

ORDINANCE 25-07
AN ORDINANCE OF THE TOWN OF NOLENSVILLE, TENNESSEE TO AMEND
TITLE 7, CHAPTERS 1 AND 2, AND TITLE 12, CHAPTERS 1, 2, 3, 4, 5, 6, 7, AND 9, OF
THE MUNICIPAL CODE TO ADOPT THE 2024 EDITIONS OF THE
INTERNATIONAL CODES

WHEREAS, the Nolensville Board of Mayor and Aldermen voted unanimously on April 7, 2005, to approve on second reading Ordinance 05-05, an Ordinance to adopt the 2003 International Building Code; and,

WHEREAS, the Nolensville Board of Mayor and Aldermen voted unanimously on November 1, 2007, to approve on second reading Ordinance 07-21, an Ordinance to adopt the 2006 International Building Code; and,

WHEREAS, the Nolensville Board of Mayor and Aldermen voted unanimously on July 14, 2016, to approve on second reading Ordinance 14-17, an Ordinance to adopt the 2012 International Building Code; and,

WHEREAS, the Nolensville Board of Commissioners adopted Ordinance 21-04 to adopt the 2018 International Building Code and other International Codes ("I-Codes") published by the International Code Council with modifications; and

WHEREAS, the I-Codes as published by the International Code Council are the standard recognized and recommended for adoption by the State of Tennessee, and;

WHEREAS, the Board of Commissioners seek to adopt and maintain a comprehensive set of coordinated technical codes and to update those codes to safeguard the public health, safety and welfare, insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, light and ventilation, fire safety and in general to promote safety to life and property; and.

WHEREAS, it has been determined that it is necessary and prudent to adopt the 2024 edition of the International Fire Code, Life Safety Code, International Building Code, International Residential Code, International Plumbing Code, International Gas Code, International Mechanical Code, International Gas Code, Swimming Pool Code, Existing Building Code, and International Property Maintenance Code with such modifications as specified in Exhibits "A" through "J" attached hereto.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF NOLENSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. Title 7, Chapter 1, Fire Code, Sections 7-101 and 7-102, are repealed in their entirety and replaced with Exhibit "A" attached hereto.

SECTION 2. Title 7, Chapter 2, Life Safety Code, Section 7-201, is repealed in its entirety and replaced with Exhibit "B" attached hereto.

SECTION 3. Title 12, Chapter 1, Building Code, Sections 12-101 and 12-104, are repealed in their entirety and replaced with Exhibit “C” attached hereto.

SECTION 4. Title 12, Chapter 2, Plumbing Code, Sections 12-201 and 12-202, are repealed in their entirety and replaced with Exhibit “D” attached hereto.

SECTION 5. Title 12, Chapter 3, Gas Code, Sections 12-301 and 12-303, are repealed in their entirety and replaced with Exhibit “E” attached hereto.

SECTION 6. Title 12, Chapter 4, Residential Code, Sections 12-401 and 12-402, are repealed in their entirety and replaced with Exhibit “F” attached hereto.

SECTION 7. Title 12, Chapter 5, Swimming Pool Code, Sections 12-501 and 12-503, are repealed in their entirety and replaced with Exhibit “G” attached hereto.

SECTION 8. Title 12, Chapter 6, Mechanical Code, Sections 12-601 and 12-603, are repealed in their entirety and replaced with Exhibit “H” attached hereto.

SECTION 9. Title 12, Chapter 7, Existing Building Code, Sections 12-701 and 12-702, are repealed in their entirety and replaced with Exhibit “I” attached hereto.

SECTION 10. Title 12, Chapter 9, Property Maintenance Code, Sections 12-901 and 12-902, are repealed in their entirety and replaced with Exhibit “J” attached hereto.

SECTION 11. That certain documents, one (1) copy of each, which are on file in the office of the Building Official of Nolensville, being marked and designated as the I-Codes as published by the International Code Council, be and is hereby adopted as the Building Code of the Town of Nolensville, in the State of Tennessee for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Town of Nolensville are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION 12. That Ordinance 21-04 and all other ordinances or part of ordinances adopted in conflict herewith are hereby repealed.

SECTION 13. 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 14. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force on July 1, 2025.

Approved by the Board of Commissioners


Halie Gallik, Mayor

3-11-2025
First Reading

4-3-2025
Public Hearing

5-1-2025
Second Reading

Attest:


Montique Luster, Town Recorder

Approved by:

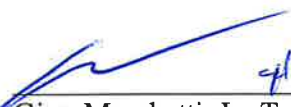
 4/3/23
Gino Marchetti, Jr., Town Attorney

EXHIBIT "A"

7-101. - Fire code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506, and for the purpose of providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structure, and premises, and to provide safety to fire fighters and emergency responders during emergency operations, the *International Fire Code*, 2024 edition, and all subsequent amendments or additions to said code, as prepared by the International Code Council, is hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the fire code. Said fire code shall be controlling within the corporate limits.

7-102. - Modifications.

The fire code herein adopted is modified by:

- (1) Section 101.1 is amended by deleting the phrase "[Name of Jurisdiction]" and inserting "the Town of Nolensville, Tennessee".
- (2) Section 113.4 is amended by deleting the phrase "[SPECIFIC OFFENCE]" and inserting "code violation Ord. #02-05" and by deleting the phrase "[AMOUNT]" and inserting "fifty (\$50)", and by deleting the phrase "[NUMBER OF DAYS]" and inserting "zero (0)".
- (3) Section 1103.5.3 is amended by deleting the phrase "[DATE BY WHICH SPRINKLER SYSTEM MUST BE INSTALLED]" and inserting "Sprinkler must be installed prior to issuance of the Certificate of Occupancy"

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT "B"

7-201. - Life Safety Code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506, and for the purpose of providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structure, and premises, and to provide safety to fire fighters and emergency responders during emergency operations, the *NFPA 101 Life Safety Code*, 2024 edition, and all subsequent amendments or additions to said code, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the fire code. Said fire code shall be controlling within the corporate limits.

EXHIBIT “C”

12-101. - Building code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Building Code, 2024 edition, plus Appendices B and C as published by the International Code Council is adopted and incorporated by reference as part of this code, except as modified as follows:

- (1) Section R101.1 Title. is amended by deleting the phrase “[Name of Jurisdiction]” and inserting “the Town of Nolensville, Tennessee”
- (2) Section R103.1 Creation of agency. is amended by deleting the phrase “[Insert Name of Department]” and inserting “Building Codes Department”
- (3) Section 102.6 Existing structures. is amended to read: “Retroactive enforcement of the adopted codes is prohibited with respect to any building or structure that conformed to the construction safety standards legally effective at the time of construction, unless the nonconformity to current standards poses a serious life safety hazard, as set forth by Resolution of the Board of Commissioners. However, any addition or alteration to, or change of occupancy in, such nonconforming building or structure after the effective date this adoption shall comply with currently adopted codes to the extent of the scope of work, or in the case of change of use or occupancy, to the complete extent of the codes applicable to that use or occupancy, subject to the Building Official’s interpretation of the intent of the code.”
- (4) Section 103.1 Creation of agency. is amended to read: “The Building Codes Department is charged with the implementation, administration, and enforcement of the Building Code and referenced codes and standards. The Codes Enforcement Director shall assume the duties of the Building Official”
- (5) Sections 103.2 and 103.3 are deleted. Hiring policy and job descriptions are as described in the HR Manual.
- (6) Section R105.2 Work exempt from permit. under Building is amended by inserting “14. Roof covering replacement that does not involve the replacement of structural components.”
- (7) Section 707.2 Materials. is amended to read: “Fire barriers shall be of materials permitted by the building type of construction. Intumescent coatings may not be used as the sole method of providing a fire resistance rated assembly and must be utilized as described in a specifically laboratory tested listing.”
- (8) Section 708.2 Materials. is amended to read: “Fire partitions shall be of materials permitted by the building type of construction. Intumescent coatings may not be used as the sole method of providing a fire resistance rated assembly and must be utilized as described in a specific laboratory tested listing.”

- (9) Section 708.7 Penetrations. is amended to add: “Wiring and combustible piping greater than 2 inches penetrating fire-rated corridors must pass through a metal sleeve fire caulked and supported according to its listing.”
- (10) Section 713.2 Construction. is amended to add: “Shaft enclosures may not be used to support adjacent floor assemblies in type V construction.”
- (11) Section 2308.9.8 Pipes in walls. is amended to add: “In Residential occupancies of type V construction greater than 2 stories, the maximum pipe size to penetrate top plates and sole plates in bearing walls, shear walls, and/or fire-rated wall assemblies shall be 2 inches. Larger pipe sizes shall be contained in chases or shaft enclosures as appropriate.”
- (12) Appendix B Section B101.3 Membership of board. is amended by deleting the phrase “[Insert number of years]” and inserting “three years”

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT “D”

12-201. - Plumbing code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Plumbing Code, 2024 edition as published by the International Code Council ^[3] is hereby adopted and incorporated by reference as part of this code, except as modified as follows:

- (1) Section 101.1 Title. is amended by deleting the phrase “[Name of Jurisdiction]” and inserting “the Town of Nolensville, Tennessee”
- (2) Section 103.1 Creation of agency. is amended by deleting the phrase “[Insert Name of Department]” and inserting “Building Codes Department”
- (3) Section 305.4.1 Sewer depth. is amended by deleting the word “[Number]” and inserting “12 (twelve)”
- (4) Section 903.1.1 Roof extension unprotected. is amended by deleting the word “[Number]” and inserting “6 (six).”

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT "E"

12-301. - Gas code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Fuel Gas Code, 2024 edition, as published by the International Code Council ^[5] is hereby adopted and incorporated by reference as part of this code, except as follows:

- (1) Section 101.1 Title. is amended by deleting the phrase "[Name of Jurisdiction]" and inserting "the Town of Nolensville, Tennessee"
- (2) Section 103.1 Creation of agency. is amended by deleting the phrase "[Insert Name of Department]" and inserting "Building Codes Department."
- (3) Section 113.4 Violation penalties. is amended to read: "*Violations of this code shall have a penalty of no greater than \$50 per day per offense as administered by the Town Judge.*"

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT “F”

12-401. - Residential code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Residential Code, 2024 edition plus Appendices AA and BE but only Sections BE103.2, BE103.3, BE103.5 and BE103.6 as published by the International Code Council, is hereby adopted and incorporated by reference as part of this code, except as follows:

- (1) Section R101.1 Title. is amended by deleting the phrase “[Name of Jurisdiction]” and inserting “the Town of Nolensville, Tennessee”
- (2) Section R103.1 Creation of agency. is amended by deleting the phrase “[Insert Name of Department]” and inserting “Building Codes Department”
- (3) Section R105.2 Work exempt from permit... is amended as follows: Under Building: insert “11. Roof covering replacement that does not involve the replacement of structural components.
- (4) Section R106.1 Submittal documents. strike “two or more sets, or in” and also strike “where allowed by the building official,”
- (5) Section R114.1 Authority. is amended to add: “Stop work or stop inspection orders may be issued for violations of the municipal code and shall remain in place until the violations are abated.”
- (6) Table R301.2 Climatic and geographic design criteria. add the following: ground snow load “10 Psf”, wind design speed “115”, topographic effects “No”, special wind region “No”, windborne debris zone “No”, seismic design category “B”, weathering “severe”, frost line depth “12”, termite “moderate to heavy”, winter design temperature “14 F”, ice barrier underlayment required “No”, flood hazards “as shown on the latest adopted FEMA FIRM”, air freezing index “366”, mean annual temp 57 degrees F...”, manual design criteria elevation (feet) “623”, latitude (degrees north) “36”, elevation “623”, latitude degrees north “36”, winter heating 99% dry bulb “16”, summer cooling 1% dry bulb “94”, coincident wet bulb “75”, indoor design temp “70”, design temp cooling “75”, design grains 55% RH “34”, design grains 50% RH “41”, design grains 45% RH “47”, daily range “M”.
- (7) Section R309 Automatic sprinkler systems. delete the section in its entirety. Fire Sprinkler systems shall be installed and maintained in accordance with Title 7 of the Municipal Code. Shutoff valves may be added as needed to isolate and drain sprinkler systems during periods of freezing weather.
- (8) Section R403.1.1 Minimum size. (footings) is amended by deleting “12” inches in width and inserting “20 (twenty)” and deleting “6” in depth and inserting “8 (eight)”.
- (9) Section R403.1.3.5.1 Steel reinforcement. is amended to add this sentence: “The minimum steel reinforcement for footings and monolithic slab footings is 2 pieces of #4 rebar spaced horizontally. A State of Tennessee licensed engineer shall design slabs-above-ground.”

- (10) In Section 408 Under Floor Space. insert “R408.9 Positive drain. A minimum 3-inch positive drain shall be installed at the lowest point(s) of the foundation wall.”
- (11) Section R507.3.1 Minimum size. (deck footing) insert “however, the minimum size shall not be less than 24 (twenty-four) inches by 24 (twenty-four) inches” after “Table R507.3.1,”
- (12) Chapter 11 Energy efficiency. is deleted in its entirety. The energy code for one and two family dwellings is promulgated in Title 12, Chapter 8.
- (13) Section R2603.5.1 Sewer depth. “Building sewers that connect to private sewage disposal systems shall be not less than...” insert “12 (twelve)” in “[Number]” inches... Also, where “Building sewers shall be not less than...” insert “12 (twelve)” in “[Number]” inches...”
- (14) Section P2903.8 Size of water-service mains, branch mains and risers. is amended by deleting “3/4” and inserting “1 (one)”

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT “G”

12-501. - Swimming pool code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Swimming Pool and Spa Code, 2024 edition, as published by the International Code Council ^[8] is hereby adopted and incorporated by reference as part of this code, except as follows:

- (1) Section R101.1 Title. insert "the Town of Nolensville, Tennessee" in "[Name of Jurisdiction]"
- 2) Section R103.1 Creation of agency. is amended by deleting the phrase "[Name of Department]" and inserting "Building Codes Department."

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT “H”

12-601. - Mechanical code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Mechanical Code, 2024 edition, as published by the International Code Council ^[10] is hereby adopted and incorporated by reference in this code, except as follows:

- (1) Section R101.1 Title. insert "the Town of Nolensville, Tennessee" in "Name of Jurisdiction."
- (2) Section R103.1 Creation of agency.is amended by deleting the phrase "[Name of Department]" and inserting "Building Codes Department."
- (3) Section 114.4 Violation penalties. is amended to read:

“Violations of this code are subject to a fine of \$50 per day of violation as allowed by Tennessee Code Annotated.”

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT “T”

12-701. - Existing buildings code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Existing Building Code, 2024 edition, plus Appendix E as published by the International Code Council ⁽¹²⁾ is hereby adopted and incorporated by reference in this code, except as follows:

- (1) Section R101.1 Title. insert "the Town of Nolensville, Tennessee" in "[Name of Jurisdiction]"
- 2) Section R103.1 Creation of agency. is amended by deleting the phrase “[Insert Name of Department]” and inserting "Building Codes Department"

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.

EXHIBIT “J”

12-901. - Property maintenance code adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, inclusive, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Property Maintenance Code, 2024 edition, plus Appendix A, as published by the International Code Council ^[15] is hereby adopted and incorporated by reference in this code, except as follows:

- (1) Section R101.1 Title. insert “the Town of Nolensville, Tennessee” in “[Name of Jurisdiction]”
- (2) Section R103.1 Creation of agency is amended by deleting the phrase “Insert Name of Department” and inserting “Building Codes Department.”
- (3) Section 302.4 Weeds. substitute “[Jurisdiction to insert height in inches]” with “12 (twelve)”
- (4) Section 602.3 Heat supply. insert “October 31” in the first “[Date]” box and insert “March 31” in the second “[Date]” box
- (5) Section 602.4 Occupiable work spaces. insert “October 31” in the first “[Date]” box and insert “March 31” in the second “[Date]” box

Note – Copies of this code (and any amendments) may be purchased from the International Code Council, www.codes.iccsafe.org.