, as prepared and adopted by the International Code Council, is hereby adopted and incorporated be, and is hereinafter referred to as the fuel gas code. (Added by Ord. #896, June 2013; amended by Ord. #918, Oct. 2014; and Ord. #998, June 2022.)

SECTION Title 12, Chapter 9, Section 901 of the Sweetwater Municipal Code is
NINE: hereby deleted *in toto* and replaced by the following sections to provide as follows:

12-901. Property Maintenance Code Adopted. Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of providing minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance, the *International Property Maintenance Code, 2018 edition*, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the property maintenance code. (as added by Ord. #896, June 2013, and amended by Ord. #918, Oct. 2014.)

SECTION Title 12, Chapter 10, Section 1001 of the Sweetwater Municipal Code is
TEN: hereby deleted *in toto* and replaced by the following sections to provide
as follows:

12-1001. *Property Maintenance Code Adopted.* Pursuant to authority granted by *Tenn. Code Ann.* §§ 6-54-501 through 506, and for the purpose of providing a concise set of regulations and procedures to effect safety in occupancy, the *International Existing Building Code, 2018 edition*, as prepared by the International Code Council, is adopted and the same is incorporated herein by reference, subject to modifications as her provided, and shall be known and referred to as the existing buildings added by Ord. #896, June 2013, and amended by Ord. #918, Oct. 2014; and Ord. #998, June, 2022.)

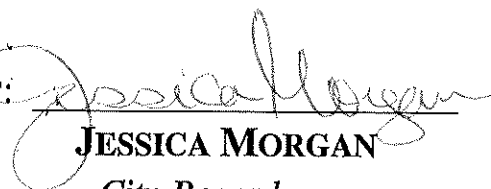
SECTION ***Severability.*** Any Ordinance, Resolution, or Motion of parts thereof in
ELEVEN: conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase, or paragraph of this Ordinance is declared to be unconstitutional or unenforceable by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

SECTION ***Effective Date.*** This ordinance shall take effect from and after its
TWELVE: passage, the welfare of the City requiring it.

Passed on First Reading: 5-2-2022
Passed on Second Reading: 6-6-2022



DOYLE LOWE, Mayor

ATTEST: 
JESSICA MORGAN
City Recorder