ORDINANCE 2018-14

TO BE ENTITLED: "AN ORDINANCE TO AMEND TITLE 12, CHAPTER 10 OF THE FRANKLIN MUNICIPAL CODE TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION."

WHEREAS, for the purpose of promoting the public health, safety, comfort, convenience, and general welfare of the people of Franklin, the Board of Mayor and Aldermen of the City of Franklin is authorized to prescribe regulations and standards for the design, construction, and repair to buildings and structures within the City; and

WHEREAS, Tennessee Code Annotated Title 6, Chapter 54, Part 5 allows municipalities to adopt building codes by reference; and

WHEREAS, Tennessee Code Annotated Title 68, Chapter 120, requires that for cities that enforce their own building construction safety standards, the building codes adopted by reference must be current within seven years of the date of the latest editions; and

WHEREAS, in its legislative judgment the Board of Mayor and Aldermen has found that building regulations and standards must be dynamic and modified from time to time to reflect changes in model codes, construction materials, recognized construction methods, and safety standards necessary to preserve and promote the private and public interest; and

WHEREAS, many of the surrounding communities, have adopted or will adopt the 2018 International Code Council series of codes which allows builders, designers, and developers to reference one version of code books in the Middle Tennessee area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

SECTION I. That Title 12, Chapter 10, Section 12-1001 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold;** and is approved to read as follows:

12-1001. One- and two-family dwelling code adopted.

(1)

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501, et seq., and for the purpose of regulating the fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one- and two-family dwellings, their appurtenances and accessory structures, so as to safeguard life, health, and public welfare, the International Residential Code, ~~2012~~ **2018** edition, with Appendix **G and** J, as prepared by the International Code Council, is hereby adopted and incorporated by reference as a part of this Code, and is hereinafter referred to as the one- and two-family dwelling code.

(2)

Pursuant to authority granted by Tennessee Code Annotated, § 6-54-502(c), the Building and Neighborhood Services Director shall adopt administrative regulations to incorporate subsequent amendments to the International Residential Code, ~~2012~~ **2018** edition, as published by the International Code Council. These amendments shall be identified by the building and

neighborhood services director as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502, unless disapproved by resolution of the board of mayor and aldermen.

SECTION II. That Title 12, Chapter 1, Section 12-1003 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold;** and is approved to read as follows:

12-1003. **Available in recorder's office**. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Residential Code with the above modifications has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. Administrative regulations adopting amendments to the International Residential Code, ~~2012~~ **2018** edition will be placed on file when they are published by the Building and Neighborhood Services Director, and at least fifteen (15) days before their effective date.

SECTION III. Severability. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the City of Franklin prior to the effective date of this ordinance.

SECTION V: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect for any permit application received by the Building and Neighborhood Services Department on or after **January 1, 2019,** for the health, safety, and welfare of the citizens of Franklin, Tennessee, requiring it.

ATTEST:

By:_____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor of Franklin

Approved as to Form:

_____
Misty Lavender Foy
Assistant City Attorney

PASSED FIRST READING 8/28/2018

PASSED SECOND READING _____