

## **ORDINANCE 2023-09**

### **AN ORDINANCE AMENDING ORDINANCE 2018-33, ARTICLE II, CHAPTER 8, OF THE MT. JULIET CODE ARTICLE II, CHAPTER 8, SECTIONS 8-20 (2) "ADDITIONAL CODES ADOPTED" OF THE MT. JULIET MUNICIPAL CODE TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL CODE AND TO ADD LOCAL REGULATIONS**

**WHEREAS**, Tenn. Code Annotated §§'s 6-54-501 through 6-54-511 authorizes municipalities to adopt building, electrical, and fire codes by reference; and,

**NOW THEREFORE, BE IT ORDAINED** by the City Commission of City of Mt. Juliet, Wilson County, Tennessee, as follows:

#### **Section 1:**

Ordinance 2018-33 is eliminated and replaced with this ordinance that adopts the 2018 Edition of the International Building Code.

#### **Section 2.**

2018 Edition of the International Residential Code: plus, Appendices A, B, C, E, F, G, H, I, J, K, M, N, O, P: are amended as follows:

Table R301.2(1) adding the following Snow Load "10", wind speed "115", was (90) Seismic "B", weathering "severe", Frost Line Depth, 6", Termite "Moderate to Heavy", Winter design temperature "14°F", Ice Barrier Required, "No", Flood Hazards, "As shown on FEMA FIRM Panel", Dated, Air Freezing Index "1500 or less", and Mean Annual Temperature "57°F"

#### **Section 3:**

2018 Edition of International Energy Conservation Code as amended as follows:

1. Replace Table C402.1.3 (2018 IECC) with Table 502.2(1) from the 2009 Edition of the IECC
2. Replace Table R402.1.2 (2018 IECC) with Table 402.1.1 from the 2009 Edition of the IECC

#### **Section 4:**

**Section 8-20 Additional Codes amended to add:**

**MT. JULIET LOCAL AMENDMENTS**

B. Local Amendments are as follows:

1. Type NM cable (Romex) shall not be permitted in any commercial properties.
2. Type NM cable (Romex) is not permitted in walls constructed with metal stud framing.
3. Smoke Detector & Carbon Monoxide detector boxes shall be marked Red in color.
4. Ufer (Footer) Ground shall be inspected at the time of the footing inspection.
5. Sheet rock screws shall not be permitted to secure any electrical equipment.
6. All boxes shall be secured, and all splices made with approved and listed terminals at time of rough-in inspection.
- 7.

Temporary Electrical Services shall be properly braced and maintained in a safe and secure manner at all times. Failure to maintain the temporary service will result in the service being disconnected and a re-inspection required

## **Section 5.**

### **R303.4 Mechanical ventilation.**

Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4 or approved air exchanger on the HVAC System which will make up the required ventilation.

## **Section 6.**

2018 Edition of International Building Code; plus appendices A, B, C, E, F, G H, I, J, and K; and amended as follows:

1. Section 1015.8
2. 1015.8 Window Openings

Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than ~~36-inches~~ 24 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:

3. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
4. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
5. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
6. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1

## **Section 7.**

2018 Edition of International Energy Conservation Code as amended as follows:

1. Replace Table C402.1.3 (2018) with Table 502.2(1) from the 2009 Edition of the IECC
2. Replace Table R402.1.2 (2018 IECC) with Table 402.1.1 from the 2009 Edition of the IECC

## **BE IT FURTHER ORDAINED**

In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the most restrictive code provision will apply. If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any

court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

That nothing in this ordinance or in the International Building Codes hereby adopted shall be construed to affect any suit or proceedings pending in any, court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed, not shall nay just or legal right, remedy of any character be lost, impaired or affected by this ordinance.

PASSED: 3/13/23

  
James Maness, Mayor

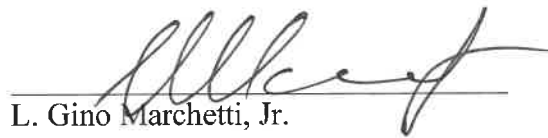
FIRST READING: 2/13/23

SECOND READING 3/13/23

ATTEST:

  
Sheila S. Luckett, MMC  
City Recorder

APPROVED AS TO FORM:

  
L. Gino Marchetti, Jr.  
City Attorney

  
Kenneth D. Martin, City Manager



**Building Codes Department  
For The City of Mt. Juliet  
Mt. Juliet, Tennessee**

**Executive Summary**

**Executive Summary:** An ordinance supported by the current International Code Council (ICC) building code, ICC Fire Code and NFPA 101, Life Safety Code adopted by the City of Mt. Juliet, that would allow temporary certificates on occupancy for commercial and residential structures.

**Who:** Mt. Juliet Board of Commissioners

**When:** MJBOC Meeting

**Where:** Mt Juliet City Hall

**Why:** For the purpose of allowing the issuance of temporary certificates of occupancy for commercial and residential occupancies that have passed all final inspections, including life safety, but do not meet all requirements by planning and zoning or storm water.

**Referenced by the following:**

**IBC A111.3**

**IRC R110.4**