



CITY OF JOHNSON CITY
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CITY OF JOHNSON CITY

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FROM: Samantha Berkley, (434-6032)
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DATE: February 1, 2021

SUBJECT: Legal Notice

PLEASE ADVERTISE AS SOON AS POSSIBLE

ORDINANCE NO. 4758-20

AN ORDINANCE TO AMEND TITLE 12, OF THE CODE OF THE CITY OF JOHNSON CITY, TENNESSEE REGARDING ADOPTION OF THE 2018 INTERNATIONAL CODE COUNCIL (ICC) CODES AS AMENDED BY THIS ORDINANCE, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE CITY OF JOHNSON CITY:

SECTION 1. That Title 12, Building, Utility, Etc. Codes, Chapter 1-Miscellaneous, Section 103- Permits, of the Johnson City Municipal Code is hereby amended and modified as stricken herein.

Section 12-103(1):

Permits. (1) Requirement. A person, firm or corporation shall not erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any sign, building or structure, nor shall any person, firm or corporation install, enlarge, alter, repair, move, improve, remove, convert or replace any gas system, plumbing system, electrical system or mechanical system of a building or structure, or cause the same to be done, without first obtaining a permit for such project from the chief building

official. No plumbing permit or inspection shall be required for the replacement of a plumbing fixture (as defined in the 1997 Standard Plumbing Code), as long as no drainage pipe, drainage vent, or water supply is being installed or rerouted. No electrical permit shall be required for the installation or replacement of equipment such as lamps and of electrical utilization equipment approved for connection to suitable permanently installed receptacles, replacement of flush or snap switches, fuses, lamp sockets, light fixtures and receptacles, and other minor maintenance and repair work, such as replacing worn cords and tightening connections on a wiring device, provided no additional increase in circuit ampacity is required. No electrical permit shall be required for the process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus. The foregoing exceptions do not relieve any person, firm, or corporation from the obligation to meet all applicable code requirements regarding the work performed. Notwithstanding any provision to the contrary, the chief building official in his/her discretion may require permits on any of the foregoing listed items, when he/she deems it necessary for the public's safety and welfare.

SECTION 2. That: Title 12, Building, Utility, Etc. Codes, Chapter 2-Board of Building Codes, Section 204-Powers, Sub-section (1)-Administrative Review, of the Johnson City Municipal Code is hereby amended and modified as stricken herein.

Section 12-204(1):

Administrative review. The board shall hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the chief building official or other administrative official in the interpretation, implementation or enforcement of any provision of this title. ~~The board shall consider variances as set forth in section 108.4.2 of the 1994 edition of the Standard Building Code.~~ Decisions shall be rendered by majority vote of the board and shall be administratively final.

SECTION 3. That Title 12, Building, Utility, Etc. Codes, Chapter 3-Standard Codes Adopted, section 301-Codes Adopted, is hereby repealed in its entirety, and new section 12-301 is adopted in lieu thereof, which section shall provide as follows:

12-301. Codes adopted. The following codes are hereby adopted by reference as though they were copied herein fully:

(1)International Building Code, 2018 edition and appendix D, Fire district. To be amended as follows:

Chapter 13, Energy Efficiency is Deleted and International Energy Conservation Code as adopted in Section 12-301(9) of this code shall apply.

(2)International Residential Code, 2018 edition, with appendix O, Tiny Homes. To be amended as follows:

Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A§ 68-120- 101(a)(8).

Chapters 34-43 relating to Electrical Installations are deleted and replaced with **National Electrical Code, NFPA 70, 2017 edition** as published by the National Fire Protection Association and adopted in section 12-301(8) of this code shall apply

Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read: “Exception 3. Interconnecti on and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure.”

Chapter 11, Energy Efficiency is deleted and **International Energy Conservation Code** as adopted in Section 12-301(9) of this code shall apply.

(3)International Existing Building Code, 2018 edition. To be amended as follows:

Section 1201.4 Flood Hazard Areas The historic building exception shall be deleted.

(4)International Fire Code, 2018 edition with appendices A, B, C, D, E, F, G, H, I, J, K, L, M, & N. To be amended as follows:

Section 503.2.1 Dimensions is amended by adding Exception #1: Existing public roads, streets, or lanes may be continued in use as a fire access road at their existing dimensions, if approved by the City Manager in consultation with the Fire Chief.

Section 507.5.1 and Section 912.2 Where Required are amended by adding as follows: "Fire department connections for each sprinkler or standpipe system shall be located not more than 100 feet (30m) from the nearest fire hydrant connected to an approved water supply."

(5)International Mechanical Code, 2018 edition. Adopted with no amendments.

(6)International Fuel Gas Code, 2018 edition. To be amended as follows:

Section 404.3 Prohibited locations is amended by adding a sentence as follows: "The gas line must be installed in a ditch separate from other utility lines unless approved by the authority having jurisdiction."

(7)International Plumbing Code, 2018 edition. Adopted with no amendments.

(8)National Electrical Code, NFPA 70, 2017 edition as published by the National Fire Protection Association. To be amended as follows:

Section 110.24, Available Fault Current shall be optional;

Arc Fault Circuit Interrupters (AFCIs) shall be optional for bathrooms, laundry areas,

garages, unfinished basements which are portions or areas of the basement not intended as habitable rooms and limited to storage, work or similar area, and for branch circuits dedicated to supplying refrigeration equipment;

Section 210.5 (C) shall be amended by adding: "Means of identification of ungrounded conductors shall be color coded as follows:

- (a) 120/208 Volt wiring systems: Phase 1 Black, Phase 2 Red, Phase 3 Blue, Neutral White
- (b) 277/480 Volt wiring systems: Phase 1 Brown, Phase 2 Orange, Phase 3 Yellow, Neutral Gray, Ground Wire Green
- (c) All boxes and enclosures for emergency systems and fire alarm systems shall be permanently marked. The color red shall be used for fire alarm systems (NEC Article 760.30). The color orange shall be used for emergency systems."

Section 230.70 (A3) is amended by adding a sentence at the end of the section as follows: "Service panels or switch gears shall have an interim service disconnect device such as a main circuit breaker or fused disconnect. When such device is located on the interior of a structure and in excess of 10 feet from an exterior man door, a shunt trip device shall be installed with a Knox key switch at a location specified by the fire official. All conductors installed for operation of the SHUNT TRIP BREAKER for main services or to shut down generators serving emergency power shall be installed in a metallic conductor system. This conduit system shall be continuous from end to end without junction boxes or splices and shall be identified by the same color code as for emergency circuits."

Section 230.71 (A) is amended by adding a sentence at the end of the section as follows: "Meter centers installed for multiple occupancy residential structures with more than six meters shall require a main breaker or disconnect be installed. Structures with multiple meter centers shall have shunt trip breakers and Knox switches installed to disconnect all services from each location."

Section 334.12 is amended by adding #11: "Cable NM, type NMC NMB and type NMS as defined in Article 334 of the National Electrical Code shall not be permitted for use in the following applications:

- (a) Group R1 Residential Hotels and Motels;
- (b) Buildings, other than Residential;
- (c) Other building types where prohibited by the National Electrical Code;
- (d) All buildings over three stories; and
- (e) All buildings located in the fire district as defined by the City Zoning Code. Conduit, raceways and wire-ways shall be metallic for all non-residential buildings unless for special applications.

(9)International Energy Conservation Code. To be applied as follows:

- (a) **2018 edition Chapter 4 [RE] Residential Energy Efficiency shall apply to all one and two-family dwellings and townhouses. To be amended as follows:**

Section R402.4.1.2 Testing is deleted and replace with **Section 402.2.1 Testing Options and Section 402.4.2.2 Visual Inspection Option from 2009 IECC**

Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional

Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with

Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors from 2009 IECC

Section R402.4.4 Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

- (b) **2012 edition Chapter 4 [CE] Commercial Energy Efficiency shall apply to all commercial occupancy classifications not addressed in 12-301(9)(c) below.**
- (c) **2006 edition of the IECC shall apply to the following occupancy classifications: Moderate-hazard factory industrial, Group F-1; Low-hazard factory industrial, Group F-2; Moderate-hazard storage, Group S-1; and, Low-hazard storage, Group S-2**

(10)International Property Maintenance Code, 2018 edition. Adopted with no amendments.

(11)International Pool and Spa Code, 2018 edition. Adopted with no amendments.

SECTION 4. BE IT FURTHER ORDAINED, That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 5. BE IT FURTHER ORDAINED, That this ordinance shall take effect from and after its passage on third and final reading and publication as required by law, the public welfare requiring it.

PASSED ON FIRST READING 12-17-2020

PASSED ON SECOND READING 1-07-2021

PASSED ON THIRD READING 1-21-2021

APPROVED AND SIGNED IN OPEN MEETING

ON THE 21st DAY OF January, 2021

/s/ Joe Wise

MAYOR

ATTEST:

/s/ Janet Jennings

City Recorder

APPROVED AS TO FORM:

/s/ Sunny Sandos

City Attorney