

FIRST READING 8-20-09  
2ND READING 8-24-09  
INDEX NO. \_\_\_\_\_

ORDINANCE NO. 12271

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, SECTIONS 10-1 AND 10-2, SO AS TO ADOPT THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE AND TO RETAIN THE 2003 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND CERTAIN APPENDICES OF THOSE CODES AS REVISED AND AMENDED AS THE OFFICIAL BUILDING CODE OF THE CITY OF CHATTANOOGA; TO AMEND SECTION 10-3 CONCERNING SPECIAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE CONCERNING DRAWINGS AND SPECIFICATIONS, PERMIT FEES, EXISTING BUILDINGS OR STRUCTURES, MOVED STRUCTURES, EMPLOYEE QUALIFICATIONS, AND SIGNS; TO AMEND SECTIONS 2-625 AND 2-626 CONCERNING THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS; AND TO AMEND SECTION 10-7 CONCERNING THE ADOPTION OF THE ANSI NATIONAL STANDARD AS THE OFFICIAL HANDICAP AND ACCESSIBILITY CODE OF THE CITY OF CHATTANOOGA.

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SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 10, Section 10-1, be and hereby is amended by striking said section in its entirety and substituting in lieu thereof the following:

**Sec. 10-1. Building Code Adopted.**

The International Building Code, 2006 Edition, and the International Residential Code, 2003 Edition, one (1) copy of each which are, and have been on file in the Office of the City Council Clerk for more than fifteen (15) days, are hereby adopted as the Official Building Codes of the City.

SECTION 2. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 10, Section 10-2, be amended by striking same in its entirety and substituting in lieu thereof the following words and figures:

**Sec. 10-2. Appendices to Code Adopted.**

The following appendices to the International Building Code, 2006 Edition, and the International Residential Code, 2003 Edition, and as further amended in this chapter, are hereby adopted as part of the official Building Codes of the City:

a. International Building Code

Appendix A – Employee Qualifications, as amended

Appendix C – Agricultural Buildings

Appendix D – Fire District, as amended.

Appendix F – Rodent Proofing

Appendix I – Patio Covers

Appendix J – Grading, as amended

b. International Residential Code

Appendix A – Sizing and Capacities of Gas Piping

Appendix B – Sizing of Venting Systems

Appendix C – Exit Terminals of Mechanical Draft

Appendix J – Existing Buildings and Structures

Appendix L – ICC International Residential Electrical Provisions Cross Reference

SECTION 3. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 10, Section 10-3, be amended by striking in its entirety and substituting in lieu thereof the following words and figures:

**Sec. 10-3. Amendments to Code Adopted.**

The following sections and appendices of the International Building Code, 2006 edition, are hereby amended, as hereinafter provided:

- a. Section 105.1.1 and 105.1.2 are deleted in their entirety.
- b. Section 105.5 is deleted in its entirety and the following is substituted in lieu thereof:

**105.5. Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within thirty (30) days from the date of issuance. Work authorized by that permit shall be completed within the time frame set forth in the following paragraphs 105.5.1, 105.5.2, 105.5.3, and 105.5.4 as follows:

For Building Permits in the Amount of:

105.5.1	\$0.01 - \$250,000.00 – twelve (12) months
105.5.2	\$250,000.01 - \$500,000.00 – eighteen (18) months
105.5.3	\$500,000.01 - \$1,000,000.00 – twenty-four (24) months
105.5.4	\$1,000,000.01 and up – thirty-six (36) months

- c. Section 105.6 is deleted in its entirety and the following is substituted in lieu thereof:

**105.6. Extension.** Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The building official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of one percent (1%) of the Contract Value, as listed on the original permit application, shall be charged to cover administrative expenses.

- d. Section 105.7 is deleted in its entirety and the following is substituted in lieu thereof:

**105.7. Fee for Completion.** After a permit has become void, if the Owner wishes to commence construction to complete the structure for which the original permit was issued, the Owner shall reapply for a new building permit for the completion of the construction. When a new building permit is issued, the permit fee for the completion of the construction shall be equal to the permit fee that was paid when the original permit was issued.

- e. Section 105.8 is deleted in its entirety and the following is substituted in lieu thereof:

**105.8. Completion.** Construction shall be considered complete when a Certificate of Occupancy has been issued by the Building Official or his designee.

- f. Section 105.9 is deleted in its entirety and the following is substituted in lieu thereof:

**105.9. Suspension or revocation.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code where the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in

violation of any ordinance or regulation of any of the provisions of this code.

- g. Section 105.10 is deleted in its entirety and the following is substituted in lieu thereof:

**105.10. Placement of Permit.** The building permit or copy shall be kept on the site of the work until the completion of the project.

- h. Section 105.11 is deleted in its entirety and the following is substituted in lieu thereof:

**105.11. Standard Operating Procedures.**

1. Should a structure become abandoned in accordance with the above revised sections of the International Building Code, or if the structure or equipment shall be deemed unsafe in accordance with Section 115 of the International Building Code, the Building Official shall notify the Department of Neighborhood Services. Neighborhood Services shall take action, as it is legally authorized, and shall move to commence demolition or other appropriate action.
2. If, in the opinion of the Building Official or his authorized representative, the construction site has become unsafe because of clutter or construction debris, the Owner shall be notified and given seven (7) days to rectify the unsafe condition. Should the Owner not rectify the unsafe condition, the Building Official shall take action as required. The cost of the site clean up shall be borne by the Owner.

- i. Section 106.1 is amended by adding a new Subsection 106.1.4 and other new subsections through 106.1.7 which shall read as follows:

**106.1.4 Requirements.** When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All

information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

**106.1.5 Additional data.** The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with their official seal.

**106.1.6 Design professional.** The design professional shall be an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his official seal to said drawings, specifications and accompanying data, for the following:

1. All Group A, E and I occupancies.
2. Buildings and structures **two** stories or more high.
3. Buildings and structures 5,000 sq ft (465 m<sup>2</sup>) or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

**Exception:** Group R3 buildings of type V construction, regardless of size, shall require neither a registered architect or engineer, nor a certification that an architect or engineer is not required.

**106.1.7 Structural and fire resistance integrity.** Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and systems. Such plans shall also indicate in sufficient detail how the fire integrity will be maintained where required fire resistant floors intersect the exterior walls and where joints occur in required fire resistant construction assemblies.

**106.1.8 Affidavits.** The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who

made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances. Affidavits will only be accepted by the Building Official where emergency or extraordinary circumstances are established. If sufficient evidence of emergency or extraordinary circumstances are shown, the Building Official shall have discretion to issue permits based upon affidavits without stamped drawings.

- j. Section 106.3 is amended by deleting it in its entirety and substituting the following in lieu thereof:

**106.3 Plan Review.** The building official shall examine or cause to be examined each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the technical codes and all other pertinent laws or ordinances.

- k. Section 108.2 is amended by adopting a non-refundable fee schedule for all building permits which shall be as follows:

**108.2 NON-REFUNDABLE PERMIT FEES**

<b>Total Valuation</b>	<b>Fee</b>
\$1,000 and less	No fee, unless inspection required, in which case a \$25.00 fee for each inspection shall be charged.
\$1,001 to \$50,000	\$25.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000	\$270.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000	\$470.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00

\$500,001 and up                      \$1,670.00 for the first \$500,000.00 plus  
 \$2.00 for each additional thousand or  
 fraction thereof

**108.2.1 MOVING FEE**

For the moving of any building or structure, the fee shall be \$100.00

**108.2.2 DEMOLITION FEES**

For the demolition of any building or structure, the fee shall be:

Residential Structures (maximum of 4 units)	\$100.00
Non-Residential and Apartments	\$200.00

**108.2.3 PENALTIES**

Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees herein specified may 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.

**108.2.4 OTHER FEES**

Certificates of Occupancy (New Facility)	\$ 10.00
Certificates of Occupancy (Conditional)	50.00
Certificates of Occupancy (Existing Facility)	50.00
Certificates of Occupancy (Beverage License)	25.00
Certificates of Completion	10.00
Fee for Sewer Verification Letter	50.00
Fee for Zoning Letter	50.00
Fee for Code Compliance Letter (Basic)	50.00
Fee for Code Compliance Letter	.05/per sq. ft.
Fee for Code Compliance Letter (warehouse/industrial)	500.00+*
{*.02/sq. ft. for each add'l sq. ft. above 10,000}	
Fee for Re-inspections (Bldg., Plumbing, Gas, Mechanical, Electrical and Signs)	25.00
Fee for Permit Transfer	25.00
Fee for Modular Home Site Investigation	25.00
Plan Checking Fee	(30% of Building Permit Fee)
Phased Construction Plans Review Fee	(50% of Building Permit Fee)
Cell Tower Site Review Fee	100.00
Cell Tower Technical Location Requirements Review Fee	1,500.00
Construction Board of Appeals:	
Fee for 1-2 Family Structure Appeals	50.00

Fee for all other appeals	100.00
Fee for Variance Request to Board of Zoning Appeals	75.00
Fee for Appeal to the Board of Sign Appeals	100.00
Fee for Floodplain Variance Request	100.00
Fee for Fire District Removal Request	100.00

All of the fees in 108.2.4 shall be nonrefundable unless in the determination of the Director of Public Works, the department has not completed sufficient review to justify the entire fees for Phased Construction Plans Review or Cell Tower Technical Location Requirement Review due to the withdrawal of an application prior to review. In such incidents any proportional refund shall be in the sole discretion of the Director of Public Works.

- l. Section 108.4. Work commencing before permit issuance shall be amended by adding a new sentence at the end of that subsection which shall state as follows:

Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100% of the usual permit fee in addition to the required permit fees.

- m. Section 112. Board of Appeals is amended by deleting said section in its entirety and substituting in lieu thereof the following:

The Construction Board of Adjustments and Appeals for the Building, Electrical, Fire, Fuel Gas, Life Safety, Mechanical and Plumbing codes of the Chattanooga City Code as established by Section 2-625, shall act as the Board of Appeals for appeals from any decision of the Building Official or his designee and to consider variances of the technical codes as provided in this Code.

- n. Section 903.3.5.2 entitled Secondary Water Supply is deleted in its entirety.
- o. Section 3107, Signs, is amended by adding a new Section 3107.1.1 which shall state as follows:

3107.1.1 Conflicting Provisions.

To the extent that any provision in this chapter is in conflict with the provisions of the Chattanooga City Code § 3-1 et. seq., the provisions of Chapter 3 of the Chattanooga City Code shall control.



- p. Section 3403.1 Existing buildings or structures is amended by deleting such section in its entirety and substituting in lieu thereof the following language:

**3403.1 Existing buildings or structures**

**3403.1** Alterations, repairs or rehabilitation work may be made to any existing structure, building, electrical, gas, mechanical or plumbing system without requiring the building, structure, plumbing, electrical, mechanical or gas system to comply with all the requirements of the technical codes, provided that the alteration, repair or rehabilitation work conforms to the requirements of the technical codes for new construction. The building official shall determine the extent to which the existing system shall be made to conform to the requirements of the technical codes for new construction by applying the following standards:

- (1) If, within any twelve (12) month period, alterations or repairs costing in excess of thirty (30%) percent of the replacement value of the entire building are made to an existing building, such building shall be made to conform to the requirements of this code for new buildings.
- (2) If an existing building is damaged by fire or otherwise in excess of thirty (30%) percent of its replacement value before such damage is repaired, the entire building shall be made to conform to the requirements of this code for new buildings.
- (3) For purposes of this section, the building official shall use the latest edition of R.S. Means Square Foot Costs Data, one copy of which is, and has been on file in the Office of the City Council Clerk, to determine the replacement cost of an existing building. The building official may require the replacement cost of an existing building to be determined by a registered architect, engineer, licensed general contractor or other professional. Any such review shall be approved by the building official and all costs associated with such review shall be paid by the party asserting that the alterations and repairs are less than thirty (30%) percent of the replacement cost of the building at the time they are made.

- q. Section 3407.2, Flood Hazard Areas is amended by adding the following language to the end of that subsection:

The appropriate Flood Hazard Regulations of the Chattanooga Zoning Ordinance and the Federal Regulations referenced therein shall constitute the official regulations of the City of Chattanooga with regard to any construction with the Flood Hazard Zone.

- r. Section 3408, Moved Structures is amended by deleting such Section 3408 in its entirety, and substituting in lieu thereof the following:

3408. Moving of Buildings.

- (1) Any owner, agent or contractor who desires to move any building through or across any sidewalk, street, alley or highway within the corporate limits of the City from one location to another, or cause same to be moved from one location to another on the same property shall first make application to the Building Inspection Department and obtain a permit therefor.
- (2) Each application for permit, with the required fee therefor, shall be filed with the Building Inspection Department on a form furnished by that department showing the location of the building as it exists and a site plan showing the location of the building which is proposed on the new lot. Before the Building Inspection Department may issue a permit for the moving of a building from one location to another, a building inspector shall make an inspection of the building and of the lot onto which such building is to be moved and determine whether or not the building, after its relocation, will be substandard or cause the area into which it is being moved to be a blighted area.
- (3) All buildings being moved shall be situated on the recipient lot in such a way as to assure the front door of any moved building shall face the City street. Any surface holes, irregularities, wells, septic tanks, basements, cellars, sidewalk vaults, or coal chutes remaining on any property from which a building is removed shall be filled with material as approved by the Building Official within thirty (30) days from the date any building is moved and shall be graded in such manner that will provide effective surface drainage.
- (4) The property owner of any lot to which a structure is being moved shall post said lot with a red sign not less than ten (10) days prior to the removal to said lot, which notice shall give the Building Inspector's telephone number and list the address of the Building Inspector's Office where the site plan can be seen and the present location of the building so that the structure itself may be seen prior to removal. If violations of this Code are found, the Building Inspector may issue a stop work order on the new location that the building has been moved to until such violations on the property from which the building was moved have been completed by the permittee.

- (5) In the event, after an inspection by the building inspector, it is determined that the building, after removal and renovation, will meet the applicable Building Code standards and will not cause blight or dilapidation of the area into which such building is moved, the building inspector may issue a permit for such removal and relocation; provided, the application shall first be approved by the City Traffic Engineer, who shall fix the time such building is to be moved and the route over which such movement is to be made. Any determination of blight or dilapidation shall be made in consideration of the standards set out in T.C.A. § 13-20-201. No building shall be moved over any street, other than the one approved, within the hours fixed by the City Traffic Engineer.
- (6) No permit shall be issued under this ordinance for the moving of any building until the applicant has paid a fee of One Hundred (\$100.00) Dollars to pay the expense of the necessary investigations by the Building Inspection Department and the Traffic Engineering Department.
- (7) The applicant for a permit for the moving of a building within the corporate limits of the City shall file with the Building Inspection Department:

A certificate of insurance (or provide other proof in form and substance to be approved by the City Attorney) indicating that the applicant is insured and where the City of Chattanooga, Tennessee is named as an additional insured, issued by a casualty company authorized to do business in the State of Tennessee, in an amount of not less than \$250,000.00 for injury to one and \$600,000.00 for an injury to more than one in any one accident and \$85,000.00 property damage, conditioned that the building removal will conform to all regulations and ordinances of the City in reference to the moving of buildings along or over any street, alley or public way of the City.

- (8) Improvements on moved buildings. The owner, agent, or contractor of any house, building or structure which is moved to a new location shall make all necessary improvements required in order for said house, building or structure to comply with all requirements of the Official Building Codes adopted by the City within 180 days from the date of the issuance of the moving permit. Extensions of such time as deemed reasonable may be granted by the building official upon a showing of delay caused by matters beyond the control of the owner or house mover. In the event that all exterior renovations are not completed at the new location within 120 days or any reasonable extension by the

Building Official, the owner shall be cited to City Court for noncompliance with this section and each day of continuing violation shall constitute a separate offense.

- (9) The application for the moving permit shall be accompanied by an application for a building permit, accompanied by complete plans and specifications showing the changes or conditions of said house, building, or structure as the same is proposed to be when moving, and all contemplated improvements, signed by the owner or the owner's agent.
- s. That any reference to the International Existing Building Code, the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in Chapter 35 of the International Building Code and all such references shall be construed to reference the appropriate official codes adopted by the City of Chattanooga.
- t. By deleting Appendix A and adopting instead an Amended Appendix A – Employee Qualifications which shall read as follows:

#### **EMPLOYEE QUALIFICATIONS**

- (1) **Building official.** The building official shall have at least ten (10) years' experience or equivalent as an architect, engineer, inspector, contractor or superintendent of construction, or any combination of these, five years of which shall have been supervisory experience. The building official should be certified as a building official through a recognized certification program. The building official shall be appointed or hired by the applicable governing authority.
- (2) **Chief Inspector.** The building official can designate supervisors to administer the provisions of the International Building, Residential, Mechanical and Plumbing Codes, International Fuel Gas Code, and the National Electric Code (NFPA 70). Each supervisor shall have at least ten (10) years' experience or equivalent as an architect, engineer, inspector, contractor or superintendent of construction, or any combination of these, five years of which shall have been in a supervisory capacity. They shall be certified through a recognized certification program for the appropriate trade.
- (3) **Inspector and plan examiner.** The building official shall appoint or hire such number of officers, inspectors, assistants and other employees as shall be authorized by the jurisdiction. A person shall not be appointed or hired as an inspector of construction or

plans examiner who has not had at least five (5) years' experience as a contractor, engineer, architect, or as a superintendent, foreman or competent mechanic in charge of construction. The inspector or plan examiner shall be certified through a recognized certification program for the appropriate trade.

- (4) **Termination of employment.** Employees in the position of building official, chief inspector or inspector shall not be removed from office except for cause after full opportunity has been given to be heard on specific charges before such applicable governing authority.

#### REFERENCED STANDARDS

IBC-2003	<i>International Building Code – 2</i>
IMC-2003	<i>International Mechanical Code – 2</i>
IPC-2003	<i>International Plumbing Code – 2</i>
IFGC-2003	<i>International Fuel Gas Code - 2</i>

- u. By adopting Appendix D in its entirety with the exception of D101.2, D101.2.1, D101.2.2, and D101.2.3, which sections are deleted in their entirety and the following language is substituted in lieu thereof:

D101.2 Establishment of Area. The fire district of the City of Chattanooga is fully described at Chattanooga City Code § 10-5.

- v. By adopting Appendix J in its entirety with the exceptions of J103, J104, J110 which sections are deleted in their entirety.

SECTION 4. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 10, Section 10-3, be further amended to add the following amended sections of the International Residential Code, 2003 edition, as hereinafter provided:

- a) Section R105.2 is amended by deleting subsection 1 in its entirety and substituting in lieu thereof the following:
  - (1) One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).
- b) Section R105.5 is deleted in its entirety and the following is substituted in lieu thereof:

**R105.5. Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within thirty (30) days from the date of issuance. Work authorized by that permit shall be completed within the time frame set forth in the following paragraphs 105.5.1, 105.5.2, 105.5.3, and 105.5.4 as follows:

For Building Permits in the Amount of:

R105.5.1	\$0.01 - \$250,000.00 – twelve (12) months
R105.5.2	\$250,000.01 - \$500,000.00 – eighteen (18) months
R105.5.3	\$500,000.01 - \$1,000,000.00 – twenty-four (24) months
R105.5.4	\$1,000,000.01 and up – thirty-six (36) months

- c) Section R105.6 is deleted in its entirety and the following is substituted in lieu thereof:

**R105.6. Extension.** Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The building official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of one percent (1%) of the Contract Value, as listed on the original permit application, shall be charged to cover administrative expenses.

- d) Section R105.7 is deleted in its entirety and the following is substituted in lieu thereof:

**R105.7. Fee for Completion.** After a permit has become void, if the Owner wishes to commence construction to complete the structure for which the original permit was issued, the Owner shall reapply for a new building permit for the completion of the construction. When a new building permit is issued, the permit fee for the completion of the construction shall be equal to the permit fee that was paid when the original permit was issued.

- e) Section R105.8 is deleted in its entirety and the following is substituted in lieu thereof:

**R105.8. Completion.** Construction shall be considered complete when a Certificate of Occupancy has been issued by the Building Official or his designee.

- f) Section R105.9 is deleted in its entirety and the following is substituted in lieu thereof:

**R105.9. Suspension or revocation.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code where the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation of any of the provisions of this code.

- g) Section R105.10 is deleted in its entirety and the following is substituted in lieu thereof:

**R105.10. Placement of Permit.** The building permit or copy shall be kept on the site of the work until the completion of the project.

- h) Section 105.11 is deleted in its entirety and the following is substituted in lieu thereof:

**105.11. Standard Operating Procedures.**

1. Should a structure become abandoned in accordance with the above revised sections of the International Building Code, or if the structure or equipment shall be deemed unsafe in accordance with Section 115 of the International Building Code, the Building Official shall notify the Department of Neighborhood Services. Neighborhood Services shall take action, as it is legally authorized, and shall move to commence demolition or other appropriate action.
2. If, in the opinion of the Building Official or his authorized representative, the construction site has become unsafe because of clutter or construction debris, the Owner shall be notified and given seven (7) days to rectify the unsafe condition. Should the Owner not rectify the unsafe condition, the Building Official shall take action as required. The cost of the site clean up shall be borne by the Owner.

- i) Section R108.2 Schedule of fees is deleted in its entirety and the following language shall be substituted in lieu thereof:

All fees approved by the City under § 108.2 of the International Building Code, as amended, shall be collected in the same manner under this section.

- j) Section R112 is amended by deleting such section in its entirety and substituting in lieu thereof the following language:

Section R112. Board of Appeals.

The Construction Board of Appeals for the Building, Residential, Electrical, Fire, Fuel Gas, Life Safety, Mechanical and Plumbing codes of the Chattanooga City Code as established by Section 2-625, shall act as the Board of Appeals for appeals from any decision of the Building Official or his designee and to consider variances of the technical codes as provided in this Code.

- k) R311.4.1. Exit doors required. Not less than two exit doors conforming to this section shall be provided for each dwelling unit. The required exit doors shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

**Exception:** Travel through a garage is allowed when the exterior wall of the garage has an exit door meeting the requirements of Section R311.4.2.

- l) R311.4.2. Door type and size. The required exit door shall be a side-hinged door not less than 3 feet (914mm) in width and 6 feet 8 inches (2032mm) in height. Other doors shall not be required to comply with these minimum dimensions.

**Exception:** The second means of egress exit door shall be a side-hinged door or a side sliding door not less than 2 feet 8 inches (812mm) in width and 6 feet 8 inches (2032mm) in height.

- m) Section R323. Flood Resistant Construction is deleted in its entirety and the following language shall be substituted in lieu thereof:

The appropriate Flood Hazard Regulations of the Chattanooga Zoning Ordinance and the Federal Regulations referenced therein shall constitute the official regulations of the City of Chattanooga with regard to any construction within the Flood Hazard Zone.



- n) Section R403. Table R403.1 entitled Minimum Width of Concrete or Masonry Footings is deleted in its entirety and the following Amended Table and subsection is adopted in lieu thereof:

**TABLE R403.1**  
**MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS**  
**(inches)<sup>a</sup>**

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
<b>Conventional light-frame construction</b>				
1-story	16	16	16	16
2-story	19	16	16	16
3-story	27	21	16	16
<b>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</b>				
1-story	16	16	16	16
2-story	25	20	16	16
3-story	36	28	20	16
<b>8-inch solid or fully grouted masonry</b>				
1-story	20	16	16	16
2-story	33	25	18	16
3-story	46	36	25	20

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kN/m<sup>2</sup>.

Where minimum footing width is 16 inches, a single wythe of solid or fully Grouted 12-inch nominal concrete masonry units is permitted to be used.

**R403.1.3.1 Foundations with stemwalls.** Foundations with stemwalls shall be provided with a minimum of one No. 4 bar at the top of the wall and one No. 4 bar at the bottom of the footing.

- o) Any reference to the International Existing Building Code, the International Property Maintenance Code, the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in Chapter 43 of the International Residential Code and all such references within the International Residential Code shall be construed to reference the appropriate official codes adopted by the City of Chattanooga.

SECTION 5. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 10, Section 10-7, Handicap and Accessibility Code, is deleted in its entirety and the following language is substituted in lieu thereof as follows:

**Sec. 10-7. Handicap and Accessibility Code adopted.**

American National Standard. Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-2003), one (1) copy of which is, and has been on file for more than fifteen (15) days, with the Clerk of the City Council, is hereby adopted as the Official Handicap and Accessibility Code of the City.

SECTION 6. BE IT FURTHER ORDAINED, That this Ordinance shall become effective immediately after its passage, but the Building Official shall have discretion to accept drawings and designs based upon the 2003 International Building Code and the amendments of that Code adopted by the City Council upon a showing of significant financial effect upon existing projects up to and including November 1, 2009.

PASSED on Second and Final Reading

August 4, 2009.

Col. Jack Benn  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: Aug 10, 2009.

[Signature]  
MAYOR

PAN/kac