

**A RESOLUTION TO ADOPT A FAMILY OF BUILDING CODES  
RELATING TO INSPECTION ACTIVITIES OF RUTHERFORD COUNTY, TENNESSEE  
AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED  
IN SAID CODES**

**WHEREAS**, it is the desire of Rutherford County, Tennessee, to adopt an updated family of building related codes (herein, the "Codes"); and

**WHEREAS**, the provisions of T.C.A. §5-20-101 *et seq.* authorizes such action by Rutherford County, Tennessee; and

**WHEREAS**, the adoption of these codes is done to facilitate proper inspection activities by Rutherford County, Tennessee related to construction and maintenance of buildings within the unincorporated boundaries of said County and within those incorporated municipalities where the municipality has not otherwise adopted a minimum building code respecting the same subject matter as provided in T.C.A. §5-20-106 and relating to public safety, health and general welfare.

**NOW, THEREFORE**, be it resolved by the Rutherford County Board of Commissioners, as follows:

**Section 1:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Building Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

**Section 2:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Residential Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the

amendments and deletions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

**Section 3:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Fire Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

**Section 4:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Mechanical Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "D" attached hereto and incorporated herein by this reference.

**Section 5:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Plumbing Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "E" attached hereto and incorporated herein by this reference.

**Section 6:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Fuel Gas Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "F" attached hereto and incorporated herein by this reference.

**Section 7:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Existing Building Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the

amendments and deletions set forth on Exhibit "G" attached hereto and incorporated herein by this reference.

**Section 8:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Swimming Pool and Spa Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "H" attached hereto and incorporated herein by this reference.

**Section 9:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Energy Conservation Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "I" attached hereto and incorporated herein by this reference.

**Section 10:** Be it resolved by the Rutherford County Board of Commissioners that the 2018 International Property Maintenance Code as adopted by the International Code Council shall be and hereby is adopted by this reference as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "J" attached hereto and incorporated herein by this reference.

**BE IT FURTHER RESOLVED** by Rutherford County, Tennessee that to the extent any matters in said Codes are contrary to, or conflict with, any existing Resolutions of Rutherford County, then the provisions of such Codes shall prevail and any existing Resolutions to the contrary are hereby repealed and/or amended, as may be required to conform to the Codes, but shall otherwise remain in full force and effect.

**BE IT FURTHER RESOLVED** that when reference is made in the Codes to the duties of certain identified or named officials whose titles differ from officials in Rutherford County, then

the designated official of Rutherford County, Tennessee whose duties correspond to those of the official named in said Codes shall be deemed to be the person responsible for enforcing the provisions of said Codes.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect and be in force from and after its passage, the public welfare requiring it.

APPROVED AND ADOPTED by the Rutherford County Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

RUTHERFORD COUNTY MAYOR

By: \_\_\_\_\_  
Bill Ketron, Mayor

ATTEST:

COUNTY CLERK

By: \_\_\_\_\_

**EXHIBIT 'A'****2018 INTERNATIONAL BUILDING CODE**

<b>SECTION 101.1</b>	<b>Title.</b> Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."
<b>SECTION 103.1</b>	<b>Creation of Enforcement Agency.</b> Delete "Department of Building Safety" and substitute "Department of Building and Codes"
<b>SECTION 104.10.1</b>	<b>Flood Hazard Areas.</b> Delete this section in its entirety.
<b>SECTION 105.2</b>	<b>Work exempt from permit.</b> <b>Building</b> #2 Amend to read "Fences." Delete the remainder of the sentence Add the following exemption as #14: "Roof covering replacement provided the work does not involve roof deck replacement and/or structural framing." Add the following exemption as #15: "Roof covering replacement where the new roofing system is the same as the building's existing roofing system." <b>Mechanical</b> Add the following exemption as #8: "Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid." Add the following exemption as #9: "Replacement of any like package or split HVAC equipment that are permanently installed to provide control of the buildings environmental conditions."
<b>SECTION 107.2.6.1</b>	<b>Design Flood Elevations.</b> Delete this section in its entirety.
<b>SECTION 109.2</b>	<b>Schedule of permit fees.</b> Delete the text of this section in its entirety and substitute with the following: "The fees for all work on buildings, structures, plumbing and mechanical systems, gas, or alterations thereto requiring a permit shall be set by the Rutherford County Board of Commissioners."
<b>SECTION 109.3</b>	<b>Building permit valuations.</b> Delete the text of this section in its entirety and substitute with the following: "Building valuations for building permits shall be as determined by the Rutherford County Board of Commissioners."
<b>SECTION 109.4</b>	<b>Work commencing before permit is issued.</b> Delete the phrase beginning with "...subject to a fee established" and substitute with "required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work."
<b>SECTION 110.3.11.1</b>	<b>Flood hazard documentation.</b> Delete this section in its entirety.
<b>SECTION 113</b>	<b>Board of Appeals.</b> Delete this section in its entirety and in lieu thereof substituting the following: "The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."

**EXHIBIT 'B' 2018 INTERNATIONAL RESIDENTIAL CODE**

<b>SECTION R101.1</b>	<b>Title.</b> Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."
<b>SECTION R102.2</b>	<b>Scope. Exception:</b> Amended by deleting the last portion of the exception, beginning with "...where provided with..." and add a "." at the end of "...with this code".
<b>SECTION R103.1</b>	<b>Creation of Enforcement Agency.</b> Delete "Department of Building Safety" and substitute "Department of Building and Codes". Throughout the International Residential Code where it references the "department of building safety" substitute "Department of Building and Codes."
<b>SECTION R105.2</b>	<b>Work exempt from a permit.</b> To be amended as follows: <b>Building:</b> #1. Replace "200 square feet" with "120 square feet". #2. Delete in its entirety and replace with "Roof covering replacement that does not involve replacement of roof decking or framing." #10. Delete in its entirety. <b>Gas:</b> Add "#4. Replacement of any gas appliance or equipment with the same input BTU when the installer is TN State licensed installer." <b>Mechanical:</b> Add "#9. Replacement of an HVAC unit where heating and cooling capacity and fuel source is not changing." <b>Determination of substantially improved or substantially damage existing buildings in flood hazard area.</b> Delete this section in its entirety.
<b>SECTION R105.3.1.1</b>	<b>Submittal documents.</b> Amended to add the following sentence to the end of the first paragraph: "Construction documents for any structure with 5,000sf or greater, with a basement or containing three (3) or more townhome units must be submitted for plans review to verify compliance with building code requirements."
<b>SECTION R106.1</b>	<b>Fees.</b> Delete the text of this section in its entirety and substitute with the following: "The fees for all work on buildings, structures, plumbing and mechanical systems, gas, or alterations thereto requiring a permit shall be set by the Rutherford County Board of Commissioners."
<b>SECTION 108.2</b>	<b>Work commencing before permit issuance.</b> Delete the phrase beginning with "...subject to a fee established" and substitute with "required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work."
<b>SECTION R108.6</b>	<b>Board of Appeals.</b> Delete this section in its entirety and in lieu thereof substituting the following: "The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."
<b>SECTION R112.1</b>	<b>Definitions.</b> Add "Sleeping Room. A room with a door at the entrance and a closet of any type within the room."
<b>SECTION R202</b>	<b>Climatic and Graphic Design Criteria.</b> Amended by inserting the following: Ground Snow Load (lbs) – 10 Wind Speed (mph) – 115 Topo Effects – No Special Wind Region – No Windborne Debris Zone – No Seismic Design – B Weathering – Severe Frost Line – 12" Termite – Very Heavy
<b>TABLE R301.2(1)</b>	

Winter Design Temp - 14°  
 Ice Barrier – No  
 Flood Hazards – In accordance with adopted zoning ordinance  
 Air Freezing Index – 366  
 Mean Annual Temp - 59°  
 Manual J Design Criteria Elevation (feet) – 615  
 Latitude (Degrees North) – 14  
 Winter Heating – 14  
 Summer Cooling – 94  
 Altitude correction factor – Note P  
 Indoor Design Temperature – 70  
 Design Temperature Cooling – 75  
 Heating Temperature Difference – Note P  
 Cooling Temperature Difference – Note P  
 Wind Velocity Cooling – Note P  
 Coincident Wet Bulb – 74  
 Daily Range – M  
 Winter Humidity – Note P  
 Summer Humidity – Note P

**TABLE 301.2(1)**  
**SECTION 302.1**

Add Note p. "This value shall be determined using Manual J Design Criteria."

**Exterior Walls.** Delete this section in its entirety and in lieu thereof substituting the following:  
 "Exterior walls and their projections, including fire places, decks, and roof overhangs shall not be within 5 feet (1524 mm) of a side lot line, except that a soffit or overhang may extend 12 inches (305 mm) into the 5-foot setback if the overhang has a minimum fire-resistance rating of 1 hour on the underside or fire blocking is installed between rafters. The exterior walls of single family dwelling, townhomes, duplexes and zero-lot-line structures shall be at least 10 feet (3,048 mm) from other structures, other than accessory structures, when located on the same lot. HVAC units for all structures must be a minimum of 18 inches from side lot lines, and at least 12" inches from the structure they serve or as required by the manufacturer, whichever is greatest."

**SECTION 302.5.1**

**Opening protection.** Amended by deleting the last phrase in the paragraph beginning with "...equipped with a self-closing or automatic-closing device."

**SECTION R309.3**  
**SECTION R311**

**Flood hazard areas.** Delete this section in its entirety.

**New section R311.1.1** and inserting the following: "Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces."

**SECTION R313**  
**SECTION R320**  
**SECTION R322**  
**CHAPTER 11**

**Automatic Fire Sprinkler Systems.** Delete this section in its entirety.

**Accessibility.** Delete this section in its entirety.

**Flood-resistant construction.** Delete this section in its entirety.

**Energy Efficiency.** Delete this chapter in its entirety. Substituting in lieu thereof with the following: Buildings and structures regulated by this code shall comply with the 2018 International Energy Conservation Code."

**SECTION P2603.5.1**  
**SECTION 2901**

**Sewer depth.** Within this section, replace "[NUMBER]" in two locations with "12 inches"

**Add new section "2903.3 Existing piping used for grounding.** Any new construction may not rely on water service piping for electrical grounding."

**SECTION P2903.7**

**Size of water service mains, branch mains and risers.** Amended by deleting "¾ inch" in the first sentence and replacing in lieu thereof with "1 inch". Delete the period after "diameter" and add "and shall extend from the water meter to the first water heater."

**EXHIBIT 'C'**

**2018 INTERNATIONAL FIRE CODE**

**SECTION 101.1**

**Title.** Delete the phrase “[name of jurisdiction]” and substitute with “Rutherford County, Tennessee.”

**SECTION 102.5**

**Application of residential code.** Delete this section in its entirety. Any and all provisions in the said 2018 International Fire Code that apply to single-family residential property shall be and are hereby deleted and said Fire Code shall not have application to single-family residential property in Rutherford County.

**SECTION 105**

**Permits.** Delete this section in its entirety.

**SECTION 903.2.1.2**

**Group A-2. Number 2,** delete the words “The fire area has...”

**APPENDIX B**

**Adopt Section B103 only.** The remainder of this appendix shall not be adopted.

**APPENDIX C**

**Fire Hydrant.** This appendix shall be adopted.

**APPENDIX D**

**Fire Apparatus Access Roads.** Sections 103.3 through 103.6.2, Sections 104.1 through 1.04.3, Section 105 and Section 106 shall be adopted. Any and all references in Appendix D to any cul-de-sac sizes shall be amended to reflect a diameter of 86 feet and a minimum road width of 20 feet.

**APPENDIX I**

**Fire Protection Systems-Noncompliant Conditions.** This appendix shall be adopted.



**EXHIBIT 'D'****2018 INTERNATIONAL MECHANICAL CODE****SECTION 101.1**

**Title.** Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."

**THROUGHOUT**

The 2018 International Mechanical Code is hereby amended by deleting all references to the "department of mechanical inspection" and substituting in lieu thereof the phrase "Building and Codes Department."

**SECTION 106.2**

**Permits not required.** Amend by adding the following exemption: "9. Replacement of any like package or split HVAC equipment that are permanently installed to provide control of the buildings environmental conditions."

**SECTION 106.5.2**

**Fees.** Delete "[Jurisdiction to insert appropriate schedule]" and replace with "the most recent schedule of fees adopted by the Rutherford County Board of Commissioners."

**SECTION 108.4**

**Violation Penalties.** Delete the latter part of the section starting with "...shall be guilty of..." and replace with "...shall be subject to penalties as prescribed by law."

**SECTION 108.5**

**Stop Work Orders.** Delete the last two lines of the section starting with "...shall be liable for..." and replace with "...shall be subject to penalties as prescribed by law."

**SECTION 109**

**Means of appeal.** Delete this section in its entirety and in lieu thereof substituting the following: "The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."

**EXHIBIT 'E'****2018 INTERNATIONAL PLUMBING CODE**

<b>SECTION 101.1</b>	<b>Title.</b> Delete the phrase “[name of jurisdiction]” and substitute with “Rutherford County, Tennessee.”
<b>THROUGHOUT</b>	The 2018 International Plumbing Code is hereby amended by deleting all references to the “department of plumbing inspection” and substituting in lieu thereof the phrase “Building and Codes Department.”
<b>SECTION 106.6.1</b>	<b>Work commencing before permit issuance.</b> Delete the phrase beginning with “...subject to a fee established” and substitute with “required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work.”
<b>SECTION 106.6.2</b>	<b>Fees.</b> Delete “[Jurisdiction to insert appropriate schedule]” and replace with “the most recent schedule of fees adopted by the Rutherford County Board of Commissioners.”
<b>SECTION 108.4</b>	<b>Violation Penalties.</b> Delete the latter part of the section starting with “...shall be guilty of...” and replace with “...shall be subject to penalties as prescribed by law.”
<b>SECTION 108.5</b>	<b>Stop Work Orders.</b> Delete the last two lines of the section starting with “...shall be liable for...” and replace with “...shall be subject to penalties as prescribed by law.”
<b>SECTION 305.4.1</b>	<b>Sewer depth.</b> Within this section, replace “[NUMBER]” in two locations with “12 inches”
<b>SECTION 601.3</b>	<b>Existing piping used for grounding.</b> Add to end of this paragraph: “Any new construction may not rely on water service piping for electrical grounding.”
<b>SECTION 603.1</b>	<b>Size of water service mains, branch mains and risers.</b> Amended by deleting “¾ inch” in the last sentence and replacing in lieu thereof with “1 inch”.
<b>SECTION 903.1</b>	<b>Roof extension.</b> Replace “[NUMBER]” with “6 inches”.

**EXHIBIT 'F'****2018 INTERNATIONAL FUEL GAS CODE**

<b>SECTION 101.1</b>	<b>Title.</b> Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."
<b>THROUGHOUT</b>	The 2018 International Fuel Gas Code is hereby amended by deleting all references to the "department of inspection" and substituting in lieu thereof the phrase "Building and Codes Department."
<b>SECTION 106.2</b>	<b>Permits not required.</b> Add additional items as follows: "3. Replacement of any like gas appliance or equipment with the same input BTU rating when work is performed by a licensed gas contractor. 4. Emergency repairs may be performed at night, or weekends and holidays, and during a natural disaster without first obtaining a permit. However, a permit must be obtained within the next two working days, unless the type of work performed is exempt from permits."
<b>SECTION 106.6.1</b>	<b>Work commencing before permit issuance.</b> Delete the phrase beginning with "...subject to a fee established" and substitute with "required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work."
<b>SECTION 106.6.2</b>	<b>Fees.</b> Delete "[Jurisdiction to insert appropriate schedule]" and replace with "the most recent schedule of fees adopted by the Rutherford County Board of Commissioners."
<b>SECTION 108.4</b>	<b>Violation Penalties.</b> Delete the latter part of the section starting with "...shall be guilty of..." and replace with "...shall be subject to penalties as prescribed by law."
<b>SECTION 108.5</b>	<b>Stop Work Orders.</b> Delete the last two lines of the section starting with "...shall be liable for..." and replace with "...shall be subject to penalties as prescribed by law."
<b>SECTION 109</b>	<b>Means of Appeals.</b> Delete this section in its entirety and in lieu thereof substituting the following: "The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."
<b>SECTION 623</b>	<b>Cooking appliances.</b> Add new section "623.8 Commercial cooking appliance safeguard devices. All commercial gas fired cooking equipment, new or used, must be equipped with a flame safeguard device which shall automatically shut off the fuel supply to a main burner or group of burners when the means of ignition of such burners becomes inoperable."

**EXHIBIT 'G'****2018 INTERNATIONAL EXISTING BUILDING CODE**

<b>SECTION 101.1</b>	<b>Title.</b> Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."
<b>SECTION 103.1</b>	<b>Creation of Enforcement Agency.</b> Delete "Department of Building Safety" and substitute "Department of Building and Codes"
<b>SECTION 104.2.1</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 104.10.1</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 105.2</b>	<b>Work exempt from permit.</b> Add the following exemption as #8: "Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid." Add the following exemption as #9: "Replacement of any like package or split HVAC equipment that are permanently installed to provide control of the buildings environmental conditions."
<b>SECTION 108.2</b>	<b>Schedule of permit fees.</b> Delete the text of this section in its entirety and substitute with the following: "The fees for all work on buildings, structures, plumbing and mechanical systems, gas, or alterations thereto requiring a permit shall be set by the Rutherford County Board of Commissioners."
<b>SECTION 108.4</b>	<b>Work commencing before permit issuance.</b> Delete the phrase beginning with "...subject to a fee established" and substitute with "required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work."
<b>SECTION 112</b>	<b>Board of Appeals.</b> Delete this section in its entirety and in lieu thereof substituting the following: "The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."
<b>SECTION 401.3</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 405.2.5</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 502.3</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 503.2</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 507.3</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 1201.4</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 1201.4</b>	<b>Flood hazard areas.</b> Delete this section in its entirety.
<b>SECTION 1301.3.3</b>	<b>Compliance with flood hazard provisions.</b> Delete this section in its entirety.
<b>SECTION 1301.4</b>	<b>Investigation and evaluation.</b> Add the following to the end of this section: "Evaluation shall be performed by a Tennessee licensed architect or engineer. Exception: The Building Official may waive this requirement based on the scope and complexity of the work."

**EXHIBIT 'H'****2018 INTERNATIONAL SWIMMING POOL AND SPA CODE****THROUGHOUT**

The 2018 International Swimming Pool and Spa Code is hereby amended by deleting all references to the "department of building safety" and substituting in lieu thereof the phrase "Building and Codes Department."

**SECTION 101.1**

**Title.** Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."

**SECTION 101.2**

**Add exception as follows:** "Exception: Commercial pools as defined and regulated by the Hotel and Public Swimming Pool Inspection Act set forth in T.C.A. §68-14-301 et. seq."

**SECTION 105.3**

**Add exception as follows:** "Exception: Building Official shall have the authority to waive the requirement for construction drawings where the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code."

**SECTION 105.6.2**

**Fees.** Delete "[Jurisdiction to insert appropriate schedule]" and replace with "the most recent schedule of fees adopted by the Rutherford County Board of Commissioners."

**SECTION 107.4**

**Violation penalties.** Delete the second half of the paragraph beginning with "...shall be guilty of..." and substitute in lieu thereof with "...shall be subject to penalties as prescribed by law."

**SECTION 108**

**Mean of Appeal.** Delete this section in its entirety and in lieu thereof substituting the following: "The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."

**SECTION 304**

**Flood hazard areas.** Delete this section in its entirety.

**SECTION 323**

Amended by adding two new sections as follows:

**"Section 323.4 Swimming Pool Alarms.** All swimming pools installed or substantially altered at a residential dwelling on and after the effective date of January 1, 2011, shall be equipped with a properly functioning swimming pool alarm.

**Section 323.4.1 Definitions.** For purposes of this section the terms "pool alarm", "residential dwelling", and "swimming pool" shall have the meanings established herein.

Pool alarm means a device which emits a sound of at least fifty decibels when a person or an object weighing fifteen pounds or more enters the water in a swimming pool but shall not include, swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

Residential dwelling means a one-family dwelling structure.

Swimming pool means any structure that is intended for swimming or recreational bathing and contains water over thirty-six (36) inches deep, including but not limited to, in-ground, above ground, and on-ground swimming pools, hot tubs, and non-portable spas, but does not mean a public swimming pool (defined as spa-type) wading, special purpose pools or water recreation attractions, including, but not limited to, those operated by camps, child care facilities, cities, clubs, subdivisions, apartment buildings, counties, institutions, schools, motels, hotels, and mobile home parks to which admission may be gained with or without payment of a fee, nor does it mean a multi-family residential housing swimming pool (defined as a private swimming pool maintained by a homeowners' association solely for the use and benefit of the members of the homeowners' association and their guests)."

**EXHIBIT 'I'****2018 INTERNATIONAL ENERGY CONSERVATION CODE**

<b>SECTION C101.1</b>	<b>Title.</b> Delete the phrase “[name of jurisdiction]” and substitute with “Rutherford County, Tennessee.”
<b>SECTION C103.1</b>	<b>Construction documents.</b> Add the following to the end of the paragraph: “The Building Official may choose to accept a certification signed by a designer or contractor for compliance with this code for all structures except single-family dwellings, townhomes or duplexes.”
<b>SECTION C104.2</b>	<b>Fees.</b> Delete “[Jurisdiction to insert appropriate schedule]” and replace with “the most recent schedule of fees adopted by the Rutherford County Board of Commissioners.”
<b>SECTION C104.3</b>	<b>Work commencing before permit issuance.</b> Delete the phrase beginning with “...subject to a fee established” and substitute with “required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work.”
<b>SECTION C109</b>	<b>Board of Appeals.</b> Delete this section in its entirety and in lieu thereof substituting the following: “The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code.”
<b>SECTION R104</b>	<b>Fees.</b> Delete “[Jurisdiction to insert appropriate schedule]” and replace with “the most recent schedule of fees adopted by the Rutherford County Board of Commissioners.”
<b>SECTION R104.3</b>	<b>Work commencing before permit issuance.</b> Delete the phrase beginning with “...subject to a fee established” and substitute with “required to pay two times the established fee for the required permit. The Building Official may waive the doubling of the established fee where the contractor, or other person applying for permit, demonstrates good cause for the failure to obtain the required permit before commencing work.”
<b>SECTION R109</b>	<b>Board of Appeals.</b> Delete this section in its entirety and in lieu thereof substituting the following: “The Construction Board of Adjustments and Appeals for Rutherford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code.”
<b>TABLE R402.1.2</b>	<b>Table R402.1.2 Insulation and Fenestration requirements by component.</b> Delete the numbers in the row for climate zone “4 except marine” and substitute with the following: Fenestration U factor - 0.32 Skylight U factor - 0.60 Glazed fenestration - NR Ceiling R value - 38 Wood frame wall R value - 13 Mass wall R-value - 5/10 Floor R-value - 19
<b>TABLE R402.1.4</b>	<b>Table R402.1.4 Equivalent U-factors</b> delete the numbers in row for climate zone “4 except marine and substitute the following: Fenestration U factor - 0.35 Skylight U factor - 0.60 Ceiling U factor - 0.030 Wood frame wall R value - 0.082 Mass wall U factor - 1.141
<b>SECTION R402.4.1.2</b>	<b>Testing.</b> Delete “three air changes per hour” and substitute “7 air changes per hour” and deleting the last two sentences in the first paragraph beginning with “Where required by ...” and add the following in lieu thereof: “The test must be performed by a person certified as a Home Energy Rating Systems (HERS) rater or Duct and Envelope Tightness Verifier or who possesses a current professional certification from HERS rater, Building Performance Institute or other similar entity designated

by the Chief Building Official. This test cannot be performed by the prime contractor as listed on the building permit or a direct employee of the prime contractor. A certification from the person performing the test shall be submitted with the following information:

- (1) Address where test was performed;
- (2) Name of person performing the test;
- (3) Company name;
- (4) Date when the test was performed; and
- (5) Results of the test in A.C.H.;
- (6) Outside air required by whole house ventilation system;

Actual outside air provided by whole house ventilation system.”

**SECTION R402.4.4**

**Rooms containing fuel-burning appliances.** Delete this section in its entirety.

**SECTION 403.3.3**

**Duct testing (mandatory).** Delete the last paragraph in its entirety beginning with “a written report...” and substitute the following:

“The test must be performed by a person certified as a Home Energy Rating Systems (HERS) rater or Duct and envelope Tightness Verifier or who possesses a current professional certification from HERS rater, Building Performance Institute or other similar entity designated by the Chief Building Official. This test cannot be performed by the prime contractor as listed on the building permit or a direct employee of the prime contractor. A certification from the person performing the test shall be submitted with the following information:

- (1) Address where test was performed;
- (2) Name of person performing the test;
- (3) Company name;
- (4) Date when the test was performed;
- (5) Square footage of the conditioned space;
- (6) Results of test in cubic feet per minute per square footage of the conditioned space; and
- (7) Whether the test was performed at rough-in or post construction.”

**SECTION R403.3.4**

**Duct leakage (prescriptive).**

1. Rough-in test: change “4 cubic feet per minute (113.3 L/M)” to read “6 cubic feet per minute (169.9 L/M)” and “3 cubic feet per minute (85 L/min)” to read “4cfm (113.3 L/Min).
2. Postconstruction test: change “4 cubic feet per minute (113.3 L/min)” to read “12 cubic feet per minute (339.8 L/min)”

**EXHIBIT 'J'****2018 INTERNATIONAL PROPERTY MAINTENANCE CODE**

<b>SECTION 101.1</b>	<b>Title.</b> Delete the phrase "[name of jurisdiction]" and substitute with "Rutherford County, Tennessee."
<b>SECTION 103.1</b>	Amend "Department of Property Maintenance" to read "Department of Building and Codes."
<b>SECTION 103.5</b>	<b>Fees.</b> Delete this section in its entirety.
<b>SECTION 111.1</b>	<b>Means of appeal.</b> Replace "board of appeals" with Construction Board of Adjustments and Appeals".
<b>SECTION 112.4</b>	<b>Failure to comply.</b> Delete the last two lines of the section starting with "...shall be liable to a fine of..." and replace with "...shall be subject to penalties as prescribed by law."
<b>SECTION 302.1</b>	<b>Sanitation.</b> Add the following statement to the end of the section, "Furniture intended for indoor use shall not be stored or used outdoors".
<b>SECTION 302.4</b>	<b>Weeds.</b> Replace "[Jurisdiction to insert height in inches]" with "15 inches".
<b>SECTION 304.14</b>	<b>Insect screens.</b> Delete this section in its entirety.
<b>SECTION 302.8</b>	<b>Motor Vehicle Sanitation.</b> Amend to add the following to the end of the paragraph. "Vehicles permitted by the Rutherford County Zoning Ordinance must be parked on a driveway or dustless surface."
<b>SECTION 602.3 AND 602.4</b>	<b>Heat Supply.</b> In both sections listed amend [DATE] to [DATE] to read October 1 to April 30.