

ORDINANCE NO. 2025-015

AN ORDINANCE ADOPTING THE 2021 INTERNATIONAL BUILDING CODES BY REFERENCE AND PROVIDE FOR THE ADOPTION OF FURTHER AMENDMENTS ADMINISTRATIVELY (Replaces Ordinance No. 2021-014)

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Coopertown, Tennessee, that:

Section 1: International Building Code Adoption.

(1) Pursuant to authority granted in Tennessee Code Annotated (T.C.A.) §6-54-501 through 6-54-506, 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, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment, the Town of Coopertown adopts the following Codes:

- (a) The International Building Code (IBC), 2021 edition;
- (b) The International Residential Code (IRC), 2021 edition;
- (c) The International Fuel Gas Code (IFGC), 2021 edition;
- (d) The International Mechanical Code (IMC), 2021 edition;
- (e) The International Plumbing Code (IPC), 2021 edition;
- (f) The International Energy Conservation Code (IECC), 2021 edition;
- (g) The International Property Maintenance Code (IPMC), 2021 edition; and,
- (h) The International Existing Building Code, 2021 edition

These Codes were prepared and adopted by the International Code Council and are hereinafter referred to as the International Building Code (IBC).

- (2) Whenever the “code official” is referred to in this code, it shall mean such person as the Town of Coopertown shall have appointed or designated to administer and enforce the provisions of these codes.
- (3) Pursuant to the authority granted by T.C.A. §6-54-502(c), the Department of the Building Commissioner shall adopt administrative regulations to incorporate subsequent amendments to the International Building Code as published by the International Code Council. These amendments shall be identified by the Building Commissioner as to date and source and shall take effect as provided in T.C.A. §6-54-502 unless disapproved by resolution of the Board of Mayor and Aldermen.

Section 2: Modifications.

(1) Modifications to the International Building Code (IBC), 2021 edition, except the following provisions:

(a) Section 1807.3.1. Embedded Post and Pole foundation systems shall not be considered permanent foundations and be prohibited construction for other than occupancy classification Group U and accessory structures.

(2) Modifications to the International Residential Code (IRC) for One- and Two-Family Dwellings, 2021 edition, except the following provisions:

(a) Section 1807.3.1. Embedded Post and Pole foundation systems shall not be considered permanent foundations and be prohibited construction for other than accessory buildings.

(b) 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.

(c) Table R301.2(1) is amended by adding the following Design Criteria in the appropriate fields: Ground Snow Load – 15#, Wind – 115 mph 3 sec gust, Seismic Design Category – C, Weathering – Severe, Frost Line Depth – 12 in., Termite – Very 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.

(d) Chapter 11 entitled "Energy Efficiency" is amended as follows:

(i) Deleting subsections N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

(ii) Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

(iii) Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2021 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

(iv) Figure R318.4 Termite Infestation Probability Map – Very Heavy

(v) Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety. Table N 1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "I": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 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."

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."

(vi) 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."

(vii) Delete Section R313.2 Automatic Sprinkler system in 1 & 2 Family Dwellings (1981 Code, §4-104, as replaced by Ordinance 2012-007 and 2021-018)

(3) Modifications to the International Property Maintenance Code (IPMC) Subsection 201.3, entitled "Terms defined in other codes" is amended by deleting "ICC Electric Code" and substituting in lieu thereof "National Electric Code."

(4) Modifications to the International Energy Conservation Code (IECC), 2021 edition, except the following provisions:

(a) Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from 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-Factors 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.

(d) International Energy Conservation Code, 2009 edition, shall apply to the following occupancy classifications as defined by the International Building Code (IBC), 2021 edition:

1. Moderate-hazard factory industrial, Group F-1
2. Low-hazard factory industrial, Group F-2
3. Moderate-hazard storage, Group S-1
4. Low-hazard storage, Group S-2

Section 3. Available in recorder's office. Pursuant to the requirement of Section 6-54-502 of the Tennessee Code Annotated, one (1) copy of the building code and one (1) copy of the residential building code have been filed with the Town Recorder and are available for public use and inspection. Said building code and residential building code are adopted and incorporated as fully as if set out at length herein and shall control within the Town limits.

Section 4. Violations and penalty. Subsection 113.4, entitled "Violation penalties" shall be rescinded in its entirety and shall be substituted by a new Subsection 113.4 to read as follows:

113.4. 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.

Section 5. Date of effect. This ordinance shall take effect from and after its final passage, the public welfare requiring it.

Passed 1st reading: October 28, 25

Passed 2nd reading: November 18, 25



Jeff Smith, Mayor

Attest:



Emily McKellar, Recorder