

Local Amendments to the 2012 International Residential Code

Section 12-1201. International Residential Code adopted. is hereby amended by deleting the following language:

“...International Residential Code, 2006 Edition, as promulgated by the International Code Council...”

and replacing it with the following language:

“...International Residential Code Code, 2012 Edition, as promulgated by the International Code Council...”

Section 12-1202. Amendments. is hereby amended by deleting it in its entirety and replacing it with the following:

1. Section R101.2 is hereby amended by deleting the reference to “...*three stories*...” and replacing with “...*two stories*...”

2. Section R101.2 Exceptions: (1) is hereby amended by adding the following new language:

“Local zoning regulations may otherwise limit or prevent the construction or use of a live/work unit in this manner.”

3. Section R101.2 Exceptions: (2) is hereby amended by adding the following new language:

“Local zoning regulations may otherwise limit or prevent the construction or use of an owner-occupied lodging house in this manner.”

4. Section R102.2 is hereby amended by adding the following new Section:

“R102.2.1 All references in this code to flood prone areas shall comply with Hendersonville’s adopted Flood Insurance Program requirements as shown on the current Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program. Any conflicts between the requirements contained in this code and those contained in the Flood Insurance Program, the Flood Insurance Program shall apply.”

5. Section R102.5 is hereby amended by adding the following language:

*“**Appendix H Patio Covers** is specifically adopted. All other appendices may be utilized at the discretion of the Building Official in accordance with Section 104.11 and to address specific special situations and/or conditions.”*

6. Section R102.6 is hereby amended by the addition of the following new subsection:

“R102.6.1 Automatic fire sprinkler systems. Any provisions contained within this code relating to automatic fire sprinkler systems shall not be construed to be mandatory unless specifically adopted in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein.”

7. Section R102 shall hereby be amended by adding the following new Section:

“R102.8 Moved Buildings. All buildings or structures moved within the jurisdiction of the City of Hendersonville shall comply with Section 3410 of the International Building Code.”

8. All references to the “Department of Building Safety” contained within Section R103, including any other such references within the code, shall be determined to be the “Department of Building and Codes.”
9. Section R105.2 Building is hereby amended by deleting item #2 and #7 and replacing with the following language and adding an item #11 to read as follows:

“2. Fences.”

“7. Swimming pools and spas. Refer to the International Swimming Pool and Spa Code for additional requirements.”

“11. Roof covering replacement that does not involve the significant replacement of roof decking or structural framing.”

10. Section R109.1.2 is hereby amended by adding the following sentence to the end:

“All excavations for in-ground installations shall be safe and of adequate size to allow for inspector to perform required inspections.”

11. Section R109.2 is hereby amended by adding the following language:

“The Building Official is also authorized to accept technical reports and/or affidavits to insure compliance with this Code. The form and substance of such reports and/or affidavits must be acceptable to the Building Official.”

12. Section R111 is hereby amended by adding the following new section:

“R111.4 Sanitary Requirements During Construction. Adequate sanitary facilities for the convenience of all workmen shall be provided throughout the duration of the project. This facility shall be enclosed, weatherproofed and shall be connected to sewer. Upon removal of such temporary facilities the sewer connection shall be removed and capped. In lieu of connecting to sewer a portable, enclosed, chemically treated, tank-tight unit with a minimum of one (1) commode and one (1) urinal per thirty (30) workmen may be used. The location of required sanitary facilities shall be at the discretion of the Building Official or his designated representative.”

13. Section R112.1 Board of Appeals – General shall be amended by the addition of the following language:

“The Board of Appeals referenced in this code shall be construed to be the Board of Appeals as established by the adopted IBC.”

14. Section R202 shall be amended by deleting the existing definition of townhouse and replacing it with the following language:

“TOWNHOUSE. A single-family dwelling unit constructed in a group of four or less attached units with no more than one unit per lot, each unit extending from foundation to roof and has open space on at least two sides.”

15. Table R301.2(1) is hereby amended by adding the following Design Criteria in the appropriate fields:

“Ground Snow Load – 15#, Wind – 90 mph 3 sec gust, Seismic Design Category – B, Weathering – Severe, Frost Line Depth – 12 in, Termite – Moderate to Heavy, Winter Design Temp – 14 deg F, Ice Shield Underlayment Required – No, Flood Hazard – See Section R102.2.1, Air Freezing Index – 332, Mean Annual Temperature – 59.2 deg F.”

16. Section R309.3 is hereby deleted without replacement.

17. Section R315 Carbon Monoxide Alarms is hereby amended by adding the following subsection:

R315.5 Interconnection. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with R315.1, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

18. Section R319 Site Address is hereby amended by deleting it in its entirety without replacement.

19. R320.1 Scope is hereby amended by deleting it in its entirety and replacing with the following language:

“R320.1 Scope. All live/work units and owner-occupied lodging houses with five or less guestrooms shall comply with Chapter 11 of the International Building Code.”

20. R322.1 is hereby amended by deleting it in its entirety and replacing with the following language:

“R322.1 Floodplain Construction. Buildings and structures constructed in whole or part in floodplains designated on the Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program shall comply with Hendersonville’s duly adopted Flood Insurance Program requirements.”

21. Sections R405.1, R405.1.1, R406.1 and R406.2 are hereby amended by removing the following language from each section:

“...and enclose habitable or usable spaces below grade.”

22. Section 405.1 is amended by deleting the last sentence before the Exception and replacing it with the following language:

“The space between the excavation and the foundation wall shall be backfilled with washed gravel or stone one-half the backfill height. The remainder of the excavated area may be backfilled with same type of soil as was removed during excavation.”

23. Section R406.2 is amended by deleting the following language from the beginning of the first sentence:

“In areas where a high water table or other severe soil-water conditions are known to exist...”

24. Section R408.3 items 2.1 and 2.2 are amended by deleting the phrase “...including a return pathway to the common area (such as a duct or transfer grille)...” in the first sentence and add the following language at the end of each section:

“Should a return pathway to the common area (such as a duct or transfer grille) be installed, then an acceptable system must be provided to insure acceptable air quality is being transferred to the common area.”

Section R408.3 item 2.2 is further amended by deleting the word “...under...” and replacing it with “...crawl space...”

25. Section R408.7 Flood resistance is hereby deleted and replaced with the following:

“R408.7 Rodent-proofing. All foundation walls shall be maintained plumb and free from open cracks and breaks or other opening so as to prevent the entry of rodents and other pests.”

26. Section R501.3 is hereby amended by adding the following subsection:

“R501.3.1 Crawl spaces with access openings that meet or exceed 6 feet 8 inches in height or 36 inches in width must provide fire protection of floor assemblies as specified in R501.3.”

27. Section R602.6.1 Drilling and notching of top plate is hereby amended by adding the following language at the end of the last sentence in the first paragraph:

“...and a minimum of 2 inches below the top plate.”

28. Section R801.3 is amended by deleting the following language from the beginning of the first sentence:

“In areas where expansive or collapsible soils are known to exist....”

29. Section R802.11.1 Uplift Resistance is hereby amended by deleting the 2nd and 3rd paragraphs in their entirety.
30. Section R802.11.1.2 Truss uplift resistance is hereby amended by replacing “...connections...” with “...connectors...” and deleting the following language:
“...Uplift forces shall be permitted to be determined as specified by Table R802.11 if applicable,...”
31. Section R802.11.1.3 Rafter uplift resistance is hereby amended by replacing “...connections...” with “...connectors...”
32. Sections N1101.1 – N1105.6.3 of Chapter 11 Energy Efficiency is hereby amended by deletion and replaced with the following language:
“N1101.1 Scope. The provisions of the International Energy Conservation Code shall regulate the energy efficiency for the design and construction of buildings regulated by this code.”
33. Section M1507.4 Local exhaust rates. Is hereby amended by deleting the current Table M1507.4 and replacing with the following table:

Area to be Exhausted	Exhaust Rates
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms	Mechanical exhaust capacity of 1 cfm per square foot of floor area intermittent or 20 cfm continuous
Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

34. Section P2603.5 Freezing is hereby amended by adding the following language “...and sanitary P traps...” in the first sentence after “... a water, soil or waste pipe...” and replacing “...12 inches...” with “...18 inches...” in the last sentence.
35. Section P2603.5.1 is hereby amended by substituting the following language:
“Building sewers connected to private sewage disposal systems shall be a minimum of 18” inches below finished grade at the point of connection. The depth of the service field lines shall comply with the requirements as set forth by the Sumner County Environmental Office. If the outlet from the tank has a stepdown in grade to the service field lines, then the minimum required depth shall apply.”

36. Section P2704.1 is hereby amended by adding the following sentence *“Shower and bathtubs set head to head shall be prohibited except where adequate access is provided for repairs or maintenance”* to the end of the section.

37. Section P2718.1 is hereby amended by adding the following language:

“The trap and fixture drain for the associated standpipe shall be a minimum of 2” in diameter. The associated fixture drain shall be connected to a branch drain or drainage stack a minimum of three (3”) inches in diameter.

Exception: A two (2”) inch drain pipe is acceptable if no additional fixtures are connected.”

38. Section P2902.1 is hereby amended by adding at the end the following sentence:

“A strainer is required to protect the backflow preventer from foreign objects in the line installed in the horizontal position. A valve shall be installed on the downstream side of the strainer to allow for servicing.”

39. Section P2903.5 is hereby amended by adding the following new sentence:

“Other methods may be utilized upon approval of the Plumbing Official.”

40. Section P2903.7 is hereby amended by modifying the first sentence by deleting *“...diameter...”* and adding the following language:

“...nominal diameter from the meter to the water heater.”

41. Section P2903.9.1 is hereby amended by deleting the following phrase:

“...near the entrance of the water service.”

and replace it with the following:

“... accessible from the living portion of the dwelling unit.”

42. Section P2903.9.3 is hereby amended by deleting the second sentence and replacing it with the following

“...An individual shutoff valve shall be required on the fixture supply pipe to each plumbing fixture, at or near the plumbing fixture, other than bathtubs and showers.”

43. Section P3005.1.2 is hereby amended by substituting the following language:

“Heel- or side-inlet quarter bends shall be an acceptable means of connection. Where the quarter bends serve a water closet, the inlet fittings shall be washed by a bathroom fixture group and be located directly below the water closet. Side-inlet quarter bends

shall be an acceptable means of connection for drainage, wet venting and stack venting arrangements.”

Exception: “A low heel inlet shall not be used as a wet vent connection.”

44. Section P3005.2.7 is hereby amended by deleting the following language from the second sentence:

“...either inside or...”

45. Section P3005.2.10 is hereby amended by adding the following language:

“...with approval by the Plumbing Official.”

46. Section P3005.4.1 is hereby amended by substituting “...2 inches...” for “...1.5 inches...”.

47. Table P3005.4.2 is hereby amended by adding a footnote “c” to read as follows:

“No building sewer shall be less than four inches (4”) in size.”

Section 12-1203 is hereby deleted without replacement.