

First Reading: November 29, 2022
Second Reading: December 6, 2022

ORDINANCE NO. 13921

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 10, SO AS TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND CERTAIN APPENDICES OF THOSE CODES AS REVISED AND AMENDED AS THE OFFICIAL BUILDING CODE, RESIDENTIAL CODE AND ENERGY CONSERVATION CODES OF THE CITY OF CHATTANOOGA.

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

Section 10-1. Building Code Adopted.

The International Building Code, 2018 Edition, and the International Residential Code, 2018 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 Section 10-2, Part II, Chattanooga City Code, be amended by striking same in its entirety and substituting in lieu thereof the following words and figures:

Section 10-2. Appendices to Code Adopted.

The following appendices to the International Building Code, 2018 Edition, and the International Residential Code, 2018 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
 - Appendix K — Administration Provisions

- 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

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

SECTION 10-3. Amendments to Code Adopted.

The following sections and appendices of the International Building Code, 2018 edition, are hereby amended, as hereinafter provided:

- a. 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 timeframe set forth in the following paragraphs 105.5.1, 105.5.2, 105.5.3 and 105.5.4 as follows:

<u>For Building Permits in the Amount of:</u>	
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

- b. 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.

- c. Section 105.7 is deleted in its entirety and the following 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.

- d. A new Section 105.8 is added as follows:

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

- e. A new Section 105.9 is added as follows:

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.

- f. A new Section 105.10 is added as follows:

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.

- g. A new Section 105.11 is added as follows:

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.

- h. Section 107.2 is amended by adding a new Subsection 107.2.3, 107.2.6, 107.2.8, 107.2.9 and 107.2.10 which shall read as follows:

107.2.3 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.

107.2.6 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.

107.2.8 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 m²) 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, regardless of size, shall require neither a registered architect or engineer, unless construction method or material type is such that the building official deems a design professional necessary for a structurally stable building.

107.2.9 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.

107.2.10 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.

- i. Section 109.2 is amended by adopting a non-refundable fee schedule for all building permits which shall be as follows:

109.2 NON-REFUNDABLE PERMIT FEES

Total Valuation	Fee
\$1,000.00 and less	No fee, unless inspection required, in which case a \$25.00 fee for each inspection shall be charged.
\$1,001.00 to \$50,000.00	\$25.00 for the first \$1,000.00 plus \$5.50 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$294.50 for the first \$50,000.00 plus \$4.50 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$519.50 for the first \$100,000.00 plus \$3.50 for each additional thousand or fraction thereof, to and including \$500,000.00

\$500,001.00 and up	\$1919.50 for the first \$500,000.00 plus \$2.25 for each additional thousand or fraction thereof
------------------------	---

109.2.1 MOVING FEE

For the moving of any building or structure, the fee shall be \$125.00

109.2.2 DEMOLITION FEES

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

Residential Structures (maximum of 4 units)	\$125.00
Non-Residential structures up to 35-feet in height and less than 10,000 sq. ft. and Apartments up to 3 stories	\$250.00
Non-Residential structures over 10,000 sq. ft.	\$400.00

109.2.3 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 or from any other penalties prescribed herein.

109.2.4 OTHER FEES

Board of Sign Appeals	\$150.00
Board of Zoning Appeals	\$150.00
Certificates of Occupancy (New Facility)	\$15.00
Certificates of Occupancy (Conditional)	\$50.00
Certificates of Occupancy (Existing Facility)	\$75.00
Certificates of Occupancy (Beverage License)	\$50.00
Certificates of Completion	\$15.00
Chattanooga Historic Zoning Commission—Demolition Application	\$250.00
Chattanooga Historic Zoning Commission—All Other Applications	\$150.00
Fee for Sewer Verification Letter	\$75.00
Fee for Zoning Letter	\$75.00
Fee for Code Compliance Letter (Basic)	\$50.00
Fee for Code Compliance Letter (detailed)	\$150.00+* {*\$.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, Fire and Signs)	\$50.00
Fee for Permit Transfer	\$25.00
Fee for Modular Home Site Investigation	\$50.00
Fee for Fire & Life Safety Inspection and Plans Review	(20% 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	\$150.00
Fee for all other appeals	\$150.00
Fee for Variance Request to Board of Zoning Appeals	\$150.00
Fee for any construction on a structure in any Historic Zone	\$25.00

Fee for any construction on a structure which requires the issuance of a Certificate of Appropriateness (COA) or Certificate of Extreme Hardship (CEH)	\$25.00
Fee for Appeal to the Board of Sign Appeals	\$150.00
Fee for Floodplain Variance Request	\$100.00
Fee for Fire District Removal Request	\$100.00
Form Based Code Committee - Major Modifications	\$150.00
Form Based Code Committee - Minor Modifications	\$25.00
Plan Checking Fee	(30% of Building Permit Fee)
Phased Construction Plans Review Fee	(50% of Building Permit Fee)
Staff Plans Review Fee for Submission of Building Plans Inside of Form Based Code	\$25.00

All of the fees in 109.2.4 shall be non refundable unless in the determination of the Building Official, the Land Development Office 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 Building Official for the Land Development Office.

- j. Section 109.4. 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.

- k. Section 113. Board of Appeals is amended by deleting said section in its entirety and substituting in lieu thereof the following:

The Construction Board of 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.

- l. 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.

- m. Section 101.4.7 Existing buildings is amended by adding the following:

101.4.7.1 Existing buildings or structures. Alterations, repairs or rehabilitation work may be made to any existing structure, building, electrical, gas, mechanical or plumbing system without requiring the structure, building, electrical, gas, mechanical or plumbing 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 percent (30%) 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 percent (30%) 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 percent (30%) of the replacement cost of the building at the time they are made.

101.4.7.2 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 \$300,000.00 for injury to one and \$700,000.00 for an injury to more than one in any one accident and \$100,000.00 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.
- n. Appendix A is amended by deleting said Appendix in its entirety and substituting in lieu thereof the following:

**APPENDIX A
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 shall 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.

- o. 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.

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

2018 International Residential Code Amendments.

- 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 (11.15m²).

- b. Section R105.5 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:

	<u>For Building Permits in the Amount of:</u>
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

105.5.6 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.

105.5.7 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.

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

105.5.9 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.
- c. 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 § 109.2 of the International Building Code, as amended, shall be collected in the same manner under this section.

- d. 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.

- e. R311.2. Exit doors required. Dwellings with a footprint of more than 700 square feet shall have 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 R311.8 or a stairway in accordance with Section R311.7.

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.

R311.2.1. Door type and size. The required exit door shall be a side-hinged door not less than 3 feet (914 millimeters) in width and 6 feet 8 inches (2032 millimeters) 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 (812 millimeters) in width and 6 feet 8 inches (2032 millimeters) in height.

- f. Section R313.1 Automatic Fire Sprinkler Systems for Townhouses is deleted in its entirety. Where units are separated by 2 hour rated construction.

Section R313.2. One and Two Family Dwelling Automatic Fire Systems is deleted in its entirety.

- g. Section R322. 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.

- h. Section R403.1.1 Minimum Size. is amended to include: The minimum footing thickness shall be 8 inches and the minimum footing width shall be 16 inches and include 2, # 4, grade 40 continuous reinforcements runs, unless designed by an engineer properly registered in the State of Tennessee.
- i. Any reference to the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in Chapter 44 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.
- j. **Chapter 11 entitled Energy Efficiency** of the 2018 International Residential Code is deleted in its entirety. See section 10-33 for energy Code requirements.

Section 10-4 Correction of defects; no change.

Section 10-5 Fire districts described; no change

Section 10-6 Installation of metal ... of the City Prohibited; no change.

Section 10-7 Accessibility code adopted: no change.

Section 10-8 Tie-down, skirting ... manufactured homes; no change.

Section 10-9 Roof pitch ... manufactured homes; no change.

Section 10-10 Purpose of historic zoning; no change.

Section 10-11 Reserved

Section 10-12 Definitions. No change

Section 10-13 Creation of Historic Zoning Commission; no change

Section 10-14 Creation of Historic Districts and Local Landmarks; no change

Section 10-15 Certificates of Appropriateness; no change

Section 10-16 Certificate of Hardship; no change

Section 10-17 Appeals; no change

Section 10-18 Validity of Certificates; no change

Section 10-19 Enforcement, violations, and penalties; no change

Section 10-20 Validity; no change

Section 10-21 Moratorium for proposed LHDs or LHLs; no change

Section 10-22 Right of entry upon land; no change

Reserved Sections

Section 10-31 Technology and Credit Card Fees; no change.

Section 10-32 Engineering plans review and fees; no change

Sec. 10-33. - Energy Code Adopted.

The International Energy Conservation Code, 2018 edition, one (1) copy of which is and has been on file in the Office of the Clerk of the City Council for more than fifteen (15) days, is hereby adopted as the official energy code of the City, with the following amendment.

Delete Table 402.1.2 and Table 402.1.4 in their entirety and replace with;

Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors, 2009 IECC.

(The amendments to the IECC are allowed with the state amendments per rule making Chapter 0780-2-23)


SECTION 4. 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 2012 International Building Code, the 2012 International Residential Code, and the 2012 Energy Conservation Code, and the amendments of those Codes adopted by the City Council upon a showing of significant financial effect upon existing projects up to and including February 28, 2023.

Passed on second and final reading: December 6, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

PAN/MJF/kac/mem/v3