

# Local Modifications- City of Maryville

## 2024 IBC

Amend *Chapter 1, Scope and Administration* as follows:

- Amend *Section R101.1 Title*. by inserting "City of Maryville" as the name of the jurisdiction.
- Amend *Section R103.1 Creation of agency*. by deleting in its entirety and replacing with the following:

*"Section R103.1 Building Official*. The provisions of this code shall be enforced by the Building Official."

- Amend *Section R104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas*. by adding the following at the end:

"This section shall be enforced in coordination with the City of Maryville Floodplain Zoning Ordinance. Where there are conflicts between this code and the City of Maryville Floodplain Zoning Ordinance, the City of Maryville Floodplain Zoning Ordinance shall govern.

- Amend *Section R105.2 Work exempt from permit*. by deleting number 1 in the "Building" section list in its entirety and replaced with:

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

- Amend *Section R105.4 Validity of permit*. 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, or set aside any of the provisions of this code, nor shall such issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans of 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 ordinance or regulation or any of the provisions of this code".

- Amend *Section R105.5. Expiration*. by deleting in its entirety and substituting the following:

"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. Every permit shall become invalid after the following timeframes based on the project valuation:

- Permits with valuation less than \$500,000 will expire in one (1) calendar year from date of issuance.

- Permits with valuation \$500,000 - \$20,000,000 will expire in two (2) calendar years from date of issuance.
- Permits with valuation exceeding \$20,000,000 will expire in three (3) calendar years from date of issuance.
- All related mechanical, electrical and plumbing permits will expire in the same timeframe. All stand-alone mechanical, electrical and plumbing permits will expire in one (1) calendar year from date of issuance.

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 may be charged to cover administrative expenses for each extension granted."

- Amend *Section R105.6 Suspension or revocation.* by inserting the following at the end:

"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."

- Amend *Section R105.7 Placement of Permit.* by deleting in its entirety and substituting with the following:

"*R105.7 Placement of Permit.* The building permit or copy shall be kept on the site of the work or be made available to inspectors upon request until the completion of the project."

- Amend *Section R109.3 Inspection request.* 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)."

- Amend *Section R110.1 Use and occupancy.* 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:

- Fire protection systems
- Mechanical systems
- Utility systems
- Site work beyond the confines of the building
- General building construction requirements.

No person shall reside in or otherwise occupy or inhabit in any way a building or addition to a building or sleep overnight in a building or addition to a building until the certificate of occupancy has been properly issued. No furniture not affixed to the real estate shall be permitted to be moved into a building until after the certificate of occupancy has been issued. The Building Official may grant partial or conditional occupancy with stipulations for a limited time when deemed appropriate.”

- Amend *Section R112 Board of Appeals* by deleting in its entirety and substituting with the following:

*“Section R112 Construction Board of Adjustments and Appeals.*

*R112.1 Appeals relative to the application of this code shall be as established and regulated by the International Building Code as locally adopted and amended in the City of Maryville.”*

- Amend *Section R113.4 Violation and Penalties.* by deleting the section in its entirety and substituting with the following:

*“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 requirements 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 the provisions of this code, shall be subject to penalties as prescribed by law.*

Amend *Chapter 3, Building Planning* as follows:

- Amend *Section R301.2 Climatic and geographic design criteria.* by inserting the following information in *Table R301.2 (1)*:

*“Table R301.2 (1) Climatic and Geographic Design Criteria.*

Insert “10 PSF” in the table for Ground Snow Load.

Insert “90” in the table for Wind Speed.

Insert “No” in the table for Topographic Effects.

Insert “No” in the table for Special Wind Region.

Insert “No” in the table for Windborne Debris Zone.

Insert “C” in the table for Seismic Design Category.

Insert “Severe” in the table for Weathering.

Insert “12 inches” in the table for Frost Line Depth.

Insert “Moderate to heavy” in the table for Termite.

Insert “19 degrees Fahrenheit” in the table for Winter Design Temp.

Insert “No” in the table for Ice Barrier Underlayment Required.

Insert in the table for Flood Hazards:

“(a) “December 7, 1971, is the date for City of Maryville’s entry into the National Flood Insurance Program; (b) September 19, 2007 is the date of the Flood Insurance Study, and, (c) the effective FIRM panels are 0119, 0120, 0137, 0138, 0139, 0143, 0232, 0234, 0235, 0251, 0252, 0253, 0254, 0255, and 0275 dated September 19, 2007”

Insert “210” in the table for Air Freezing Index.

Insert “59.4” in the table for Mean Annual Temp.

Delete *Table R301.2 (1) Climatic and Geographic Design Criteria*. Footnote "n" and substitute in lieu thereof the following:

“n. Values to be determined from Table 1a or 1b from ACCA Manual J as deemed necessary by the Building Official.”

- Amend *Section R301.2.2 Seismic provisions*. by deleting item 1, renumbering item 2 to item 1 and inserting “and townhouses” just after the word dwellings and at the end of the section inserting “All references to “townhouses in seismic design category C” in Chapters 6, 7 and 28 shall not apply in the City of Maryville.”
- Amend *Section R301.2.2.1 Determination of seismic design category*. by deleting the entire sentence and replacing with:

“Buildings shall be assigned a seismic design category in accordance with *Table R301.2.2.1.1*. For determining the seismic design category for this code the value for  $S_{DS}$  in *Table R301.2.2.1.1* shall be 0.414g.”

- Amend *Section R302.5.1 Opening protection*. is hereby amended locally in the City of Maryville by deleting the words “, equipped with a self-closing device” and insert a period after the word “self-latching”.
- Amend *Section R302.13 Fire protection of floors*. by deleting the words “or electric-powered” in exception 2. Additionally, the following shall be inserted at the end of exception 2:

“For the purpose of this section a crawl space or basement shall be considered intended for storage where any access opening for the space exceeds 36 inches by 48 inches in dimension.”

- Amend *Section R306.1.7 Protection of water supply and sanitary sewage*. by deleting “and Chapter 3 of the *International Private Sewage Disposal Code*” and inserting “, the requirements of the water and sewer service utility providers and the Blount County Health Department” in its place.
- Amend *Section R309.1 Townhouse automatic fire sprinkler systems*. by deleting the entire section and the exception and replacing with:

“Automatic residential fire sprinkler systems shall not be required to be installed in townhouses in the City of Maryville. Installation of automatic fire extinguishing systems in townhouses shall be optional.

Nothing in this code shall be construed as requiring automatic fire extinguishing systems in townhouses. See *Tennessee Code Annotated, Section 68-120-101(a) (8)*.”

- Amend *Section R309.1.1 Design and installation*. by inserting “Where installed” at the beginning before the word “automatic”.
- Amend *Section R309.2 One- and two-family dwellings automatic fire sprinkler systems*. is hereby amended locally in the City of Maryville by deleting the entire section and the exception and replacing with:

“Automatic residential fire sprinkler systems shall not be required to be installed in one- and two-family dwellings in the City of Maryville. Installation of automatic fire extinguishing systems in townhouses shall be optional. Nothing in this code shall be construed as requiring automatic fire extinguishing systems in one- and two-family dwellings. See *Tennessee Code Annotated, Section 68-120-101(a) (8)*.”

- Amend *Section R309.2.1 Design and installation*. by inserting “Where installed” at the beginning before the word “automatic”.
- Amend *Section R321.1.1 Where required*. by deleting the first sentence and replacing it with the following:

“Guards shall be provided along open-sided walking surfaces or ground surfaces, mezzanines, retaining walls, stairways, ramps, landings and any other locations that are located more than 30 inches above the floor or grade below at any point within 36 inches horizontally to the edge of the open side.”

- Amend *Section R325.3 Mechanical ventilation*. by deleting the words “complying with Section N1102.5.1”.

Amend *Chapter 4, Foundations* as follows:

- Amend *Figure R403.1* by inserting at the end:

“The bottom of all footings shall extend a minimum of 12 inches below finished grade.”

Amend *Chapter 5, Floors* as follows:

- Amend *Section R502.12.4 Truss Design Drawings*. by deleting “to the building official and approved prior to installation” and replacing it with “for review when required by the Building Official”.

Amend *Chapter 8, Roof-ceiling construction* as follows:

- Amend *Section R802.10.1 Truss design drawings*. by deleting “to the building official and approved prior to installation” and replace it with “for review when required by the Building Official”.

Amend *Chapter 11, Energy Efficiency* as follows:

- *Section N1102.5.1.2 (R402.5.1.2) Testing* by replacing with *Section N1102.4.2.1 Testing Option* and *Section N1102.4.2.2 (R402.5.1.2) Visual Testing* from the *2009 International Residential Code*.

- *Section N1103.3.7 (R403.3.3) Duct System Testing and Section N1103.3.8 (r403.3.8) Duct System Leakage* are optional.
- *Table N1102.1.3 (R402.1.3) Insulation and Fenestration Requirement by Component and Table N1102.1.2 (R402.1.2) MAXIMUM ASSEMBLY U-FACTORS AND FENESTRATION* are replaced with *Table N1102.1 Insulation and Fenestration Requirements by Component and Table N102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 International Residential Code.*

Amend *Chapter 13 General mechanical system requirements* as follows:

- Amend *Section M1307.2 Anchorage of appliances.* by deleting “, and townhouses in Seismic Design Category C” with no replacement.

Amend *Chapter 23 Solar thermal energy systems.* As follows:

- Amend *Section M2301.2.13 Thermal storage units.* by deleting “, and townhouses in Seismic Design Category C” with no replacement.

Amend *Chapter 26 General plumbing requirements* as follows:

- Amend *Section P2603.5.1 Sewer depth.* by inserting in two places “twelve inches” as the number to be inserted.

Amend *Chapter 30 Sanitary Drainage* as follows:

- Amend *Section P3002.2 Building Sewer.* by deleting the section in its entirety and substituting with the following:

“*P3002.2 Approved Material: Building Sewer Pipe and Pipe Fittings.* Only the following materials will be accepted in the installation of building sewer pipes and fittings:

1. Cast iron soil pipe and fittings,
2. Brass fittings,
3. Bronze fittings,
4. Type 1 PVC pipe and fittings, minimum schedule 40 (ASTM 0-2665),
5. ASTM D - 3034 PVC pipe encapsulated with six (6) inches of bedding material (Size no. 7 or 67 crushed stone) on the top, both sides, and the bottom of the pipe,
6. Ductile iron pipe and fittings.

The following pipe and fitting materials are specifically prohibited:

1. Asbestos – cement pipe and fittings,
2. Concrete pipe and fittings,
3. Coextruded PVC pipe in outside building sanitary sewers.”

- Amend *Section P3003.13 Joints between different materials* by inserting the following at the end:

“Co-mingling of materials in the building sewer shall be accomplished only through the use of neoprene adapters with stainless steel bands.”

- Amend *Section P3005.1 Drainage fittings and connections*. by inserting the following at the end:

"Bends greater than 45 degrees shall be prohibited in the building sewer."

- Amend *Section P3005.2.2 Building sewers*. by inserting the following at the end:

“Cleanouts in building sewers shall be installed not more than 80 feet apart measured from the upstream entrance of the cleanout.”

- Amend *Section P3005.2.3 Building drain and building sewer junction*. by deleting the section in its entirety and the following substituted in lieu thereof:

“Building drain and building sewer junction. The first exterior cleanout shall be located a minimum of three (3) feet but no more than five (5) feet from the exterior wall of the building without prior approval of the plumbing official. The use of two-way cleanouts is prohibited.”

- Amend *Section P3005.2.4 Changes of direction*. by deleting the words “building sewer,” in the first sentence with nothing to be inserted in its place and inserting the following at the end of the section:

“In the building, sewer cleanouts shall be installed at each change of direction which is greater than 90 degrees. (Please note that this change may be accomplished with two or more fittings. Example - Two 45-degree bends and a 22 1/2-degree bend installed in succession shall require a cleanout be installed between them regardless length of separation.)”

- Amend *Section P3005.2.5 Cleanout size*. by adding after the first sentence and before the exceptions:

"Building sewer cleanouts shall be the same nominal size as the pipe they serve."

- Amend *Section P3005.2.6 Cleanout plugs*. by deleting the entire section and replacing with:

“Cleanout plugs shall be copper alloy, plastic or other *approved* materials. Cleanout plugs for borosilicate glass piping systems shall be of borosilicate glass. Copper alloy cleanout plugs shall conform to ASTM A74 and shall be limited for use only on metallic piping systems. Cleanout plugs in building sewers shall have countersunk heads or be of the recessed slot type only.”

- Amend *Section P3005.2.9 Required clearance*. by inserting the following at the end:

“All building sewer cleanouts shall be provided with clearance of not less than 36 inches (914 mm) for rodding.”

- Amend *Section P3005.4 Drain pipe sizing*. by inserting the following after the second sentence:

“A common building sewer line must be a minimum of six (6) inches diameter.”

- Amend *Section P3005.4.2. Building drain and sewer size and slope.* by inserting the following at the end:

“Notwithstanding the above, four (4) inch nominal diameter building sewer drainage piping shall have a minimum fall of 1/4 inch per foot, and six (6) inch nominal diameter building sewer drainage piping shall have a minimum fall of 1/8 inch per foot.”

Amend *Appendix BA Manufactured Housing Used as Dwellings.* as follows:

- Amend *Section BA107-FEES.* and all its subsections by deleting and replace with:

“BA107.1 Permit fees. The permit fees for each *manufactured home installation permit* shall be the same as other building construction permits fees except that the estimated cost of construction shall not include the purchase price of the manufactured dwelling, but instead reflect the estimated costs of installation including any site work, utility connections, decks, patios, driveways, sidewalks, etc.”

- Amend *Section BA108.5.1 Structural inspections for the manufactured home installation.* by inserting at the end of the section:

“Exception: The inspections required by this section shall not apply to manufactured homes as exempted by the State of Tennessee but shall apply to any construction or installation of decks, porches, steps or other structures or equipment. All manufactured homes shall pass a final inspection and have a certificate of occupancy issued.

Amend *Appendix BO: Existing Buildings and Structures*

- Amend *Section BO104.4 Electrical* by deleting the text and replacing with:

“Repair or replacement of existing electrical wiring and equipment shall comply with the latest edition of the *National Electrical Code* adopted by the City of Maryville.”

- Amend *Section BO105.2 Newly constructed elements.* by deleting the text replace with:

“Newly installed electrical equipment shall comply with the requirements of the latest edition of the *National Electrical Code* adopted by the City of Maryville and the regulations of the applicable power utility provider.”

- Amend *Section BO105.5 Electrical equipment and wiring. Exception 2* by deleting the text replace with:

“Electrical equipment and wiring shall comply with the latest adopted edition of the *National Electrical Code* adopted by the City of Maryville and the regulations of the applicable power utility provider.”

- Amend *Sections BO105.5.1, BO105.5.2, BO105.5.3, BO105.5.3.1, BO105.5.2, BO105.5.3, BO105.5.4 and BO105.5.3.5* by deleting in their entirety without replacement.