

AN ORDINANCE AMENDING GALLATIN MUNICIPAL CODE, CHAPTER 5,  
BUILDINGS AND BUILDING REGULATION BY ADOPTING AMENDMENTS TO  
PREVIOUSLY ADOPTED MODEL CODES PROMULGATED BY THE  
INTERNATIONAL CODE COUNCIL AND OTHER RELATED MATTERS

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that, pursuant to  
Tenn. Code Ann. § 6-54-501 the following sections of Gallatin Municipal Code, Chapter 5,  
Buildings and Building Regulations are hereby amended as follows:

(1) **Sec. 5-56. Code adopted**, is amended by replacing the words “2006 edition”  
wherever they appear with the words “2009 edition” and all appendices adopted with the  
existing ordinance shall be deleted with the exception of Appendix G Swimming Pools, Spas,  
and Hot Tubs in the International Residential Code.

(2) **Sec. 5-58. Amendments to International Building Code**, is amended by  
deleting subsection (a) in its entirety and replacing it with the following:

(a) The following amendments to the International Building Code are hereby  
adopted:

(1) *Section 101.4. Referenced Codes* is amended by deleting the acronym  
“ICC” and replacing it with the words “2008 National”.

(2) *Section 109.2 Schedule of permit fees*, is amended by deleting the words  
“the applicable governing authority” and replacing it with the following:

*Building Permit Fee Schedule*

**Building Permits**

**One- & Two-Family Dwellings\***

Up to 3,000 sq ft	\$0.27 per sq ft heated
3,001 to 5,000 sq ft	\$0.32 per sq ft heated
5,001+ sq ft	\$0.35 per sq ft heated
Manufactured Home	\$100.00
Addition	\$0.15 per sq ft
Re-inspection Fee	\$30.00 per occurrence after the 1 <sup>st</sup> one

\*Permits will incur a \$0.03 per sq ft fee for Plan Review.

**Other**

Remodel	Valuation x 1%
Detached Non-Living	\$0.10 per sq ft
Deck	\$50.00
Pool-Above Ground	\$25.00
Pool-In Ground	\$25.00 + (Valuation x 1.0%)
Demolition	\$100.00
Moving	\$100.00
Re-inspection Fee	\$30.00 per occurrence after the 1 <sup>st</sup> one

**Commercial**

Up to \$500,000	Valuation x 1.0%
\$500,001 to \$750,000	Valuation x 0.80%
\$750,001 to \$1,000,000	Valuation x 0.75%
\$1,000,001 to \$3,000,000	Valuation x 0.50%
\$3,000,001 to \$7,500,000	Valuation x 0.33%
\$7,500,001+	Valuation x 0.25%
Re-inspection Fee	\$50.00 per occurrence after the 1 <sup>st</sup> one

Commercial building permits will incur a structural Plan Review fee of 50% of the permit.

**Industrial**

\$50 per estimated number of inspections needed to complete the project.

Industrial building permits will incur a structural Plan Review fee of valuation x 0.125%.

\*\*All permits, including re-inspections, will incur a \$10.00 administrative fee.

All permit fees include initial inspection and one (1) re-inspection at no additional charge.

Minimum permit fee will be \$50.00, except on pool permits.

Valuation based on contract price.

- (3) *Section 109.4 Work commencing before permit issuance*, is amended by deleting the paragraph in its entirety and replacing it with the following:  
“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to a penalty of up to 100% of the usual permit fee in addition to the required permit fees.”

- (4) *Chapter 11 Accessibility* shall be deleted in its entirety.

- (3) **Sec. 5-59. Amendments to International Residential Code** is amended by:

- (1) Section R101.2 Scope. Addition of provision to delete Chapters 12-43.

Plumbing installations and administration shall comply with the

International Plumbing Code 2009 Edition, Mechanical installations and administration shall comply with the International Mechanical Code 2009 Edition, Fuel Gas installations and administration shall comply with the International Fuel Gas Code 2009 Edition, and all Electrical installations and administration shall comply with the NEC Electric Code 2008 Edition.

- (2) Section R108.2 Schedule of permit fees is amended by deleting the “.” at the end of said section and replacing it with the words “in Sec. 5-58(a)(3) of the Gallatin Municipal Code.”
- (3) Section R313.2 One- and two-family dwellings automatic fire systems deleted without replacement per Tenn. Code Ann. § 68-120-101(a)(8).
- (4) Section R313.1 Townhouse automatic fire sprinkler systems is amended per Chapter 0780-02-23 of the Rules of Department of Commerce and Insurance, Division of Fire Protection, State of Tennessee, to state an automatic sprinkler system shall not be required in a three (3) unit townhouse with less than five thousand (5,000) gross square feet and three (3) or fewer stories if each unit is separated by a two (2) hour fire wall.
- (5) Section 302.2 Townhouses is amended to include an additional fire rating requirement for sprinkled and non-sprinkled townhomes for the common wall exception.

Exception: A common 1-hour fire resistance rated wall for *fire sprinkled townhomes* and *common 2-hour fire resistance-rated for non-fire sprinkled townhomes*.

(6) Section N1103.2.2 Sealing is amended as follows:

Sealing. Ducts, air handlers, filter boxes, and building cavities used as ducts shall be sealed. Joints and seams shall comply with the International Mechanical Code.

Amendment deletes the requirement for duct tightness to be verified by methods 1 or 2.

(4) **Sec. 5-86. Plumbing code adopted**, is amended by replacing the words “2006 edition” with the words “2009 edition”. All modifications per Sec. 5-87 Modifications shall remain.

(5) **Sec. 5-91. Schedule of permit fees**, is amended by deleting the entire section after “follows:” and replacing it with:

*Plumbing Permit Fee Schedule*

**Plumbing Permits**

Base Fee

Residential	\$30.00	Re-inspection fee \$30.00
Commercial	\$50.00	Re-inspection fee \$50.00

The first \$1,000 of contract price is included in the base fee. Add \$5.00 per \$1,000, rounded to the nearest thousand.

Additional cost per fixture.

**Residential**

Water Closet	\$5.00
Lavatory	\$5.00
Sink (including Laundry)	\$5.00
Garbage Disposal	\$5.00
Ice Maker	\$5.00
Shower	\$5.00
Tub	\$5.00
Tub Shower	\$5.00
Hose Bib	\$5.00
Washer	\$5.00

Water Heater	\$5.00
Irrigation	\$5.00
Sewer Connection (at Building)	\$5.00
Water Connection (at Building)	\$5.00
Ejector Pump	\$5.00
Sump Pump	\$5.00
Pool	\$5.00
Recirculation Pump	\$5.00
Tempering Valve	\$5.00
Other	\$5.00

**Commercial**

Water Closet	\$15.00
Lavatory	\$15.00
Sink (including Laundry)	\$15.00
Garbage Disposal	\$15.00
Ice Maker	\$15.00
Shower	\$15.00
Hose Bib	\$15.00
Water Heater	\$15.00
Fountain	\$15.00
Irrigation	\$15.00
Sewer Connection (at Building)	\$15.00
Water Connection (at Building)	\$15.00
Ejector Pump	\$15.00
Sump Pump	\$15.00
Pool	\$15.00
Grease Trap	\$15.00
Back Flow Preventer	\$15.00
Recirculation Pump	\$15.00
Tempering Valve	\$15.00
Other	\$15.00

\*Minimum permit fee is \$50.00.

All permits, including re-inspections, will incur a \$10.00 administrative fee.

All permit fees include the initial inspection and one (1) re-inspection at no additional charge.

- (6) **Sec. 5-147. Purpose and scope**, is amended by deleting the word “2006 edition” and inserting the words “2009 edition” after the words “International Fuel Gas Code.”

- (7) **Sec. 5-181. Property maintenance adopted**, is amended by replacing the words “2006 edition” with the words “2009 edition.”
- (8) **Sec. 5-216. Fee for permit**, is amended by replacing the words “fifty dollars (\$50.00)” with the words “one hundred dollars (\$100.00)”.
- (9) **Sec 5-253. ICC A117.1 adopted**, is amended by replacing said title with the title “**Sec 5-253. Accessibility**” and replacing “2003 edition of the ICC A117.1 Standard” with “2010 Edition of the Americans with Disabilities Act for Accessibility Code.”
- (10) **Sec 5-255. Amendments** shall be deleted in its entirety.
- (11) **Sec 5-258. Mechanical code adopted**, is amended by replacing the words “2006 edition” with the words “2009 edition.”
- (12) **Sec 5-260. Amendments** shall be deleted in its entirety.
- (13) **Sec 5-263. Fees**, is amended by deleting the entire section after “follows:” and replacing it with:

*Mechanical Permit Fee Schedule*

**Mechanical/Gas Permits**

**Base Fee**

Residential	\$30.00	Re-inspection fee \$30.00
Commercial	\$50.00	Re-inspection fee \$50.00

The first \$1,000 of contract price is included in the base fee. Add \$5.00 per \$1,000, rounded to the nearest thousand.

**Additional cost per appliance**

**Residential**

Air Handler or Furnace	\$5.00
Dryer	\$5.00
Gas Dryer	\$5.00
Gas Fireplace	\$5.00
Gas Cooking	\$5.00
Outdoor Gas Appliance	\$5.00
Water Heater	\$5.00

A/C Unit	\$5.00
Vent (including Bath Vents/Exhaust)	\$5.00
Kitchen Exhaust	\$5.00
Other	\$5.00

**Commercial**

Air Handler or Furnace	\$15.00
Gas Fireplace	\$15.00
Gas Dryer	\$15.00
Gas Cooking	\$15.00
Outdoor Gas Appliance	\$15.00
Water Heater	\$15.00
A/C Unit	\$15.00
Vent (including Bath Vents/Exhaust)	\$15.00
Kitchen Exhaust Hood/Grease Duct	\$15.00
Kitchen Fresh Air Supply	\$15.00
Other	\$15.00

\*Minimum permit fee is \$50.00

All permits, including re-inspections, will incur a \$10.00 administrative fee.

All permit fees include the initial inspection and one (1) re-inspection at no additional charge.

(14) **Sec. 5-270. Model energy code adopted**, is amended by replacing the words "2006 edition" with the words "2009 edition".

(15) **Sec 5-272. Amendments** shall be deleted in its entirety.

(16) **Sec. 5-280. Existing building code adopted**, is amended by inserting the words "2009 edition" after the words "International Existing Building Code".

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this

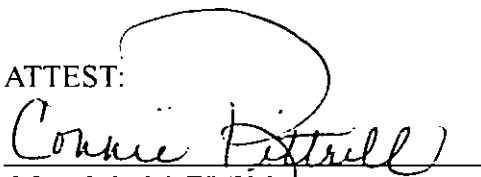
Ordinance shall take effect thirty (30) days after passage, the public welfare requiring such.

PASSED FIRST READING: July 15, 2014.

PASSED SECOND READING: August 5, 2014.

  
MAYOR JO ANN GRAVES

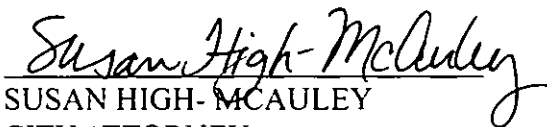
ATTEST:



CONNIE KITTRELL

CITY RECORDER

APPROVED AS TO FORM:



SUSAN HIGH-MCAULEY

CITY ATTORNEY