

2018 International Building Code

SECTION

1. Building Code Adopted.
2. Local Modifications.

Section 1. **Building code adopted.** Pursuant to authority granted by the 60000 A Contract between the Tennessee Valley Authority and the Tellico Reservoir Development Agency and adopted by TRDA's Board of Directors for the purpose of regulating the construction, alteration, repair, use and 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, 2018 Edition, and Appendices B only, with the modifications thereto hereinafter set forth, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this Code except as otherwise specifically stated in this Chapter, and is hereinafter referred to as the "building code".

Section 2. **Local Modifications:** The following sections and appendices of the International Building Code, 2018 Edition, are hereby amended by the Tellico Reservoir Development Agency, as hereinafter provided:

- (1) Chapter 1, Scope and Administration: Section 101.1 Title. Is hereby amended locally for the Tellico Reservoir Development Agency by inserting "Tellico Reservoir Development Agency" as the name of the jurisdiction.
- (2) Chapter 1, Scope and Administration: Section 101.2.1 Appendices. Is hereby amended locally for the Tellico Reservoir Development Agency by inserting at the end of the section the following:
"The following Appendices are specifically included in the adoption. All others excluded."
 - Appendix B Board of Appeals
- (3) Chapter 1, Scope and Administration: Section 101.4.3 Plumbing. Is hereby amended locally by the Tellico Reservoir development Agency by deleting the last sentence and inserting the following:
"Private sewage disposal systems shall comply with the regulations of the local utility authority having jurisdiction."
- (4) Chapter 1, Scope and Administration: Section 103.1 Creations of enforcement agency.

Is hereby amended locally by the Tellico Reservoir Development Agency by Section 103.1 in its entirety and replacing with the following:

Section 103.1 Building Official. The provisions of this code shall be enforced by the Building Official.

- (5) Chapter 1, Scope and Administration: Section 104.10.1 Flood hazard areas. Is hereby amended locally by the Tellico Reservoir Development Agency by deleting Section 104.10.1 in its entirety.

- (6) Chapter 1, Scope and Administration: Section 105.2 Work exempt from permit. Is hereby amended locally by the Tellico Reservoir Development Agency by deleting Number 1 in its entirety and replace with:

“1. One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided by the floor area does not exceed 200 square feet if the structure has a permanent foundation or 400 square feet if the structure is a pre-manufactured building without a permanent foundation.”

- (7) Chapter 1, Scope and Administration: Section 105.4 Validity of permit. Is hereby amended locally by the Tellico Reservoir Development Agency by inserting the following at the beginning: “A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, ore set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Official form thereafter requiring a correction of errors in plans or in construction, or of violation of this code. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis on incorrect, inaccurate or incomplete information, or in violation of any resolution or any of the provisions of this code”

- (8) Chapter 1, Scope and Administration: section 105.5 Expiration. is hereby amended locally by the Tellico Reservoir Development Agency by deleting in its entirety and the following substituted in lieu thereof:

“105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 60 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 30 days after the time the work is commenced. Work authorized by that permit shall be completed within the time frame set forth in the following:

For Building Permits with Construction Valuation in the amount of:

\$.01 - \$250,000.00 – Twelve (12) months;

\$250,000.01 - \$500,000.00 – eighteen (18) months;

\$500,000.01 – \$1,000,000.00 – twenty-four (24) months;

\$1,000,000.01 – and up – thirty-six (36) moths

Extensions of time may be granted by the Building Official; however, the extension must be requested in writing and justifiable cause demonstrated. The building official is authorized to grant, in writing, one or more extensions of time. Each extension shall be for a period of time not to exceed 180 days. A fee of fifty percent (50%) of the permit fee of the original permit shall be charged to cover administrative expenses of each extension granted.

- (9) Chapter 1, Scope and Administration: Section 105.6 Suspension or revocation. Is hereby amended locally by the Tellico Reservoir Development Agency by inserting at the end the following:

“After a permit has become void, if the owner wishes to commence construction to complete the structure for which the original permit was issued, the Owner shall reapply for a new building permit for the completion of the construction. When a new building permit is issued, the permit fee for the completion of the construction shall be equal to the permit fee that was paid when the original permit was issued.”

- (10) Chapter 1, Scope and Administration: Section 107.3.4 Design Professional in responsible charge. Is hereby amended locally by the Tellico Reservoir Development agency by inserting the following at the end of the first paragraph:

“The registered design architect shall be the responsible design professional in responsible charge unless otherwise designated by the owner of the owner’s authorized agent.”

- (11)Chapter 1, Scope and Administration: Section 110.5 Inspection request. Is hereby amended locally by the Tellico Reservoir Development Agency by inserting the following at the end:

“No inspections shall be performed on any site or portion thereof where there is an unsafe condition or a violation of the occupational safety and health standards for the construction industry promulgated by the Occupational Safety and Health Administration (OSHA).”

- (12)Chapter 1, Scope and Administration: Section 111.1 Change of occupancy, is hereby amended locally by the Tellico Reservoir Development Agency by inserting the following at the end of the paragraph and before the exception:

“Said certificate shall not be issued until the following have been tested and approved by the appropriate agency or department:

- Mechanical Systems
- Fire protection systems
- Utility systems
- Site work beyond the confines of the building

- General building construction requirements”

(13)Chapter 1, Scope and Administration: Section 113 Board of Appeals, is hereby amended locally by the Tellico Reservoir Development Agency by changing the title form Board of Appeals” to “Design Review Committee”. Every occurrence of “Board of Appeals” in Section 113 and its subsections shall be changed to “Design Review Committee”.

(14)Chapter 1, Scope and Administration: Section 114.4, Violations and Penalties is hereby locally amended by the Tellico Reservoir Development Agency by deleting the section in its entirety and insert in its place:

“Any person, firm, corporation, tenant, owner or agent who shall violate a provision of this code, or fail to comply therewith or with any of the requirement thereof, or who shall erect, construct, alter, demolish, or move any structure, or has erected, constructed, altered, repaired, moved, or demolished a building or structure in violation of a detailed statement or drawing submitted and permitted thereunder, or directive of the building official, or of a permit or certificate issued under these provisions of this code, shall be subject to penalties as prescribed by law.”

(15)Chapter 10, Means of Egress: Section 1008.2 Means of egress illumination. Is hereby amended locally by the Tellico Reservoir Development Agency by inserting the following under “Exceptions”:

“5. Unenclosed pavilions and similar structures that are not provided with electrical utility service and not intended for occupancy after daylight hours.”

(16)Chapter 16, Structural Design: Section 1612.3 Establishment of flood hazard areas, is hereby amended locally by the Tellico Reservoir Development Agency.

1612.3 Establishment of Flood Hazard Areas. Establishment of the flood hazard areas as identified by the Federal Emergency Management Agency Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM); for Loudon County, “Loudon County, Tennessee and Incorporated Areas” the Community Number 470107, for the name of jurisdiction, dated May 16, 2007 as the date of issuance. For Monroe County, “Monroe County, Tennessee and Incorporated Areas” the Community Number 470233 for the name of jurisdiction, dated February 3, 2010 as the date of issuance.

(17)Chapter 28: Mechanical Systems. Is hereby amended locally by the Tellico Reservoir Development Agency deleting every reference to “International Fuel Gas Code.” The *International Fuel Gas Code* is specifically not adopted by the Tellico Reservoir Development Agency.

(18)Chapter 29: Plumbing Systems: Section 2901.1 Scope. Is hereby amended locally by the Tellico Reservoir Development Agency by deleting the sentence “Private sewage disposal systems shall conform to the *International Private Sewage Disposal Code*.” And replacing with the following:

“Private sewage disposal systems shall comply with the regulations of the Tellico Reservoir Development Agency.”

- (19) Chapter 29, Plumbing Systems: Section 2902.3 Employee and Public toilet facilities.

Is hereby amended locally by the Tellico Reservoir Development Agency by renaming the exception as “Exception 1.” And inserting the following after the renumbered exception:

“Exception 2: Unenclosed pavilions and similar structures with a floor area of one thousand (1,000) square feet or less and not served with water and sewer services shall not be required to provide public toilet facilities or other plumbing fixtures. For the purpose of this section guards as described in Section 1013, whether said guards are required or not by this code, shall not be considered to enclose the structure.”

- (20) Appendix B: Board of Appeals. is hereby amended locally by the Tellico Reservoir Development Agency by changing the title from “Board of Appeals” to “Design Review Committee”. Every occurrence of “Board of Appeals” in Appendix B and its subsections shall be changed to “Design Review Committee”.

- (21) Appendix B: Section B101.2 Membership of board. is hereby amended locally by the Tellico Reservoir Development Agency by deleting in its entirety and inserting “Design Review Committee.”