

ORDINANCE NO. 1617

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE SECTION 12-101
RELATIVE TO BUILDING CODES ADOPTED BY REFERENCE**

WHEREAS, in order to protect the health and safety of its citizens, the City of Manchester, Tennessee has exercised its ability, pursuant to T.C.A. 6-54-501, *et seq.*, to adopt certain building codes by reference, which are set forth in Manchester Municipal Code § 12-101; and

WHEREAS Code § 12-101, in its current form, has adopted numerous codes by reference; some in whole and some in part with some appendices; and

WHEREAS, in light of some changes implemented by the State of Tennessee Department of Commerce and Insurance, the Codes and Health Administration has reviewed those codes, as well as other codes and appendices, and determined that it is desirable to make some changes to codes and appendices adopted by reference; and

WHEREAS the City of Manchester, Tennessee believes it to be in the best interest of its citizens to repeal the codes and appendices adopted by reference in the current Code Section 12-101 and to adopt the following in their stead:

- A. International Residential Code (IRC), 2018 edition, published by the International Code Council (ICC), Appendices J and Q , and completed Table R301.2(1), which is attached hereto as Exhibit A, except:**
 - 1. Replace Exception in Section R313.1 regarding automatic fire sprinkler systems in townhouses with the following: “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.”**
 - 2. Delete Section R313.2 Automatic Fire Sprinkler Systems in one- and two- family dwellings**
 - 3. Replace 2018 IRC Tables N1102.1.2 and N1102.1.4 with 2009 IRC Tables N1102.1 and N1102.1.2**
 - 4. Delete the following wording from Section R302.5.1: “equipped with a self-closing or automatic closing device”**

5. Delete the following sections: N1103.3.3, N1103.3.4, and N1103.7
 6. Replace Section N1102.4.1.2 Testing with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from the 2009 IRC.
 7. Delete Chapters 34-43 relating to Electrical Installations and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.
 8. Delete Figure R301.2(2) Seismic Design Categories and replace with Figure R301.2(2) Seismic Design Categories Site Class D from the 2015 IRC
 9. Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:
 - i. Exception 3. 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 ceiling finishes exposing the structure
 10. Delete Section N1102.4.4 Rooms Containing Fuel-Burning Appliances
- B. International Residential Code (IRC) Appendix G Swimming Pools, Spas and Hot Tubs, 2012 edition, published by the International Code Council (ICC)**
- C. International Building Code (IBC), 2018 edition, published by the International Code Council (ICC) except:**
1. Chapter 11 Accessibility
- D. International Fuel Gas Code (IFGC), 2018 edition, published by the International Code Council (ICC)**
- E. International Mechanical Code (IMC), 2018 edition, published by the International Code Council (ICC)**
- F. International Plumbing Code (IPC), 2018 edition, published by the International Code Council (ICC)**
- G. International Property Maintenance Code (IPMC), 2018 edition, published by the International Code Council (ICC)**
- H. International Fire Code, 2018 edition, published by the International Code Council (ICC) and Appendices B, I, and N, except:**
1. Appendix B Section B105.1 is deleted and, in its place, the following provisions are adopted:

“The fire-flow and flow duration requirements for one and two family dwellings of any size shall be a minimum of 750 gpm(1000 gpm desired) @ 20 psi for 1 hour. If the existing main water lines supplying the development currently provide 750 gpm @ 20 psi or

greater at the point of connections, the developer will be required to ensure new hydrants provide at least 750 gpm (1000 gpm desired) @ 20 psi or as close as practical at all hydrants within the new development but, at no time, shall the developer be required to increase the new line size by more than one size increase (i.e., 6" to 8") to achieve a minimum fire-flow. If the existing main line supplying the proposed development does not currently provide 750 gpm @ 20 psi, the developer will be required to ensure new hydrants provide as close to the supplied flow as practical but, at no time, shall he be required to increase the new line size by more than one size increase (i.e., 6" to 8") to achieve the desired fire-flow.

In all cases, the developer may be required to interconnect water lines (proposed lines and existing lines) where possible to improve water quality (chlorine residuals) and maximize fire-flows. Easements may be required to be granted or acquired from adjacent properties to achieve looped water line conditions.”

- I. For one- and two-family dwellings and townhomes: International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC), except:
 - 1. Replace Section R402.4.1.2 Testing with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from the 2009 IECC
 - 2. Delete Sections R403.3.3 and R403.3.4
 - 3. Replace Tables R402.1.2 and R402.1.4 with Tables 402.1.1 and 402.1.3 from the 2009 IECC

- J. For commercial and industrial buildings: International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC) except:
 - 1. Replace Tables C402.1.3, C402.1.4, and 402.4 with Tables 502.1.2, 502.2(1), and 502.3 from the 2009 IECC
 - 2. The provisions of the 2006 IECC shall apply to the following occupancy classifications as defined by the 2018 International Building Code:
 - i. Moderate-hazard factory industrial, Group F-1
 - ii. Low-hazard factory industrial, Group F-2
 - iii. Moderate-hazard storage, Group S-1
 - iv. Low-hazard storage, Group S-2

- K. International Existing Building Code (IEBC), 2018 edition, published by the International Code Council (ICC)

- L. NFPA 101 Life Safety Code, 2018 edition, published by the National Fire Protection Association (NFPA), for state buildings, educational occupancies, and any other occupancy requiring an inspection by the state fire marshal for initial licensure**

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code § 12-101 be amended to delete all current provisions and to adopt, in their place, the following:

- A. International Residential Code (IRC), 2018 edition, published by the International Code Council (ICC), Appendices J and Q , and completed Table R301.2(1), which is attached hereto as Exhibit A, except:**
 - 1. Replace Exception in Section R313.1 regarding automatic fire sprinkler systems in townhouses with the following: “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.”**
 - 2. Delete Section R313.2 Automatic Fire Sprinkler Systems in one- and two- family dwellings**
 - 3. Replace 2018 IRC Tables N1102.1.2 and N1102.1.4 with 2009 IRC Tables N1102.1 and N1102.1.2**
 - 4. Delete the following wording from Section R302.5.1: “equipped with a self-closing or automatic closing device”**
 - 5. Delete the following sections: N1103.3.3, N1103.3.4, and N1103.7**
 - 6. Replace Section N1102.4.1.2 Testing with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from the 2009 IRC.**
 - 7. Delete Chapters 34-43 relating to Electrical Installations and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.**
 - 8. Delete Figure R301.2(2) Seismic Design Categories and replace with Figure R301.2(2) Seismic Design Categories Site Class D from the 2015 IRC**
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 - 10. Delete Section N1102.4.4 Rooms Containing Fuel-Burning Appliances**

- B. International Residential Code (IRC) Appendix G Swimming Pools, Spas and Hot Tubs, 2012 edition, published by the International Code Council (ICC)**
- C. International Building Code (IBC), 2018 edition, published by the International Code Council (ICC) except:

 - 1. Chapter 11 Accessibility****
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- F. International Plumbing Code (IPC), 2018 edition, published by the International Code Council (ICC)**
- G. International Property Maintenance Code (IPMC), 2018 edition, published by the International Code Council (ICC)**
- H. International Fire Code, 2018 edition, published by the International Code Council (ICC) and Appendices B, I, and N, except:

 - 1. Appendix B Section B105.1 is deleted and, in its place, the following provisions are adopted:****

“The fire-flow and flow duration requirements for one and two family dwellings of any size shall be a minimum of 750 gpm(1000 gpm desired) @ 20 psi for 1 hour. If the existing main water lines supplying the development currently provide 750 gpm @ 20 psi or greater at the point of connections, the developer will be required to ensure new hydrants provide at least 750 gpm (1000 gpm desired) @ 20 psi or as close as practical at all hydrants within the new development but, at no time, shall the developer be required to increase the new line size by more than one size increase (i.e., 6” to 8”) to achieve a minimum fire-flow. If the existing main line supplying the proposed development does not currently provide 750 gpm @ 20 psi, the developer will be required to ensure new hydrants provide as close to the supplied flow as practical but, at no time, shall he be required to increase the new line size by more than one size increase (i.e., 6” to 8”) to achieve the desired fire-flow.

In all cases, the developer may be required to interconnect water lines (proposed lines and existing lines) where possible to improve water quality (chlorine residuals) and maximize fire-flows. Easements may be required to be granted or acquired from adjacent properties to achieve looped water line conditions.”

- I. **For one- and two-family dwellings and townhomes: International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC), except:**
 - 1. **Replace Section R402.4.1.2 Testing with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from the 2009 IECC**
 - 2. **Delete Sections R403.3.3 and R403.3.4**
 - 3. **Replace Tables R402.1.2 and R402.1.4 with Tables 402.1.1 and 402.1.3 from the 2009 IECC**

- J. **For commercial and industrial buildings: International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC) except:**
 - 1. **Replace Tables C402.1.3, C402.1.4, and 402.4 with Tables 502.1.2, 502.2(1), and 502.3 from the 2009 IECC**
 - 2. **The provisions of the 2006 IECC shall apply to the following occupancy classifications as defined by the 2018 International Building Code:**
 - i. **Moderate-hazard factory industrial, Group F-1**
 - ii. **Low-hazard factory industrial, Group F-2**
 - iii. **Moderate-hazard storage, Group S-1**
 - iv. **Low-hazard storage, Group S-2**

- K. **International Existing Building Code (IEBC), 2018 edition, published by the International Code Council (ICC)**

- L. **NFPA 101 Life Safety Code, 2018 edition, published by the National Fire Protection Association (NFPA), for state buildings, educational occupancies, and any other occupancy requiring an inspection by the state fire marshal for initial licensure**

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the other codes previously adopted by reference and elsewhere in the Manchester Municipal Code not specifically changed by this ordinance shall remain adopted without change. As to any conflict, the later adopted code shall control.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____ **May 4** _____, 2021

PASSED SECOND AND FINAL READING: _____ **June 1** _____, 2021

SIGNATURES ON FILE:

Marilyn Howard, Mayor

Bridget Anderson, Finance Director