

Local amendments

## **2012 IMC**

(4) Section 606 Smoke Detection Systems Control, of the International Mechanical Code, is amended by adding a new section as follows: Section 606.5 Systems with a capacity of 2,000 CFM or less. Recirculating air systems with a fan capacity of 2,000 cfm (0.9 m<sup>3</sup>/s) or less, but serving an area used for egress, shall have an automatic shutdown. Automatic shutdown may be by means of an approved smoke detector placed in the return air stream prior to any exhausting from the building or mixing with the fresh air makeup.

## **2012 IFC**

(6) Section 401.3.1 Fire events, of the International Fire Code, shall be amended by deleting it in its entirety and substituting in lieu thereof the following: 401.3.1 Fire events. In the event an unwanted fire or other emergency occurs on a property, the owner or occupant shall immediately report such condition to the fire department.

(7) Section 901.6 Inspection, testing and maintenance, of the International Fire Code, shall be amended by adding the following phrase to the last sentence: "..., only with approval of the fire official."

(8) Section 901.7 Systems out of service, of the International Fire Code, shall be amended by deleting the first sentence in its entirety and substituting in lieu thereof the following: 901.7 Systems out of service. Where any fire protection system is out of service, the fire department and the fire official shall be notified immediately and, where required by the fire official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

(9) Section 903.2.3 Group E., 1., of the International Fire Code, shall be amended by deleting it in its entirety and substituting in lieu thereof the following: 1. Throughout all Group E fire areas greater than five thousand (5,000) square feet in area.

(10) Section 903.4.2 Alarms, of the International Fire Code, shall be amended by adding the following sentence: "Alarms shall comply with Section 907.5 Occupant Notification Systems."

(11) Section 903.4.3 Floor control valves, of the International Fire Code, shall be amended by deleting it in its entirety and substituting in lieu thereof the following: 903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

(12) Section 907.1.2 Fire alarm shop drawings, of the International Fire Code, shall be amended by adding the following: 14. A point-to-point wiring diagram for all devices. 15. A riser diagram showing the zones for all devices connected to the control panel.

(13) Section 907.1.3 Equipment, of the International Fire Code, shall be amended by adding the following sentence as the end of the paragraph: "All systems installed within a building shall be interconnected and compatible in accordance with their listings."

(14) Section 907.2.1.1 System initiation in Group A occupancies with an occupant load of 1,000 or more, of the International Fire Code, shall be amended by deleting the first sentence in its entirety and substituting in lieu thereof the following: 907.2.1.1 System initiation in Group A occupancies with an occupant load of 300 or more. Activation of the fire alarm in Group A occupancies with an occupant load of 300 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with NFPA 72.

(15) Section 907.2.11.1 Group R-1, of the International Fire Code, shall be amended adding the following: 4. In each garage or storage area with a four foot or wider door to the outside.

(16) Section [B]1008.1.9.3 Locks and latches., 2., of the International Fire Code, shall be amended by deleting it in its entirety. (17) Section 1029.2 Minimum size, of the International Fire Code, shall be amended deleting the Exception. (18) Section D107 One- or Two-Family Residential Developments of Appendix D, of International Fire Code, shall be deleted in its entirety.

(19) Section 7.2.1.5.5 Key-Operated Locks, of the NFPA 101 Life Safety Code, shall be amended by deleting it in its entirety.

(20) Section 6.1.14.4 Separated Occupancies, of the NFPA 101 Life Safety Code, shall be amended by deleting it in its entirety and substituting in lieu thereof the International Building 2012 Edition separations.

(21) Section 16.3.2.5 of the NFPA 101 Life Safety Code, shall be deleted in its entirety substitute in lieu thereof the following: 16.3.2.5 Domestic cooking equipment capable of producing grease laden vapors shall be protected as required by NFPA 96.

(22) The NFPA 101 Life Safety Code, shall be amended by deleting Chapter 24 One- Two-Family Dwellings, in its entirety.

## **2012 IBC**

(2) The International Building Code, is amended by adding the following: "No building permit shall be issued unless and until an access permit as otherwise required by ordinance of the Town of Farragut has been issued." "No permit shall be issued to an applicant, or any shareholder of the entity serving as the applicant, if the matter for which application has been filed, if completed, would be in violation of any ordinance of the Town of Farragut. No permit shall be issued to an applicant, or any shareholder of the entity serving as the applicant, who, prior to the issuance of the permit, is in violation of any other sections of the Farragut Municipal Code or ordinance of the Town of Farragut, nor shall any permit be issued for a premise that, prior to the issuance of the permit, is in violation of any other sections of the

Farragut Municipal Code or ordinance of the Town of Farragut.” “A certificate of occupancy shall not be issued until all required building, electrical, gas, mechanical, plumbing, and fire protection systems have been inspected for compliance with the technical codes and all other applicable laws and ordinances of the Town of Farragut are met.”

(3) The International Building Code, is amended by adding the following: Permit drawings shall be no larger than twenty-four (24) x thirty-six (36) inches.

(4) The International Building Code, is amended by adding the following: Design professional. The design professional shall be an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his/her official seal to said drawings, specifications and accompanying data, for the following: 1. All Group A, E and I occupancies. 2. Buildings and structures three stories or more high. 3. Buildings and structures 5,000 square feet (465 square meters) or more in area.

For all other buildings and structure, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered. Exception. Group R3 buildings, regardless of size, shall require neither a registered architect or engineer nor a certification that an architect or engineer is not required.

(5) The International Building Code, is amended by adding the following: Any structure in excess of 7,000 gross square feet or two or more stories shall be of Type I, II, III or construction.

(6) The International Building Code, is amended by adding the following: Any structure in excess of 7,000 gross square feet per story and is two or more stories shall be sprinklered per Section 903.3 of the International Building Code.

(7) The International Building Code, is amended by adding the following: Fire walls be of noncombustible construction and shall have no penetrations or openings in Type V construction.

(8) Section 101.1 Title, of the International Building Code, is amended by inserting phrase “Town of Farragut” for NAME OF JURISDICTION.

(9) The International Building Code, is amended by deleting Section [A] 105.5 Expiration, and substituting in lieu thereof the following: 105.5 Expiration. Every permit issued for new construction shall be become invalid unless work on the site authorized by such permit is commenced within one hundred eighty (180) after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. building permits shall expire according to the following schedule (from the date the permit is issued):  
New construction 1 year Additions 180 days Accessory structures 180 days Decks/porches 60 days  
Swimming pools 60 days New gas/mechanical 60 days Moving structures 30 days Demolition 30 days  
Mechanical changeouts 30 days

(10) Section [A] 107.3.4 Design professional in responsible charge, of the International Building Code, is amended by adding the following: 107.3.4.2 Construction documents. The building official may require

details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis calculations. All drawings, specifications and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with their official seal.

(11) Section 113 Board of Appeals, of the International Building Code, is amended by adding the following: 113.4 Membership. The Farragut Board of Plumbing and Gas/Mechanical Examiners shall serve as the board of appeals. 113.5 Application. Application to board of appeals shall be made prior to commencement construction. 113.6 Notice of meeting. The board shall meet upon notice from the chairman, within twenty (20) days of the filing of an appeal, or at stated periodic meetings. 113.7 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given an opportunity to be heard. 113.7.1 Procedure. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received. 113.8 Board decision. The board shall modify or reverse the decision of the code official by concurring vote of the majority of membership. 113.8.1 Administration. The code official shall take immediate action in accordance with decision of the board. 113.9 Court review. Any person, whether or not a previous party of the appeal, shall have right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing the decision in the office of the chief administrative officer.

(12) Section 114 Violations, of the International Building Code, is amended by adding following: [A] 114.5 Revocation. The building official may also revoke a permit or approval if a permit holder shall, subsequent to the issuance of such permit or approval, violate the terms of the International Building Code or the provisions of any other pertinent sections of the Farragut Municipal Code or other ordinances of the Town of Farragut."

(13) Section [F] 501.2 Address identification, of the International Building Code, is amended by deleting it in its entirety and substituting in lieu thereof the following: [F] 501.2 Posting of designated street address. 1. All buildings (excluding accessory buildings) shall display the number assigned by the Knox County Addressing Division to the frontage on which the building's front entrance is located. If a building is occupied by more than one unit, each separate outside entrance shall display a separate number. 2. Numerals indicating the official numbers for each building or each entrance to such building shall be placed either over or at the side of the main entrance of said building or upon the front of any porch or stoop thereof or over or at the side of any gateway leading thereto, or upon the steps thereof in such manner that the same may be plainly seen and distinguishable from the street on which the property is located and in such manner that the same shall not be hidden from view by any trees or shrubs or other obstruction. 3. If a unit does not allow ready or easy visibility of its address numerals from the street due to excessive set back, shrubbery or color, an address identification marker shall be placed near the entrance or driveway to the parcel. Such identification marker shall not exceed a total area of two (2) square feet. 4. All building numbers displayed shall be permanent, legible figures not less than four (4) inches nor more than six (6) inches high and of a color contrasting to the building background. 5. In addition to the required assigned numerals on all buildings and the required address identification

markers for units with excessive setbacks and/or visibility problems it shall also be permissible to have property address numerals painted on the curb in front of a lot. Such curbside designation shall be positioned in front of the unit or between the driveway and half the distance of the frontage along the public street. All painted numerals displayed on curbs shall be permanent, legible black colored numerals, which are no more nor less than four (4) inches high, on a white contrasting background. All paint used shall be of alkyd resin, Type F traffic paint, or an equal approved by the Town's engineering department. Numerals shall have glass beads or similar materials for reflective purposes. 6. A proper address shall be required for any permit issuance. Final approval of a certificate of occupancy of a building erected or repaired shall be withheld until permanent and proper numbers have been displayed in accordance with this section.

(14) Section 708.1 General, of the International Building Code, is amended by deleting it in its entirety and substituting in lieu thereof the following: General. The following wall, ceiling, and floor assemblies shall comply with this section. 1. Walls, ceilings, and floors separating dwelling units in the same building as required by Section 420.2. 2. Walls, ceilings, and floors separating sleeping units in the same building as required by Section 420.2. 3. Walls, ceilings, and floors separating tenant spaces in covered and open mall buildings as required by Section 402.4.2.1. 4. Corridor walls, ceilings, and floors are required by Section 1018.1. 5. Elevator lobby separation as required by Section 713.14.1.

(15) Section 708 Fire Partitions, of the International Building Code, is amended by adding the following: 708.10. Tenant Separations. All tenants shall be separated by a minimum of a one-hour fire envelope. This shall include but not be limited to floors, walls, and ceilings.

(16) Section [F] 907.2.1.1 System initiation in Group A occupancies with an occupant of 1,000 or more, of the International Building Code, is amended by deleting it in its entirety and substituting in lieu thereof the following: 907.2.1.1 System initiation in Group A occupancies with an occupant load of three hundred or more. Activation of the fire alarm in Group A occupancies with an occupant load of hundred (300) or more shall initiate a signal using an emergency voice/alarm communications system in accordance with NFPA 72.

(17) Section [F] 907.2.11.2 Groups R-2, R-3, R-4 and I-1, of the International Building Code is amended by adding the following: 4. In each private garage attached to and serving a dwelling unit.

(18) Section 1008.1.9.3 Locks and latches, of the International Building Code, is amended by deleting item 2. in its entirety.

(19) Section 1009.16.1 Roof access, of the International Building Code, is amended by adding the following: 1009.16.1.1 Equipment and appliances on roofs or elevated structures. Where equipment and appliances requiring access are installed on roofs or elevated structures, such access shall be provided by a permanent approved means of access, the extent of which shall be from grade or floor level to the equipment and appliances' level serve space. Such access shall not require climbing over obstructions greater than 24 (twenty-four) inches high or walking on roofs having a slope greater than four (4) units vertical in twelve (12) units horizontal (thirty-three (33) percent slope). Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing

shall extend above the parapet or roof edge not less than thirty (30) inches (762 mm). 2. Ladders shall have rung spacing not to exceed fourteen (14) inches (356 mm) on center. 3. Ladders shall have a toe spacing not less than six (6) inches (152 mm) deep. 4. There shall be a minimum of eighteen (18) inches (457 mm) between rails. 5. Rungs shall have a minimum 0.75-inch (19 mm) diameter and be capable of withstanding a three hundred (300) pound (136.1 kg) load. 6. Ladders over thirty (30) feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding one hundred (100) pounds (488.2 kg/m<sup>2</sup>) per square foot. 7. Ladders shall be protected against corrosion by approved means. Catwalks installed to provide the required access shall be not less than twenty-four (24) inches (610 mm) wide and shall have railings as required for service platforms. (20) Section 1013.2 Where required., of the International Building Code, is amended by deleting the first sentence and substituting in lieu thereof the following: "Guards shall be located along open-sided walking surfaces or ground surfaces, mezzanine, equipment platforms, retaining walls, stairways, ramps, landings and any other locations that are located more than 30 (thirty) inches (762 mm) above the floor or grade below."