

## ORDINANCE 18-11

**AN ORDINANCE AMENDING TITLE 12, CHAPTER 1 OF THE SPRINGFIELD MUNICIPAL CODE BY DELETING SECTION 12-104 ENTITLED "MODIFICATIONS TO THE RESIDENTIAL BUILDING CODE" IN ITS ENTIRETY AND SUBSTITUTING A NEW SECTION 12-104 ENTITLED "MODIFICATIONS TO THE RESIDENTIAL BUILDING CODE" TO READ AS SET FORTH IN "EXHIBIT A" ATTACHED**

**Whereas**, the Board of Mayor and Aldermen desires to update the building codes of the City of Springfield; and

**Whereas**, it is necessary to adopt a building code establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such structures; and

**Whereas**, it is necessary to adopt a residential building code regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one and two-family dwellings and townhouses not more than three stories in height, and providing for the issuance of permits and collection of fees therefor.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen of Springfield, Tennessee as follows:

**Section 1.** Title 12 of the Springfield Municipal Code is hereby amended by deleting Section 12-104 of Chapter 1 entitled "Modifications to the residential building code" in its entirety and substituting a new Section 12-104 entitled "Modifications to the residential building code" to read as set forth in "Exhibit A" attached.

**Section 2.** All ordinances, resolutions, and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Passed 1<sup>st</sup> reading May 15, 2018

Passed 2<sup>nd</sup> reading June 19, 2018

Passed 3<sup>rd</sup> reading June 21, 2018

Ann Schneide

Ann Schneider, Mayor

Attest:

Lisa H. Crockett

Lisa Crockett, City Recorder

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Exhibit A

12-104. Modifications to the residential building code. The International Residential Code for One- and Two-Family Dwellings, 2012 edition, adopted by the provisions of this chapter, is hereby modified as follows:

(1) Whenever the "building official" is referred to in this code, it shall, for the purposes of the residential building code, mean such person as the City of Springfield shall have appointed or designated to administer and enforce the provisions of the residential building code.

(2) Sidewalk and driveway construction, when in the public right-of-way and/or adjoining a public street, shall be approved by the director of public works and/or city engineer in a written statement to the building official prior to the issuance of a certificate of occupancy.

(3) All permit fees and scales for calculating permit fees shall be established by the board of mayor and aldermen by separate ordinance.

(4) Section R112, entitled "Board of Appeals" shall be rescinded in its entirety and shall be substituted by the Construction Board of Adjustments and Appeals as established in title 2, chapter 8 of the Springfield Municipal Code.

(5) Subsection R113.4, entitled "Violation penalties" shall be rescinded in its entirety and shall be substituted by a new Subsection R113.4 to read as follows:

R113.4. Violations and penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be subject to a penalty of fifty dollars (\$50.00) for each offense. Each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued.

(6) Chapter 1 entitled "Scope and Administration" is amended by amending section R102 entitled "Applicability" by amending subsection R102.6 entitled "Partial invalidity" by adding a new subsection R102.6.1 entitled "Automatic sprinkler systems" to read as follows:

R102.6.1 Automatic fire sprinkler systems. Any provisions contained within this code relating to automatic fire sprinkler systems shall not be construed to be mandatory unless specifically adopted in accordance with the provisions contained in Tennessee Code Annotated title 68, section 120, part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein.

(7) Table R301.2(1) is amended by adding the following Design Criteria in the appropriate fields: Ground Snow Load -- 15#, Wind -- 90 mph 3 sec gust, Seismic Design Category -- C, Weathering -- Severe Frost Line Depth -- 12 in., Termite -- Moderate to Heavy, Winter Design Temp -- 14 deg. F, Ice Shield Underlayment Required -- No, Flood Hazard -- See FEMA/DFIRM Flood Map, Air Freezing Index -- 332, Mean Annual Temperature -- 59.2 deg. F.

(8) Chapter 11 entitled "Energy Efficiency" is amended by deleting subsections N1101.1 Scope. The provisions of the 2009 International Energy Conservation Code shall regulate the energy efficiency for the design and construction of buildings regulated by this code, to read as follows:

N1101.1 Scope. The provisions of the 2012 International Residential Code shall regulate the energy efficiency for the design and construction of buildings regulated by this code; except the provisions of Table 402.1.1 - Insulation and Fenestration requirements by component of the International Energy Conservation Code, 2009 edition, shall apply to the Residential Code for One and Two-family Dwellings.

(9) Appendix L entitled "Permit Fees" is deleted in its entirety.

(10) Section R313.1 regarding Automatic Sprinkler System in Townhouses, replace the existing exception with the following exception: "An automatic residential fire sprinkler system shall not be required if a 2-hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall."

(11) Delete Section R313.2 Automatic Sprinkler system in 1 & 2 Family Dwellings (1981 Code, § 4-104, as replaced by Ord. #96-01, Feb. 1996, Ord. #01-02, March 2001, Ord. #03-12, Aug. 2003, Ord. #04-16, Nov. 2004, Ord. #08-01, March 2008, and Ord. #14-14, Oct. 2014)