

**WASHINGTON COUNTY, TENNESSEE
BOARD OF COUNTY COMMISSIONERS**

RESOLUTION No. 21-03-07

***RESOLUTION ADOPTING CERTAIN CHANGES TO THE 2018
EDITION OF THE INTERNATIONAL RESIDENTIAL CODE***

WHEREAS, it is the policy of the State of Tennessee to encourage local governments to adopt and enforce local building codes; and

WHEREAS, it is the policy of the state of Tennessee to impose a statewide building code on those localities that fail to either opt out of the state building code or fail to adopt their own local building code; and

WHEREAS, because Washington County has exempt status with the state of Tennessee, Washington County is required to be within seven years of the most recent published edition; and

WHEREAS, on March 4, 2021 the HEW Committee recommended consideration and approval of Chapters 1 through 22, 24 through 33, and 44 (delete 23, 34 through 43) of the 2018 Edition of the International Residential Code with the following revisions; now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, TENNESSEE THAT:

SECTION 1. That Chapters 1 through 22, 24 through 33 and 44 and include appendix A, B, C, G, N, P, and Q of a certain document, a copy of which is on file in the office of the County Clerk of Washington County, being marked and designated as the International Residential Code, 2018 edition, as published by the International Code Council, be and is hereby adopted, effective April 1, 2021, as the Residential Code of Washington County, in the state of Tennessee, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulation, provisions, penalties, conditions and terms of said International Residential Code on file in the office of the County Clerk of Washington County are hereby referred to, adopted, and made a part thereof, as if fully set out in this resolution with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this resolution.

SECTION 2. The following sections are hereby revised:

Amend Section **R101.1 Title**. Insert: **Washington County, Tennessee**

Amend Section **R105.2 Work exempt from permit**. Sections to be amended and read:

BUILDING:

(2) fences

(3) retaining walls

(4) water tanks

Delete Electrical Subsections 1-5

Amend Section **R106 Construction Documents**. Deleted in its entirety.

Table R301.2 DESIGN CRITERIA Insert

Ground Snow Load	Wind Speed	Seismic Design	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Barrier Underlayment	Flood Hazard	Air Freezing Index	Mean Temp
15PSF	90MPH	B	Severe	12"	M/H	14 DEG	No	2006	>1000	55 DEG

Amend Section **R303.4 Mechanical Ventilation**. Add the word "optional" after the word "ventilation" in the section title. Before the first sentence insert "Where required by the Building Official."

Amend **R313 Automatic Fire Sprinkler System**. Pursuant to TCA 68-120-101(a)(8), Automatic Fire Sprinkler Systems is not mandatory for One and Two Family Dwellings, however, if a sprinkler is installed it shall meet the requirements of this sections.

Amend **R314.6 Power Source**. Relating to Smoke Alarms is amended to create Excep #3 that shall read: "Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceilings finishes exposing the structure."

Amend **R502.11.4 Truss Design Drawings**. Delete "shall be submitted to the building official and approved prior to installation."

Amend **N1102.1.2. Insulation and Fenestration Requirements Table**. Table from the 2018 IRC shall be replaced with tables N1102.1 from the 2009 International Residential Code.

Amend **N1102.1.4 Equivalent U-Factors Table**. Table from the 2018 IRC shall be replaced with tables N1102.1.2 from the 2009 International Residential Code.

Amend **N102.4.1.2 Testing**. Testing is replaced with Section N1102.4.2.1 Testing option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

Amend **N1102.4.4 Rooms Containing Fuel-Burning Appliances**. Delete in its entirety.

Amend **N1103.3.3 Duct Testing (Mandatory)**. To include the word "OPTIONAL".

Amend **N1103.3.4 Duct Leakage (Prescriptive)**. To include the word "OPTIONAL".

Amend **N1103.10 Pools and inground permanently installed spas**. Delete the word "Mandatory" and add "optional" after the word "Spas" in the section title. Before the first sentence insert "Where required by the Building Official".

Amend **N1103.11 Portable Spas**. Delete the word "Mandatory" and add "optional" after the word "spas" in the section title. Before the first sentence insert "Where required by the Building Official".

Amend **N1104 Electrical Power Lighting Systems (Mandatory)**. Delete the word "Mandatory" and add "optional".

Amend **P2503.5.1 Rough Plumbing**. Remove the words "other than plastic".

Amend **P2603.5.1 Sewer Depth**. Delete "Number" in two places and insert "12 inches" in two places.

SECTION 3. Within said codes, when reference is made to the duties of any building official named therein, that the Building Official of Washington County, Tennessee, shall have those duties corresponding to those of the building official in said codes and shall be deemed to be the responsible official insofar as enforcing provisions of said codes are concerned. Further, the Washington County Zoning Office is designated as the department of building safety as referenced in the codes.

SECTION 4. Within said codes, when reference is made to the Board of Appeals, the Washington County Board of Zoning Appeals is the board authorized and responsible for the functions of the Board of Appeals referred to in the codes.

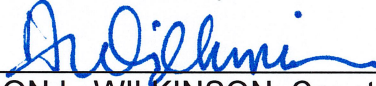
SECTION 5. The designated official enforcing provisions of said codes shall have the authority to insert the appropriate revised or deleted information in provisions requiring specific local information and factual key elements required for insertion into the code text.

SECTION 6. If any section, subsection, sentence, clause or phrase of this Resolution is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

Originating Committee: Health, Education & Welfare

Additional Approving Committee:

Approved as to form by the County Attorney this 23rd day of March 2021.



ALLYSON L. WILKINSON, County Attorney