ORDINANCE 19-11

A ORDINANCE ADOPTING THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL PLUMBING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018 INTERNATIONAL RESIDENTIAL CODE (WITH SPECIFIED CONDITIONS), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (WITH SPECIFIED CONDITIONS).

(Replaces Ordinance 16-20)

WHEREAS, for the purpose of promotion of the public health, safety, comfort, convenience, and general welfare of the people of the City of Lewisburg, Tennessee, the Governing Body is authorized to prescribe regulations and standards for the design, construction, and repair to buildings and structures with the City; **and**

WHEREAS, Tennessee Code Annotated Title 5-20-102 allows cities to adopt building codes by reference; **and**

WHEREAS, the building codes adopted by reference must be current within seven years of the date of the latest editions; **and**

WHEREAS, in its legislative judgment the City of Lewisburg had found that building regulations and standards must be dynamic and modified from time to time to reflect change4s in model codes, construction materials, recognized construction methods, and safety standards necessary to preserve and promote the private and public interest; **and**

WHEREAS, many of the surrounding communities, have adopted or will adopt the 2018 International Code Council series of codes which allows builders, designers, and developers to reference one version of code books in the Middle Tennessee area.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Lewisburg, Tennessee that:

The 2018 International Energy Conservation Code is hereby adopted and incorporated by reference as a part of this Code and is hereinafter referred to as the Energy Conservation Code. **Modifications,** the provisions of the Energy Code that apply to buildings constructed under the adopted Residential Code shall be found in Chapter 4 of the 2009 International Energy Conservation Code published by the International Code Council. With this adoption, it is the intent of the City of Lewisburg to comply with the minimum energy code required by the State of Tennessee. The City of Lewisburg shall adopt administrative regulations to incorporate subsequent amendments to the Energy Code when the State of Tennessee adopts a more current Energy Code. These amendments shall be identified by the Building and Zoning Director as to the date and source in order to comply with minimum State requirements for exempt jurisdictions and shall take effect as provided in Tennessee Code Annotated, § 5-20-102 unless disapproved by Ordinance of the City of Lewisburg.

The 2018 International Residential Code is herby adopted with specific conditions for the City of Lewisburg, Tennessee.

Modifications.

Adopt: Section R313 AUTOMATIC FIRE SPRINKLERR SYSTEMS of the 2018 International Residential Code with the following conditions:

Section R313.1 regarding automatic sprinklers systems in townhouses add to the exception of the following language "An automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exist between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall.

Delete: R313.2 One and two-family dwelling automatic fire systems.

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THEREFORE, BE IT FURTHER ORDAINED that the Mayor and Council does hereby adopt the:

2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL PLUMBING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018 INTERNATIONAL RESIDENTIAL CODE (WITH SPECIFIED CONDITIONS), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (WITH SPECIFIED CONDITIONS).

for use in the City of Lewisburg, Tennessee effective January 1, 2020.

Severability. In the event that any section, clause provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all invalid parts that are severable full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the City of Lewisburg prior to the effective date of this Ordinance.

BE IT FINALLY ORDAINED BY THE CITY OF LEWISBURG, Tennessee, that this Ordinance shall be in full force in effect for any permit application received by the Building and Zoning Department on or after January 1, 2020, the health, safety, and welfare of the citizens of the City of Lewisburg, Tennessee requiring it.

Approved and Adopted:

Passed 1st reading: **November 12 , 2019**

Passed 2nd reading: **December 10, 2019**

Passed 3rd & final reading: **January 14, 2020**

Jim Bingham, Mayor

Pamela R. Davis

Attest: Pamela R. Davis,
City Recorder