

ORDINANCE NO. 2021-07

**AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING
CODE –2018 EDITION, THE INTERNATIONAL RESIDENTIAL CODE –
2018 EDITION, THE INTERNATIONAL FIRE CODE – 2018 EDITION,
THE INTERNATIONAL MECHANICAL CODE – 2018 EDITION,
THE INTERNATIONAL FUEL GAS CODE – 2018 EDITION,
AND THE INTERNATIONAL PLUMBING CODE – 2018 EDITION**

WHEREAS, the Town of Jonesborough desires to upgrade its building code and associated codes related to construction and development to editions compliant with State codes and guidelines, and

WHEREAS, the 2018 International Codes and other related codes have been reviewed by the building inspector and fire inspection staff, and they are making a recommendation for approval of various upgraded codes with some modifications or exceptions, then

NOW THEREFORE BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Jonesborough, Tennessee that Title 4, Chapter 1, Sections 4-101 and 4-102 of the Jonesborough Municipal Code containing building and related codes adopted by Ordinance Number 2016-09 passed by the Board of Mayor and Aldermen, August 8, 2016 are hereby deleted in their entirety.

BE IT FURTHER ORDAINED that the following codes are hereby adopted by reference as though they were copied fully along with any associated modifications or exceptions and become new Title 4, Chapter 1, Section 4-101 as follows:

- 4-101 (1) International Building Code (IBC) adopted. Pursuant to authority granted by Sections 6-54-401 through 6-54-404 of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of every building or structure or appurtenance connected or attached to any building or structure, the International Building Code – 2018 Edition with revisions along with any modifications is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code.
- (2) The 2018 International Residential Code (IRC) is hereby adopted with any modifications.
- (3) The 2018 International Fuel Gas Code (IFGC) is hereby adopted with any modifications.

Authority having jurisdiction to oversee fuel gas inspections is Atmos Energy Corporation.

- (4) The 2018 International Mechanical Code (IMC) is hereby adopted with any modifications.
- (5) The 2018 International Plumbing Code is hereby adopted with any modifications.
- (6) The 2018 International Fire Code (IFC) is hereby adopted with any modifications.
- (7) Provisions related to the electrical code will be governed and enforced by the State of Tennessee.

BE IT FURTHER ORDAINED that the following sections are incorporated into Title 4, Chapter 1, as follows:

- 4-102. Modifications. The following exceptions shall be adopted in reference to these codes: Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator", it shall be deemed to be a reference to the Jonesborough Board of Mayor and Aldermen. When the "Building Official" is named, it shall, for the purposes of the building code mean the Town's Building Inspector or such person(s) as the Board of Mayor and Aldermen shall have appointed or designated to administer and enforce the provisions of the building code.
- 4-103. Available at Town Hall. Pursuant to requirements of the Tennessee Code Annotated, one (1) copy of the International Building Code – 2018 Edition and the other associated codes hereby adopted in this ordinance are to be placed in the Administration Office at Town Hall and shall be kept there for the use and inspection of the public.
- 4-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the Building Code or associated codes herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to \$50.00 for each offense. Each day a violation is allowed to continue shall constitute a separate offense.
- 4-105. Permit Fees. The schedule of permit fees shall be the fees established in the building and associated codes herein adopted, as follows:

SCHEDULE OF PERMIT FEES

BUILDING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

MOVING FEE

For the moving of any building or structure, the fee shall be \$100.

DEMOLITION FEE

For the demolition of any building or structures, the fee shall be \$100.

MECHANICAL PERMIT

\$11.00 For issuing permit

\$11.00 For base mechanical (1st - \$1,000)

\$ 2.20 (2nd and each additional \$1,000)

\$11.00 For fire sprinkler (1st - \$1,000)

\$ 2.20 (2nd and each additional \$1,000)

\$11.00 For fire suppression system (1st - \$1,000)

\$ 2.20 (2nd and each additional \$1,000)

\$11.00 For fire alarm system (1st - \$1,000)

\$ 2.20 (2nd and each additional \$1,000)

PENALTIES

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

BE IT FURTHER ORDAINED that Title 4, Chapter 2, Plumbing Code, of the Jonesborough Municipal Code is hereby deleted, and the 2018 International Plumbing Code is hereby adopted with any modifications along with additional subsections as a new Section 4-106 of Title 4, Chapter 1 of the Jonesborough Municipal Code, as follows:

4-106 Plumbing Code. (1) The 2018 International Plumbing Code (IPC) is hereby adopted with any modifications.

(2) Modifications.

Wherever the plumbing code refers to the "Chief Appointing Authority", the "Administrative Authority" or the "Governing Authority", it shall be deemed to be a reference to the Board of Mayor and Aldermen. Wherever "city engineer", engineering department, plumbing official or "inspector" is named or referred to, it shall mean the Building Inspector or person(s) appointed or designated by the Board of Mayor and Aldermen to administer and enforce the provisions of the plumbing code.

(3) Available at Town Hall. Pursuant to requirements of the Tennessee Code Annotated, one (1) copy of the International Plumbing Code – 2018 Edition and the other associated codes hereby adopted in this ordinance will be placed in the Administration Office at Town Hall and shall be kept there for the use and inspection of the public.

(4) Violations and Penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the Plumbing Code or associated codes herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to \$50.00 for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

(5) Permit Fees. The schedule of permit fees shall be the fees established in the plumbing and associated codes herein adopted.

PLUMBING PERMIT FEES

\$11.00 For issuing permit

\$2.75 For each plumbing fixture or trap of fixtures on one trap
(including water and drainage piping)

- \$5.50 For each house sewer
- \$5.50 For each house sewer having to be replaced or repaired
- \$2.75 For each water heater and/or vent
- \$5.50 For installation of water piping and/or water treating equipment
- \$5.50 For alteration or repair of water pipe and/or water treatment equipment
- \$5.50 For repair or alteration of drainage or vent piping
- \$2.75 For vacuum breakers or backflow protective devices installed subsequent to the installation of piping or equipment served

PENALTIES

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

This ordinance shall become effective after its passage on second and final reading.

Motion was made by Alderman Dickson and seconded by Alderman Countermine that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: Alderman Dickson, Alderman Countermine, Alderman Callahan,
Alderman Causey

Those voting against: _____

PASSED ON FIRST READING July 12, 2021

CHUCK VEST, MAYOR

ATTEST:

ABBEY MILLER, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

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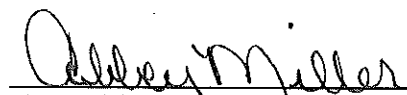
Those voting against: _____

PASSED ON SECOND READING August 9, 2021




CHUCK VEST, MAYOR

ATTEST:



ABBEY MILLER, RECORDER

APPROVED AS TO FORM



JAMES R. WHEELER, TOWN ATTORNEY