

ORDINANCE 14-10

AN ORDINANCE TO AMEND THE ADOPTED 2012 INTERNATIONAL RESIDENTIAL CODE OF THE CITY OF SPRING HILL, TENNESSEE

WHEREAS, the City of Spring Hill Board of Mayor and Aldermen may, pursuant to its charter and general laws of the State of Tennessee to amend the Spring Hill Municipal Code for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE that the adopted 2012 International Residential be amended as hereafter described.

WHEREAS, it is necessary to amend said chapters 1, 3, 4, 6, 7, 8, 9, 11, & 18 in order to adopt new and improved building standards to better protect the public health, safety and welfare.

WHEREAS, The 2012 International Residential Code is hereby specifically amended, modified, or deleted as follows:

Section R101.1 is amended by deleting the phrase “[name of jurisdiction]” and substituting in lieu thereof the phrase “the City of Spring Hill, Tennessee.”

Section R105.2 on building work exempted from the permit requirement is amending exemptions 1, 2, 9 and 10 and adding 11 substituting in lieu thereof the following:

1. Portable one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 32 square feet.
2. Fences not over 32 inches high.

Section R105.2 on Mechanical work exempted from the permit requirement is amended by deleting text and adding the following:

9. Replacement of an HVAC unit where unit heating and cooling capacity and fuel source are not changed.
10. Decks not exceeding 9 square feet in area that are not more than 30 inches above grade at any point.
11. Roof covering replacement that does not involve the replacement of the roof deck or framing.

R105.3.2 Time limitation of application; is amended by deleting 180 days and replacing it with 365 days to read. An application for a *permit* for any proposed work shall be deemed to have been abandoned 365 days after the date of filing unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 365 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section R313.2 is amended by deleting, one-family.

Section R317 Protection of Wood and Wood Based Products Against Decay; is amended deleting 18 inches and replacing with 24 inches and deleting 12 inches and replacing it with 24 inches to read as below. Wood joists or the bottom of a wood structural floor when closer than 24 inches (553 mm) or wood girders when closer than 24 inches (553 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

R403.3.3 Drainage. Is amended by adding text to read, Final *grade* shall be sloped in accordance with Section R401.3. In other than Group I Soils, as detailed in Table R405.1 two (2) inches of gravel or crushed stone beneath horizontal (class 1) retarder below ground shall have a 3 inch drain to daylight or into an approved system.

TABLE R602.3 (5) Size, Height and Spacing of Wood Studs is amended by; All columns that reflect 24 is deleted and replaced with 16

Section R602.5 Interior nonbearing walls is amended by deleting studs spaced 24 inches; replaced with studs spaced 16 inches

R602.7.3 Nonbearing walls is amended by deleting the text; a single flat 2-inch by 4-inch (51 mm by 102 mm) member may be used as a header in interior or exterior nonbearing walls; replacing it with, a double 2-inch by 4-inch (102 mm by 204 mm) member on edge may be used as a header in interior or exterior nonbearing walls.

R703.11.1 Installation. Vinyl siding is amended by adding text, vinyl siding shall be installed over solid OSB sheathing;

R802.3 Framing details is amended by adding text to the end of the paragraph, All primary roofline structure design shall maintain a minimum of a 6:12 pitch, exclusive of dormers and porches, eaves shall have a one foot minimum overhang.

Section R807.1 attic access is amended by adding the following text at the end of the section's second paragraph: "Attics that contain HVAC equipment or appliances must provide permanent access by means of either a (25 inches by 54 inches) pull-down stair or permanent ladder."

R903.4 Roof drainage is amended by deleting the text "Unless roofs are sloped to drain over roof edges", to read "Roof drains shall be installed at each low point of the roof."

Chapter 11 Energy Efficiency is amended deleting the chapter's text in its entirety and in lieu thereof substituting the following:

The 2009 International Energy Conservation Code

SECTION M1805 Masonry and Factory-Built Chimneys is amended by adding:

M1805.1.1 The City of Spring Hill requires all fireplace chimneys to be in a chase constructed with the same materials as the exterior of the structure or other materials approved by the Building Codes Director.

BE IT FUTHER ENACTED by the Board of Mayor and Aldermen of the City of Spring Hill that ordinance shall take effect from and after its final passage, the public welfare requiring it.

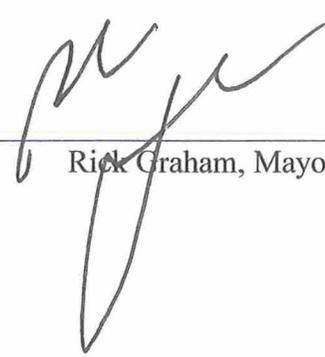
Passed First Reading March 17, 2014

Passed Second Reading April 21, 2014

ATTEST:

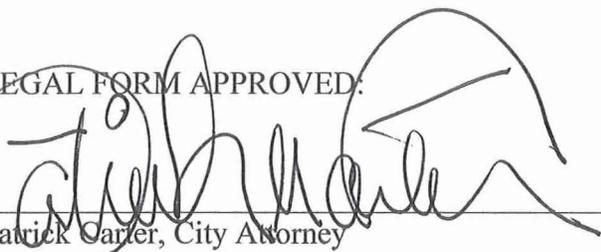


April Goad, City Recorder



Rick Graham, Mayor

LEGAL FORM APPROVED:



Patrick Carter, City Attorney