ORDINANCE 1216

AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE 1093 IN ORDER TO COMPLY WITH CERTAIN MANDATORY BUILDING CODE(S) AND RULES PROMULGATED BY THE SECRETARY OF THE DEPARTMENT OF COMMERCE AND INSURANCE FOR THE STATE OF TENNESSEE

WHEREAS, effective as of February 28, 2019, the City of East Ridge enacted Ordinance 1093, adopting updated versions of multiple building codes including:

International Building Code (with appendices A, C, D, F, and J)	2018 Edition
International Energy Conservation Code	2018 Edition
ICC/ANSI A117.1- 2017	2017 Edition
International Residential Code (with appendices A, B, C, and J,)	2018 Edition

WHEREAS, portions of the International Residential Code, 2018 Edition, and the International Energy Conservation Code, 2018 Edition as adopted by the City under said Ordinance 1093, and certain Rules and Regulations adopted and promulgated by the Secretary of the Department of Commerce and Insurance for the State of Tennessee, Division of Fire Prevention, Services at Chapter 078-02-23 concerning One (1) and Two (2) Family Dwellings and Townhouses, are in apparent conflict with the Rules and Regulations duly and adopted promulgated, by the Secretary of Commerce and Insurance by the State of Tennessee as above referenced; and

WHEREAS, it is necessary to amend Ordinance 1093 in limited respects as hereinafter specified to comply with state law and to provide for uniformity of building code standards, building code enforcement, and of, in and concerning the City of East Ridge and adjoining and surrounding jurisdictions to the end that residents', property owners', developers' and contractors' expectations and knowledge of applicable construction building codes and acceptable practices are met and to streamline best practices of the City's Buildings and Codes and Inspection functions and the general enhancement of the public welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:

Section 4. That title 12, Building and Utility Code, Chapter 6, be and the same hereby is deleted in its entirety and substituting in lieu thereof the following.

Section 12-601. Energy Conservation Code adopted with amendments. The International Energy Conservation Code, 2018 edition, and the International Residential Code, 2018 edition.

12-602. Amendments.

(1) The International Residential Code (IRC) 2018 as it relates specifically to Detached One (1) or Two (2) Family Dwellings or Townhouses and or additions to any existing One (1) or Two (2) Family Dwelling or Townhouse of thirty (30) square feet or more of interior space shall be amended as follows:

1. Section N1102.4.1.2 (R402.4.1.2) Testing is deleted and replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2. Visual Inspection Option from the 2009 IRC are optional.

2. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

3. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirements by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are deleted and replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

12-603. Amendments

(2) The International Energy Conservation Code (IECC), 2018 edition as it relates to residential buildings shall be amended as follows:

1. Section R402.4.1.2. Testing is deleted and replaced with Section 402.4.2.1. Testing Option and Section 402.4.2.2 Visual Inspection from 2009 IECC

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

3. Table R402.1.2. 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-Factor from the 2009 IECC.

BE IT FURTHER ORDAINED that his Ordinance shall take effect from and after its passage, the public welfare of the city requiring it.

Passed on First Reading February 27, 2025

Passed on Second Reading March 13, 2025

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney