

Modifications to the 2018 International Building Code in the City of Maryville

12-102. Local Modifications: The following sections and appendices of the International Building Code, 2018 Edition, are hereby amended in the City of Maryville, as hereinafter provided:

(1) Chapter 1, Scope and Administration: Section 101.1 Title, is hereby amended locally in the City of Maryville by inserting "City of Maryville" as the name of the jurisdiction.

(2) Chapter 1, Scope and Administration: Section 101.2.1 Appendices, is hereby amended locally in the City of Maryville by inserting at the end of the section the following:

"The following Appendices are specifically included in the adoption. All others are excluded.

- Appendix A Employee Qualifications
- Appendix B Board of Appeals"

(3) Chapter 1, Scope and Administration: Section 101.4.3 Plumbing, is hereby amended locally in the City of Maryville by deleting the last sentence and inserting the following:

"Private sewage disposal systems shall comply with the regulations of the Blount County Environmental Health Department"

(4) Chapter 1, Scope and Administration: Section 103.1 Creation of enforcement agency, is hereby amended locally in the City of Maryville by deleting 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 in the City of Maryville by deleting Section 104.10.1 in its entirety with no replacement.

(6) Chapter 1, Scope and Administration: Section 105.2 Work exempt from permit, is hereby amended locally in the City of Maryville by deleting Number 1 in its entirety and replace 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 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 in the City of Maryville 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 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 of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code”

(8) Chapter 1, Scope and Administration: Section 105.5. Expiration. is hereby amended locally in the City of Maryville 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:

\$0.1 - \$250,000 - 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) months

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 for each extension granted.”

(9) Chapter 1, Scope and Administration: Section 105.6 Suspension or revocation. is hereby amended locally in the City of Maryville 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 105.7 Placement of Permit. is hereby amended locally in the City of Maryville by deleting in its entirety and the following substituted in lieu thereof:

"105.7 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."

(11) Chapter 1, Scope and Administration: Section 107.3.4 Design Professional in responsible charge. is hereby amended locally in the City of Maryville 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 or the owner's authorized agent."

(12) Chapter 1, Scope and Administration: Section 110.5 Inspection request. is hereby amended locally in the City of Maryville 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)."

(13) Chapter 1, Scope and Administration: Section 111.1 Change of occupancy. is hereby amended locally in the City of Maryville 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--"

(14) Chapter 1, Scope and Administration: Section 113 Board of Appeals. is hereby amended locally in the City of Maryville by changing the title from "Board of Appeals" to "Construction Board of Adjustments and Appeals". Every occurrence of "Board of Appeals" in Section 113 and its subsections shall be changed to "Construction Board of Adjustments and Appeals Board".

(15) Chapter 1, Scope and Administration: Section 114.4, Violation and Penalties is hereby locally amended in the City of Maryville 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 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 and the enforcement and penalty clause of this Ordinance. .”

(16) Chapter 10, Means of Egress: Section 1008.2 Means of egress illumination. is hereby amended locally in the City of Maryville 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.”

(17) Chapter 10, Means of Egress: Section 1015.2 Where required. is hereby amended locally in the City of Maryville by deleting the first sentence and replacing it with the following sentence:

“Guards shall be provided along open-sided walking surfaces or ground surfaces, mezzanines, industrial equipment platforms, 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.”

(18) Chapter 16, Structural Design: Section 1612.3 Establishment of flood hazard areas. is hereby amended locally in the City of Maryville by inserting "Blount County, Tennessee, and Incorporated Areas, City of Maryville Community Number 475439" for name of jurisdiction and inserting "September 19, 2007" as the date of issuance.

(19) Chapter 28: Mechanical Systems. is hereby amended locally in the City of Maryville by deleting every reference to "*International Fuel Gas Code*". The *International Fuel Gas Code* is specifically not adopted in the City of Maryville.

(20) Chapter 29, Plumbing Systems: Section 2901.1 Scope. is hereby amended locally in the City of Maryville 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 Blount County Environmental Health Department."

(21) Chapter 29, Plumbing Systems: Section 2902.3 Employee and public toilet facilities. is hereby amended locally in the City of Maryville by inserting the following at the end:

"Exception 3: Unenclosed pavilions and similar structures with a floor area of one thousand 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 1015, whether said guards are required or not by this code, shall not be considered to enclose the structure."

(22) Appendix B: Board of Appeals. is hereby amended locally in the City of Maryville by changing the title from "Board of Appeals" to "Construction Board of Adjustments and Appeals". Every occurrence of "Board of Appeals" in Appendix B and its subsections shall be changed to "Construction Board of Adjustments and Appeals".

(23) Appendix B: Section B101.2 Membership of board. is hereby amended locally in the City of Maryville by deleting in its entirety and the following substituted in lieu thereof:

“The Construction Board of Adjustments and Appeals shall consist of seven (7) persons appointed by the chief appointing authority for four year terms and shall serve staggered and overlapping terms. The building official shall be an ex officio member of said board but shall have no vote on any matter before the board.”

(24) Appendix B: Section B101.2.2 Qualifications. is hereby amended locally in the City of Maryville by deleting the word "five" and replacing it with the word "seven" in the first sentence. Appendix B Section B101.2.2 is also amended locally by inserting "or as determined by the Building Official" after the word "disciplines".

(25) Appendix B: Section B101.3.3 Postponed Hearing. is hereby amended locally in the City of Maryville by deleting the word "five" and replacing it with the word "seven".

(26) Appendix B: Section B101.4 Board decision. is hereby amended locally in the City of Maryville by inserting the word "majority" after the word "concurring" and deleting "of two-thirds of its members".