

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

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

6 WHEREAS, the office of the Zoning Administrator and the Washington County Zoning
7 Administration Oversight Committee have recommended the adoption of certain chapters of the 2012
8 Edition of the International Residential Code being Chapters 1 through 22, 24 through 33, and 44 of the
9 2012 Edition of the International Residential Code with the following revisions:

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

12 SECTION 1. That Chapters 1 through 22, 24 through 33, and 44 of a certain document, a copy of
13 which is on file in the office of the County Clerk of Washington County, being marked and designated as
14 the International Residential Code, 2012 edition, as published by the International Code Council, be and
15 is hereby adopted, effective MONTH DAY, 2014, as the Residential Code of Washington County, in the
16 state of Tennessee, for regulating and governing the construction, alteration, movement, enlargement,
17 replacement, repair, equipment, location, removal and demolition of detached one and two-family
18 dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with
19 separate means of egress as herein provided; providing for the issuance of permits and collection of fees
20 therefore; and each and all of the regulation, provisions, penalties, conditions and terms of said
21 International Residential Code on file in the office of the County Clerk of Washington County are hereby
22 referred to, adopted, and made a part thereof, as if fully set out in this resolution with the additions,
23 insertions, deletions and changes, if any, prescribed in Section 2 of this resolution.

24 SECTION 2. The following sections are hereby revised:

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

26
27 Amend Section **R105.2 Work exempt from permit** – Modified as follows:

28 Building:

- 29 1. Replace with the following, “*One-story detached accessory structures*”.
- 30 2. Replace with the following, “Fences”.
- 31 3. Replace with the following, “Retaining Walls”.
- 32 4. Replace with the following, “Water tanks”.
- 33 10. Replace with the following, “Decks”.

34 Delete Electrical subsections 1 through 5.

35
36 Amend Section **R106.1 Submittal Documents**. At the end of the first paragraph before the
37 exception, insert “All construction documents, for all buildings over 5,000 square feet in area and
38 for all buildings with three or more attached dwellings shall be prepared and sealed by a
39 registered design professional licensed by the state of Tennessee.”

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Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA Insert:

<u>Ground Snow Load</u>	<u>Seismic Design Category</u>	<u>Frost Line Depth</u>	<u>Winter Design Temperature</u>	<u>Mean Annual Temperature</u>	<u>Wind Speed</u>	<u>Weathering</u>	<u>Termite</u>	<u>Ice Barrier Underlayment Required</u>	<u>Air Freezing Index</u>
<u>15 PSF</u>	<u>B</u>	<u>12 Inches</u>	<u>14 Degrees</u>	<u>55 Degrees</u>	<u>90 MPH</u>	<u>Severe</u>	<u>Severe-Moderate</u>	<u>No</u>	<u>≥ 0 - 1000</u>

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4 Amend Section **R302.2 Townhouses** by deleting the word “Exception:” and inserting
5 “**Exception #1:** for townhouses equipped with an automatic sprinkler system,” and at the end
6 of this exception, insert the following: “**Exception #2:** for townhouses not equipped with an
7 automatic sprinkler system: A common 2 hour fire-resistance-rated wall is permitted for
8 townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in
9 the cavity of the common wall. Electrical installations shall be installed per the proper code
10 sections.”

11
12 Amend Section **R303.4 Mechanical ventilation** Add the word “(optional)” after the word
13 “ventilation” in the section title. Before the first sentence insert “Where required by the
14 Building Official, “.

15
16 Amend Section **R313.1 Townhouse automatic fire sprinkler systems**, by adding “;however,
17 an automatic fire sprinkler system shall not be required in a three (3) unit townhouse with less
18 than five thousand (5,000) gross square feet and three (3) or fewer stories if each unit is
19 separated by a two (2) hour fire wall” after “installed in townhouses” and before “.”.

20
21 Amend **R313.2 One- and Two-Family dwellings automatic fire systems**. Delete in its
22 entirety.

23
24 Amend **R502.11.4 Truss Design Drawings**. “Delete “to the Building Official and approved
25 prior to installation” and replace it with “for review when required by the Building Official.”

26
27 Amend **Table N1102.1.1 (R402.1.1) Insulation and Fenestration requirements by**
28 **component**. In the row for climate zone “4 except Marine”, change Ceiling R-Value from “R49
29 to R38”, and change the wood frame Wall R-Value from “20 or 13+5” to “13”, and change the
30 mass wall R-Value from “8/13” to “5/10”.

31
32 Amend **Table N1103.1.3 (R402.1.3) Equivalent U-Factors**. In the row for climate zone “4
33 except Marine”, change ceiling U-factor from “0.026” to “0.30”, and change the Frame wall U-
34 factor from “0.057” to “0.082”, and change the Mass Wall U-Factor from “0.098” to “0.141”.

35

1 Amend Section **N1103.1.1 (R403.1.1) Programmable thermostat**. Add the word “optional”.
2 After the word “thermostat” in the section title. Before the first sentence insert “Where
3 required by the Building Official and,”.

4
5 Amend Section **N1103.4.1 (R403.3.1) Circulating hot water systems (Mandatory)**. Add the
6 sentence “ALL circulating service hot water piping shall be insulated to at least R-2.” After the
7 section title.

8
9 Amend Section **N1103.4.2 (R403.4.2) Hot water pipe insulation (Prescriptive)**. Delete the
10 word “Prescriptive” and replace with the word “Optional” in the section title. Before the first
11 sentence insert “Where required by the Building Official, “. Before the words “ALL remaining
12 piping” Insert “Where required by the Building Official.”.

13
14 Amend Section **N1103.5 (R403.5) Mechanical ventilation (Mandatory)**. Delete the word
15 “Mandatory” and replace with the word “Optional” in the section title. Delete “The building
16 shall be provided with ventilation that meets” and replace with “Building provided with
17 ventilation shall meet”.

18
19 Amend Section **N1103.9 (R403.) Pools and in-ground permanently installed spas**
20 **(Mandatory)**. Delete the word “Mandatory” and replace with the word “Optional” in the
21 section title. Before the first sentence insert “Where required by Building Official,”.

22
23 Amend Section **N1104 Electrical Power and Lighting Systems (Mandatory)**. Delete the
24 word “Mandatory” and replace with the word “Optional” in the section title.

25
26 Amend Section **N1104.1 (R404.1) Lighting Equipment (Mandatory)**. Delete the word
27 “Mandatory” and replace with the word “Optional” in the section title. Before the first sentence
28 insert “Where required by the Building Official, ”

29
30 Amend Section **P2503.5.1 Rough Plumbing**. Remove the words “Other than Plastic”.

31 Amend Section **P2603.5.1 Sewer Depth**. Delete [number] in two places and insert “12 inches”
32 in two places.

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

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

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

4 SECTION 6. If any section, subsection, sentence, clause or phrase of this Resolution is, for any
5 reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of
6 this Resolution. The Board of County Commissioners hereby declares that it would have passed this
7 Resolution, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or
8 more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

9 SECTION 7. The County Clerk is hereby ordered and directed to cause this Resolution to be
10 published, and to post this Resolution at the Washington County Court House for 90 days.

11 SECTION 8. This Resolution take effect on MONTH DAY, 2014, or the date thereafter on
12 which it is approved by the County Mayor or as indicated by certification of the County Clerk, as
13 hereinafter set forth.

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1 Residential Building Permit Fee Schedule for New Home Construction

Residential Building Permit	
Cost of Construction	Permit Fee
\$0.00 – \$5,000.00	\$200
\$5,001.00 – \$100,000.00	\$450
\$100,001.00 – \$150,000.00	\$500
\$150,001.00 – \$200,000.00	\$550
\$200,001.00 – \$250,000.00	\$600
\$250,001.00 – \$300,000.00	\$650
\$300,001.00 – \$350,000.00	\$700
\$350,001.00 – \$400,000.00	\$750
\$400,001.00 – \$450,000.00	\$800
\$450,001.00 – \$500,000.00	\$850
\$500,001.00 – \$550,000.00	\$900
\$550,001.00 – \$600,000.00	\$950
\$600,001.00 – \$650,000.00	\$1,000
\$650,001.00 – \$700,000.00	\$1,050
\$700,001.00 – \$750,000.00	\$1,100
\$750,001.00 – \$800,000.00	\$1,150
\$800,001.00 – \$850,000.00	\$1,200
\$850,001.00 – \$900,000.00	\$1,250
\$900,001.00 – \$950,000.00	\$1,300
\$950,001.00 – \$1,000,000.00	\$1,350
Every \$50,000.00 Above	\$50 Additional
Value of Construction is based on the state of Tennessee cost of construction estimates.	

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