

ORDINANCE NO 1742

AN ORDINANCE TO AMEND TITLE 12, BUILDING, UTILITY, ETC. CODES, CHAPTER 1 OF THE CITY OF COVINGTON MUNICIPAL CODE.

BE IT ENACTED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF COVINGTON, THAT TITLE 12, BUILDING, UTILITY, ETC. CODES BE DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:

Section 1: That the following Codes are hereby adopted by reference as though they were copied herein fully and as may be amended from time to time.

1. International Building Code, 2018 edition

- A. All residential structures in the jurisdiction of the City of Covington shall be built on sixteen (16") centers or less, including floor-framing members, roof members, and wall-framing members (however, wall-framing members may be constructed on twenty-four (24") centers only if using 2" X 6" studs or larger).
- B. Any structure converted to a residential structure in the jurisdiction of the City of Covington shall meet the requirements of sixteen (16") inch centers as listed in (A) above, including any metal buildings (in whole or part) used as a dwelling.
- C. All structures located in an identified flood hazard area shall have at least one (1') foot of freeboard in addition to the requirements of Chapter 9 in the Covington Municipal Zoning Ordinance and Article VII of the Covington Regional Zoning Ordinance.
- D. City of Covington shall be inserted in the blanks referring to the name of the jurisdiction.
- E. Chapter 11 Accessibility is deleted in its entirety.
- F. Chapter 27 Electrical is deleted in its entirety.
- G. In Section 1612.3 Establishment of flood hazard areas insert "4-2-91 & 12-19-06" for date of issuance.
- H. Include: Appendices C-Group U/Agricultural Buildings; F- Rodentproofing; and I-Patio Covers.

2. International Residential Code, 2018 edition

- A. All residential structures in the jurisdiction of the City of Covington shall be built on sixteen (16") centers or less, including floor-framing members, roof members, and wall-framing members (however, wall-framing members may be constructed on twenty-four (24") centers only if using 2" X 6" studs or larger).
- B. Any structure converted to a residential structure in the jurisdiction of the City of Covington shall meet the requirements of sixteen (16") inch centers as listed in (A) above, including any metal buildings (in whole or part) used as a dwelling.
- C. All structures located in an identified flood hazard area shall have at least one (1') foot of freeboard in addition to the requirements of Chapter 9 in the Covington Municipal Zoning Ordinance and Article VII of the Covington Regional Zoning Ordinance.
- D. City of Covington shall be inserted in the blanks referring to the name of the jurisdiction.

- E. Insert in Table R301.2 (1) Climate and Geographic Design Criteria
 - a. Ground Snow Load – 15
 - b. Wind Speed – 90
 - c. Topographic Wind Effects – no
 - d. Special Wind Region – no
 - e. Windborne Debris Zone – no
 - f. Seismic Design Category – D1 & D2
 - g. Weathering Index for Concrete – Moderate
 - h. Frost Line Depth – 12"
 - i. Termite Infestation probability – Moderate to Heavy
 - j. Winter Design Temp – 18
 - k. Ice Barrier Underlayment Required – no
 - l. Flood Hazard - Per most recent FEMA map
 - m. Air Freeze Index – 393
 - n. Mean Annual Temp – 59.5
- F. Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. 68-120-101 (a) (8).
- G. Chapters 34-43 relating to Electrical Installations are deleted.
- H. Figure R301.2 (2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC.
- I. Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:

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.
- J. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.
- K. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
- L. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.1) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.
- M. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.
- N. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "1": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

- O. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC 400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."
- P. In Section P2603.5.1 Sewer Depth insert 18 inches in both number locations.
- Q. Include: Appendices A-Sizing and Capacities of Gas Piping; B-Sizing of Venting Systems; C-Exit Terminals; H-Patio Covers; J-Existing Buildings and Structures; N-Venting Methods; P-Sizing of Water Piping System; and Q-Tiny Houses.

3. International Fuel Gas Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 106.6.2 Fee schedule – All fees are set forth in an "Administrative Ordinance" as authorized and approved from time to time by Ordinance of The Board of Mayor and Alderman.
- C. Section 106.6.3 Fee Refunds - Delete in its entirety.
- D. In Section 108.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- E. Section 108.5 – Insert fifty dollars (\$50.00) in both locations.
- F. Include: Appendix A-Sizing and Capacities of Gas Piping; B-Sizing of Venting Systems; C-Exit Terminals.

4. International Mechanical Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 106.5.2 Fee schedule – All fees are set forth in an "Administrative Ordinance" as authorized and approved from time to time by Ordinance of The Board of Mayor and Alderman.
- C. Section 106.5.3 Fee Refunds - Delete in its entirety.
- D. In Section 108.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- E. Section 108.5 – Insert fifty dollars (\$50.00) in both locations.
- F. Include: Appendix A-Chimney Connector Pass-Throughs.

5. International Plumbing Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 106.6.2 Fee schedule – All fees are set forth in an "Administrative Ordinance" as authorized and approved from time to time by Ordinance of The Board of Mayor and Alderman.
- C. Section 106.6.3 Fee Refunds - Delete in its entirety.
- D. In Section 108.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- E. Section 108.5 – Insert fifty dollars (\$50.00) in both locations.
- F. Section 305.4.1 – Insert 18 inches (18") in both number locations.

- G. Section 903.1 – Insert 12 inches (12”) in the number location
- H. Include: Appendices B-Rates of Rainfall for Various Cities; D-Degree Day and Design Temperatures; E-Sizing of Water Piping System

6. International Property Maintenance Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 112.4 insert “may be liable for a maximum fine of fifty dollars (\$50.00)”; delete “shall be liable for a fine of not less than (amount) dollars or more than (amount) dollars”.
- C. Section 302.4 Delete first sentence and insert “Premises and exterior property shall be maintained free from weeds or plant growth”.
- D. Include: Appendix A-Boarding Standards

7. International Fire Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. In Section 110.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- C. Section 112.4 – Insert fifty dollars (\$50.00) in both locations.
- D. Section 903.2.8 – Insert “Exceptions: One and two family dwellings not more than three (3) stories in height”.
- E. Sections 5704.2.9.6.1, 5706.2.4.4, 5806.2, 6104.2 insert Authority Having Jurisdiction (AHJ) shall review and approve placement.
- F. Include: Appendices B-Fire-Flow Requirements for Buildings; C-Fire Hydrant Locations and Distribution; D-Fire Apparatus Access Roads; E-Hazard Categories; F-Hazard Ranking; G-Cryogenic Fluids; H-Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) /instructions; I-Fire Protection Systems/Noncompliant Conditions; J-Building Information Sign; K-Construction Requirements for Existing Ambulatory Care Facilities; N-Indoor Trade Shows and Exhibitions.

8. International Energy Conservation Code, 2018 edition – For one and two family dwellings and townhomes –

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from 2009 IECC.
- C. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.
- D. Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

9. International Existing Building Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.

10. NFPA 101 Life Safety Code, 2018 edition

Section 2: Pursuant to the requirements of T.C.A. 6-54-502 one (1) copy of the above listed International Council Code 2018 edition and the NFPA have been placed on file in the office of the City of Covington Recorder-Treasurer's office for the use and inspection of the public during regular business hours.

Section 3: That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4: That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect ninety (90) days from the date of final passage and adoption.

July 27, 2021 1st Reading

August 10, 2021 2nd Reading

August 24, 2021 Public Hearing

August 24, 2021 3rd Reading



Mayor



Attest