

**ORDINANCE 2011-23**

**AN ORDINANCE TO AMEND TITLE XV, LAND USAGE, CHAPTER 150: BUILDING REGULATIONS OF THE TOWN OF COLLIERVILLE CODE OF ORDINANCES BY DELETING §150.020 THROUGH §150.285 IN THEIR ENTIRETY AND REPLACING THEM WITH NEW SECTIONS THAT ADOPT AND REFERENCE UPDATED VERSIONS OF THE 2012 INTERNATIONAL CODE COUNCIL (ICC) FAMILY OF CODES AS MODIFIED AND AMENDED, INCLUDING THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, THE INTERNATIONAL EXISTING BUILDING CODE AND THE 2008 NATIONAL ELECTRICAL CODE**

WHEREAS, the Board of Mayor and Aldermen of the Town of Collierville has chosen to adopt and enforce building construction codes for all construction projects to promote and protect the public health, safety and welfare; and

WHEREAS, for a local government to maintain its authority to enforce building construction codes, the State of Tennessee requires that a local government's adopted building construction safety code publications are within seven (7) years of the date of the latest editions of the publications; and

WHEREAS, the date of the latest ICC edition is 2012, which requires the Town of Collierville to update its adopted publications from the 2003 edition in order to remain within the seven (7) year period and maintain its authority to enforce building construction codes; and

WHEREAS, the updated ordinances relative to buildings, uses and structures, and systems will consolidate the Town's regulations and provide improved clarity, conciseness, and consistency between building construction codes adopted and enforced in the Town and those adopted and enforced in surrounding jurisdictions; and

WHEREAS, the Collierville Construction Board of Adjustments and Appeals reviewed this ordinance and its proposed updated versions of the ICC family of codes at a meeting held on December 1, 2011, and made a unanimous recommendation to the Board of Mayor and Aldermen for approval; and,

WHEREAS, a public hearing before the Board of Mayor and Aldermen was held on January 9, 2012 pursuant to notice thereof published in a newspaper of general circulation within the community on December 22, 2011.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE TOWN OF COLLIERVILLE, TENNESSEE, THAT:**

Section 1

**BUILDING DEVELOPMENT PRIVILEGE TAX**

- (A)(1) A Building Development Privilege Tax of \$300 per single family dwelling units; \$100 per multi-family apartment and \$100 per room for hotel and motels; \$.15 per square foot for all retail buildings; \$.10 per square foot for all office buildings and \$.10 per square foot for the office areas of all industrial warehousing and storage buildings and \$.01 per square foot for the warehousing and storage portions of industrial buildings be assessed on each new building and shall be paid at the execution of a Development Agreement authorizing such construction.
- (2) If the amount of the privilege tax paid at the time of execution of a Development Agreement is found to be incorrect upon approval by the Town of final plans, the parties shall make an appropriate adjustment between themselves.
- (B) Square footage for the purpose of this section shall be measured from the centerline of all walls and shall include both heated and unheated areas of such improvements.
- (C) The Building Development Privilege Tax shall be assessed and collected upon the issuance of any Development Agreement for structures within the Town.
- (D) The proceeds from this Building Development Privilege Tax shall be deposited in the Town general funds
- (E) If any division or specific provision of this section is found by a court to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision or standard of this section except the provision in question. The other portions of this section not affected by such decision of the court shall remain in full force and effect.

Section 2

**International Building Code**

The 2012 International Building Code (IBC) as published by the International Code Council is hereby modified, amended and adopted as follows:

**IBC Modification:**

When the Building Code refers to the "applicable governing authority", it shall be deemed to be a reference to the Board of Mayor and Aldermen of the Town of Collierville, Tennessee. When the Building Code refers to the "code official", it shall mean the person appointed or designated by the Board of Mayor and Aldermen of the Town of Collierville, Tennessee to administer and enforce the provisions of the Building Code

## **IBC Amendment No. 1**

**Amend Section 101.4 of the 2012 International Building Code, by deleting Section 101.4.5 Fire Prevention**

## **IBC Amendment No. 2**

**Delete Section 113 of the 2012 International Building Code in its entirety and substitute in its place, the following:**

**113.1 Appeals:** Appeals and/or variance request to the requirements of the International Building, Plumbing, Fuel Gas, Mechanical, Existing Building, Property Maintenance, Energy Conservation Codes, National Electrical Code (NFPA 70) as amended and adopted by the Town of Collierville shall be heard by the Construction Board of Adjustment and Appeals.

**113.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**113.3 Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

**113.4 Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**113.5 Prosecution of violation.** If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**113.6 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents 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.

**113.7 Board Established.** There is hereby established a board to be called the Construction Board of Adjustment and Appeals, which shall consist of nine (9) members and two (2) alternates. The Board shall be appointed by the Board of Mayor and Aldermen.

**113.8 Chairman:** The board shall annually select one of its members to serve as chairman.

**113.9 Membership:** The Construction Board of Adjustment and Appeals shall consist of eleven (11) members. Such board members shall be composed of individuals with knowledge and expertise in the technical codes, such as design professionals, contractors or building industry representatives. In addition to the regular members, there shall be two alternate members; one member at large from the public and one member at large from the building industry.

**113.10 Disqualification of member:** A member shall not hear an appeal in which that member has any personal, professional or financial interest.

**113.11 Composition of the Board:**

- 1 - Tennessee Licensed Architect
- 1 - Tennessee Licensed Structural Engineer
- 1 - Tennessee Licensed Commercial Building Contractor
- 1 - Tennessee Licensed Residential Building Contractor
- 1 - Tennessee Licensed Electrical Engineer or Contractor
- 1 - Tennessee Licensed Mechanical Engineer or Contractor
- 1 - Tennessee Licensed Plumbing Contractor
- 1 - Fire Protection Contractor or Industry Representative
- 1 - Citizen at Large
- 2 - Alternates as noted in 113.7 above

**113.12 Terms:** The terms of office of the board members shall be one-year.

### **IBC Amendment No. 3**

**Amend Chapter 1 of the 2012 International Building Code by adding section 117 as follows:**

#### **Section 117 Moving Buildings**

**117.1 General:** A building or part of any building shall not be moved through or across any sidewalk, street, alley or highway within the governmental limits without first obtaining a permit from the building official.

**117.2 Written application:** Any person desiring to move a building shall first file with the building official a written application setting forth the following information:

1. Type and kind of building to be moved.
2. The original cost of such building.
3. The extreme dimensions of the length, height and width of the building.
4. Its present location and proposed new location by lot, block, subdivision and street numbers.
5. The approximate time such building will be upon the streets and contemplated route that will be taken from present to new location.
6. The age of the building sought to be moved.
7. A written finding by a competent electrician that the electrical wiring and all outlets thereof are in sound and useable, condition, and that the same not constitute a fire hazard. A report to this effect shall be made in writing by a licensed electrical contractor.
8. A similar report by a licensed architect or general contractor describing the structural integrity of the building frame, the overall condition of the building, and any other pertinent information necessary to reflect the utility of the property, shall be filed with said application.
9. Any other facts which will fully advise the Collierville Building Official or the Board of Mayor and Aldermen of Collierville, Tennessee, with reference to the building proposed to be transported to Collierville and used thereafter.

**117.3 Notice and approval process:** Upon the submittal for application for moving permit, the Building Official shall cause notice be given to the Police Department, the Fire Department, utilities and the Telephone Company.

**117.4 Approval:** Upon approval of the above noted departments, the application for moving permit shall be forwarded to the Board of Mayor and Aldermen who may issue a permit to allow the moving of said building in the Town of Collierville.

**117.5 Notification:** Before issuance of said permit, the Board of Mayor and Aldermen may require the notification of all property owners within the block in which it is proposed to locate such building, and it shall be the duty of the applicant to undertake and provide documentation of such notification. Notification shall include forms, provided by the Town of Collierville, which require the signature of adjacent property owners, their address, and their comments for or against the proposal. The comments received from those noted, if any, shall be advisory to the Board of Mayor and Aldermen on consideration of the permit application.

**IBC Amendment No. 4**

**Amend Section 1101.2 of the 2012 International Building Code by adding the following code references at the end of the section:**

and the Fair Housing Act where applicable.

**IBC Amendment No. 5**

**Amend Section 1406.3 of the 2012 International Building Code by adding section 1406.3.1 as follows:**

**1406.3.1 Private Balconies.** On private balconies where separate tenants are provided and the balcony perimeter walls are less than 50% open and constructed of combustible construction, tenant separation requirements at the balcony floor shall be provided.

**IBC Amendment No. 6**

**Amend Section 3109 of the 2012 International Building Code by adding section 3109.6 as follows:**

**3109.6 Ladders and steps.** All pools whether public or private shall be provided with a ladder or steps in the shallow end where water depth exceeds 36 inches. In private pools where water depth exceeds 5 ft. there shall be ladders, stairs, or underwater benches/swim outs in the deep end. Where manufactured diving equipment shall be used, benches or swim outs shall be recessed or located in a corner. In public pools, there shall be steps or ladders in the shallow end and ladders in the deep end. Ladders, stairs, or underwater benches/swim outs shall be no more than 75 ft. apart.

Section 3

**International Fuel Gas Code**

The following modifications and amendments to the International Fuel Gas Code (IFGC) are hereby adopted:

**IFGC Modification**

Whenever the Gas Code refers to the "code official" it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the Gas Code.

**IFGC Amendment No. 1**

**Amend Section 109 of the 2012 International Fuel Gas Code by deleting sections 109.2, 109.3, 109.4, 109.5 and 109.6 and inserting the following in place of the deleted sections.**

**109.2 Appeals:** Appeals and or request for variance to the requirements of the International Fuel Gas Code as adopted and amended by the Town of Collierville, shall be heard by the Construction Board of Adjustments and Appeals.

**IFGC Amendment No. 2**

**Amend Section 402.4 of the 2012 International Fuel Gas Code by adding the following:**

4. The minimum size of pipe connections to the meter shall be 1 inch.
5. The maximum length of ½ inch schedule 40 metallic pipe shall be six (6') foot in length.

**IFGC Amendment No. 3**

**Amend Sections 404.11 of the 2012 International Fuel Gas Code by adding the following:**

**404.11.3 Underground Piping:** No gas piping shall be placed underground closer than 8 inches (203mm) from a water pipe or a sewer line and 12 inches from an electrical line. Underground gas piping to outside appliances and equipment shall be installed at a minimum depth of 12 inches (305mm) below finished grade. If a minimum of 12 inches (305mm) of cover cannot be maintained, the pipe shall be installed in conduit or bridged (shielded).

**404.11.4 Cathode protection.** This metallic gas piping shall have approved external coating and cathode protected with anodes or other cathode means of protection.

**404.11.5 Dielectric unions.** Dielectric unions shall be installed at each end of underground piping.

**IFGC Amendment No. 4**

**Amend the 2012 International Fuel Gas Code Section 406.4.1 by deleting the existing language and substituting the following:**

**406.4.1 Method of testing.** Low pressure gas piping (2 psig or less) shall withstand a pressure of 30 psig for a period of not less than 10 minutes without showing any drop in pressure. All high pressure gas piping must have a minimum of 100 psig test.

Section 4

**International Fuel Gas Code Appendices**

**The following Appendices of the 2012 International Fuel Gas Code are here by adopted:**

Appendix A, Sizing and Capacities of Gas Piping,

Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances,

Appendix C, Exit Terminals of Mechanical and Direct Vent Venting Systems

Section 5

**International Plumbing Code**

The following modifications and amendments to the International Plumbing Code (IPC) are hereby adopted:

**IPC Modification**

Whenever the Plumbing Code refers to the "code official" it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the Plumbing Code.

**IPC Amendment No. 1**

**Amend Section 106.1 of the 2012 International Plumbing Code by adding; "including residential and non-residential lawn irrigation sprinkler systems" after the words plumbing system to read as follows;**

**106.1 When required.** Any owner, authorized agent or contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any plumbing system, including residential and non-residential lawn irrigation sprinkler systems, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work.

**IPC Amendment No. 2**

**Amend Section 106 of the 2012 International Plumbing Code by adding;**

**106.3.4 Irrigation Construction Documents required.** Documents submitted with the permit application shall include a site plan showing location of the system, sprinkler heads, pipes, valves and backflow preventer.

**IPC Amendment No. 3**

**Amend Section 106 of the 2012 International Plumbing Code by adding;**

**106.3.5 Irrigation located in Right of Way.** Components of the irrigation system located within the public right-of-way or utility easements are installed at the owner's risk and shall be the owner's responsibility to replace and/or repair in the event of the utilization of the easement or right-of-way.

**IPC Amendment No. 4**

**Amend Section 109 of the 2012 International Plumbing Code by deleting sections 109.2, 109.3, 109.4, 109.5 and 109.6 and inserting the following in place of the deleted sections:**

**109.2 Appeals;** Appeals and or request for variance to the requirements of the International Plumbing Code as adopted and amended by the Town of Collierville, shall be heard by the Construction Board of Adjustments and Appeals.

**IPC Amendment No. 5**

**Amend Section 306.2 of the 2012 International Plumbing Code by adding the following section:**

**306.2.4 Support.** Under slab plumbing installations placed on un-compacted fill shall be properly supported in accordance with section 308

**IPC Amendment No. 6**

**Amend Section 403.1 of the 2012 International Plumbing Code by adding the following exception and table:**

Exception:

A single, unisex, toilet room with one water closet and one lavatory is allowed in the following occupancies when the total area does not exceed the values listed in table.

<b>Occupancy</b>	<b>Maximum Area, net square feet</b>
Assembly	500
Business	1500
Mercantile	1500
Factory and Industrial	1500
Storage	4500

**IPC Amendment No. 7**

**Amend Section 603.1 of the 2012 International Plumbing Code by deleting the last sentence and substituting the following in its place;**

The minimum diameter of water service pipe shall be 1 inch.

**IPC Amendment No. 8**

**Amend Table 605.3 of the 2012 International Plumbing Code as follows:**

Delete the reference to copper or copper alloy tubing, types M and MW.

**IPC Amendment No. 9**

Amend table 605.4 of the 2012 International Plumbing Code as follows

Delete the reference to copper or copper alloy tubing, Types M and MW

**IPC Amendment No. 10**

**Amend Section 605 of the 2012 International Plumbing Code by adding the following sentence at the end of the section:**

**605.5** Water Distribution fittings shall not be placed under slab installations unless prior approval is made with the Code Official.

**IPC Amendment No. 11**

**Amend Section 608.1 of the 2012 International Plumbing Code by adding section 608.1.1 as follows:**

**608.1.1** A backflow prevention device shall be required in all new and existing buildings when the Building Official determines that there is a hazard of contamination of the potable water supply.

**IPC Amendment No. 12**

**Amend Section 608.16.5 of the 2012 International Plumbing Code by adding section 608.16.5.1 as follows:**

**608.16.5.1** A Reduced, Pressure, Backflow Preventer and all components shall be installed to meet the following conditions:

1. A valve shall be placed within close proximity of the water meter.
2. A minimum of schedule 40 service pipe shall be installed from the meter to the backflow preventer.
3. The schedule 40 service pipe shall be buried at a minimum depth of 12 inches.
4. There shall be a minimum of 12 inches of gravel at the bottom of the backflow preventer.
5. Each backflow preventer shall be tested and certified by an individual certified by the State of Tennessee to test such devices. The test results shall be on site at the time of inspection

**IPC Amendment No. 13**

**Amend Tables 702.1 and 702.2 of the 2012 International Plumbing Code by deleting the reference to Type M and DWV copper or copper alloy tubing in table**

702.1.1 Type M and (DWV) Copper tube and Copper pipe not permitted for Drain and Waste material.

**IPC Amendment No. 14**

**Amend Table 709.1 of the 2012 International Plumbing Code by increasing the minimum size of a shower drain to 2 inches and add footnote i as follows:**

**i.** For showers with two or more shower valves the drain and strainer shall be 3 inches in diameter or additional drains shall be added.

**IPC Amendment No. 15**

**Amend Section 903.1 of the 2012 International Plumbing Code by inserting the number 10 in place of the bracketed word [number]**

**IPC Amendment No. 16**

**Amend Table 913.4 of the 2012 International Plumbing Code, by adding footnote "a" as follows;**

- a. A minimum 2" diameter main vent will be required on all installations.

Section 6 **International Plumbing Code Appendices**

**The following appendices of the 2012 International Plumbing Code are hereby adopted:**

Appendix B, Rates of Rainfall for Various Cities.

Appendix E, Sizing of Water Piping Systems

Section 7 **International Mechanical Code**

**The following modifications and amendments to the International Mechanical Code (IMC) are hereby adopted:**

**IMC Modification;**

Whenever the Mechanical Code refers to the "code official" it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the Mechanical Code.

**IMC Amendment No. 1**

**Amend Section 109 of the 2012 International Mechanical Code by deleting sections 109.1.1, 109.2, 109.3, 109.4, 109.5 and 109.6 and inserting the following in place of the deleted sections.**

**109.2 Appeals.** Appeals and or request for variance to the requirements of the International Mechanical Code as adopted and amended by the Town of Collierville, shall be heard by the Construction Board of Adjustments and Appeals.

Section 8 **International Residential Code**

The following modifications and amendments to the International Residential Mechanical Code (IRC) are hereby adopted:

**IRC Modification**

Whenever the International Residential Code refers to the "code official" it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the Residential Code.

## **Residential Building**

### **IRC (B) Amendment No. 1**

**Amend Section R105.1 of the 2012 International Residential Code, by deleting in its entirety and replacing with the following;**

**R105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system or irrigation system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

### **IRC (B) Amendment No. 2**

**Amend Section R105.2 of the 2012 International Residential Code as follows:**

Delete exceptions 1, 2, 3, 4 and amend number 5 as follows:

5. Sidewalks and driveways on private property

### **IRC (B) Amendment No. 3**

**Amend Section R105.8 of the 2012 International Residential Code by adding the following;**

**R105.8.1** Components of the irrigation system located within the public right-of-way or utility easements are installed at the owners risk and shall be the owner's responsibility to replace and/or repair in the event of the utilization of the easement or right-of-way by any and all franchised utility contractors and their subcontractors as approved by the Town Of Collierville.

### **IRC (B) Amendment No. 4**

**Amend Section R112 of the 2012 International Residential Code by deleting sections R112.1 and inserting the following in place of the deleted sections.**

**R112.1** Appeals and or request for variance to the requirements of the Residential Building Code shall be heard by the Construction Board of Adjustments and Appeals.

### **IRC (B) Amendment No 5**

**Amend Section R313.1 of the 2012 International Residential Code by changing it to read as follows and adding the following exception.**

**R313.1 Town House Automatic fire Sprinkler Systems.** An automatic residential fire sprinkler system complying with NFPA 13 shall be installed in townhouses.

**Exception:** An automatic residential fire sprinkler system complying with NFPA 13-R may be installed in town houses less than 4 stories.

### **IRC (B) Amendment No 6**

**Amend Section R313.2 of the 2012 International Residential Code by changing it to read as follows;**

**R313.2 One and two family dwelling automatic fire sprinkler systems;** An automatic residential fire sprinkler system shall be installed in one and two family dwellings with finished floor area (excluding garages) of 4500 square feet or greater.

**R313.2.1 One and two family dwelling located more than 300 feet from the nearest point of public access;** An automatic fire sprinkler system shall be installed in one and two family dwellings which exceed 2000 square feet (excluding garages) and have drive ways or private access roads which exceed 300 feet in length.

### **IRC (B) Amendment No. 7**

**Delete Section R401.3 of the 2012 International Residential Code entirely and substitute the following:**

**R401.3** Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The finish floor elevation, except for basements, shall be a minimum of 10 inches above the exterior finish ground. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet.

**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains, or swales shall be provided to ensure drainage away from the structure.

## **Residential Mechanical**

### **IRC (M) Amendment No. 1**

**Amend Section MI305.1.3 of the 2012 International Residential Code by adding new section as follows:**

**1305.1.3.2** Access to mechanical equipment located in the attic of one and two family dwelling units shall be provided by permanent stairs or pull down stairs if access is provided from the floor below.

### **IRC (M) Amendment No. 2**

**Amend Section M1411.3 of the 2012 International Residential Code by adding the following sentence to the end of the paragraph;**

Units shall drain to a sanitary sewer drain through an indirect waste located within two feet of the equipment, or to an approved french drain which extends two feet below grade and provides eight cubic feet of drain material for a unit three tons (10.6 kW) nominal capacity or less or sixteen cubic feet of drain material for a unit larger than three tons.

## **Residential Plumbing**

### **IRC (P) Amendment No. 1**

**Amend Section P2801.5.1, Pan Size and Drain, of the 2012 International Residential Code, by replacing the number 3/4" with 1".**

P2801.5.1.1 The pan shall be drained by an indirect waste pipe of not less than 1 inch diameter.

### **IRC (P) Amendment No. 2**

**Amend Section P2902.5.3, Lawn Irrigation Systems, of the 2012 International Residential Code, by deleting the section in its entirety and replacing with the following;**

**P2902.5.3 Lawn irrigation systems** The Reduced Pressure, Backflow Preventer and all components shall be installed to meet the following conditions:

1. A valve shall be placed within close proximity of the water meter if a separate meter is not installed solely for the irrigation system.
2. A minimum of schedule 40 service pipe shall be installed from the meter to the backflow preventer.

3. The schedule 40 service pipe shall be buried at a minimum depth of 12 inches.
4. There shall be a minimum of 12 inches of gravel at the bottom of the backflow preventer.
5. Each backflow preventer shall be tested and certified by an individual certified by the State of Tennessee to test such devices. This test shall be on site at the time of inspection.

**IRC (P) Amendment No. 3**

**Amend Section P2903.7 of the 2012 International Residential Code, Size of Water Service Mains, Branch Mains and Risers, by deleting the minimum diameter size listed (3/4) and substituting in its place (1) inch.**

**P2903.7.1** The size of the water service pipe shall not be less than 1 inch diameter.

**IRC (P) Amendment No. 4**

**Amend Tables P2905.4 and 2905.5 of the 2012 International Residential Code by deleting the references to Type M with Type L copper or copper alloy tubing**

**IRC (P) Amendment No. 5**

**Amend Section 2905.6 of the 2012 International Residential Code by adding the following Subsection;**

2905.6.1 Water Distribution fittings shall not be placed under slab installations unless prior approval is made with the Code Official.

**IRC (P) Amendment No. 6**

**Amend Tables P3002.1(1) and P3002.1(2) in the 2012 International Residential Code by adding the following foot note to both tables;**

- a. Type M and Type DWV Copper Tube and Copper Pipe is not allowed for drain and waste material.

**IRC (P) Amendment No. 7**

Amend table 3004.1 in the 2012 International Residential Code by adding foot note d. as follows;

d. For showers with two or more shower valves, the drain and strainer shall be increased from 2" to 3" or additional drains shall be provided.

**IRC (P) Amendment No. 8**

Amend Section P3113.1 of the 2012 International Residential Code by adding the following section:

P3113.1.1 A minimum 2" diameter main vent will be required on all installations.

**IRC (P) Amendment No. 9**

Amend Table 3201.7 of the 2012 International Residential Code by deleting the 1 ½ inch trap size in showers and substituting 2" in its place:

P3201.7.1 The size of trap and trap arm for a shower shall not be less than 2 inch.

**TABLE P3201.7  
SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES**

<b>PLUMBING FIXTURE</b>	<b>TRAP SIZE MINIMUM (inches)</b>
Bathtub (with or without shower head and/or whirlpool attachments)	1½
Bidet	1¼
Clothes washer standpipe	2
Dishwasher (on separate trap)	1½
Floor drain	2
Kitchen sink (one or two traps, with or without dishwasher and garbage grinder)	1½
Laundry tub (one or more compartments)	1½
Lavatory	1¼
Shower (based on the total flow rate through showerheads and bodysprays) Flow rate:	
5.7 gpm and less	1½
More than 5.7 gpm up to 12.3 gpm	2
More than 12.3 gpm up to 25.8 gpm	3
More than 25.8 gpm up to 55.6 gpm	4
Water closet	Note a

For SI: 1 inch = 25.4 mm.

a. Consult fixture standards for trap dimensions of specific bowls.

Section 9

**The following Appendices of the 2012 International Residential Code are hereby adopted.**

A, Sizing and Capacity of Gas Piping

B, Sizing of Venting Systems Serving Appliances With Draft Hoods, Category I Appliances And Appliances Listed for Use With Type B Vents.

C, Exit Terminals of Mechanical Draft and Direct-Vent Systems

G, Swimming Pools, Spas and Hot Tubs,

**Residential Electrical**

**Delete Chapter 34 through 43 of the 2012 International Residential Code in its entirety and substitute the following;**

Residential Electrical Wiring shall be installed in compliance with and according to 2008 NFPA 70, The National Electrical Code

**National Electrical Code**

Section 10

The following modifications and amendments to the 2008 National Electrical Code (NEC) are hereby adopted:

**NEC Modification**

Whenever the National Electrical Code refers to the "code official" it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the Electrical Code.

**NEC Amendment No. 1**

**Amend Article 80, Section 80.19(F) of the 2008 National Electrical Code by adding section 80.19(F)(6) as follows;**

**80.19(F)(6)** In dwelling units, all low voltage systems must be included for a rough in inspection and must include smoke detector / alarms where applicable to meet the requirements of the 2012 International Residential Code.

**NEC Amendment No. 2**

**Amend Article 90, Section 90.1 of the 2008 National Electrical Code by adding section 90.1(E) as follows:**

**90.1 (E).** Inspection Results, The issuance or receipt of a certificate of inspection or approval for electrical installation shall not relieve the contractor, or specialist,

master, licensee or journeyman electrician of the responsibility for any improper, defective wiring or work.

**NEC Amendment No. 3**

**Amend Article 110, Section 110.5 of the 2008 National Electrical Code by adding section 110.5(a) as follows:**

**110.5(a)** Inside of a one or two family or multi-family dwellings, aluminum conductors shall not be permitted

**NEC Amendment No. 4**

**Amend Article 210, Section 210.11(C)(2) of the 2008 National Electrical Code by adding section 210.11(C)(2)(a) as follows;**

**210.11(C)(2)(a)** Each electric clothes washing machine shall be installed on a separate 20AMP circuit with a 20AMP single receptacle outlet device.

**NEC Amendment No. 5**

**Amend Article 210, Section 210.12(B) of the 2008 National Electrical Code by adding the following exception:**

Exception: Arc-fault circuit interrupters, combination type, shall be required for all bedrooms and in all other rooms shall be optional.

**NEC Amendment No. 6**

**Amend Article 210, Section 210.52(B)(3) of the 2008 National Electrical Code as follows;**

**210.52(B)(3)** Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by two or more 20 AMP small-appliance branch circuits, and each such circuit shall supply not more than three receptacle outlets. These small-appliance circuits shall be installed in every kitchen in new buildings, where kitchens are completely remodeled, or where kitchens are added to existing buildings and shall serve not more than one kitchen. A vent-a-hood or gas cook top ignition receptacle may be added as a fourth outlet on a small appliance branch circuit.

**NEC Amendment No. 7**

**Amend Article 210, Section 210.52(C)(2) of the 2008 National Electrical Code by adding the following exception:**

Exception: The installation of receptacles for island counter spaces and peninsular counter spaces below the countertop surface shall be optional.

**NEC Amendment No. 8**

**Amend Article 210, Section 210.70(A)(1) of the 2008 National Electrical Code by adding section 210.70(A)(1)(a) as follows;**

**210.70(A)(1)(a)** Switches for lighting outlets in all areas shall be located on the strike side of doors or as close as possible. In no case shall switches be behind the door swing.

**NEC Amendment No. 9**

**Amend Article 220, Section 220.1 of the 2008 National Electrical Code by adding section 220.1(a) as follows;**

**220.1(a)** Any person, firm, corporation or contractor, designing or installing new electrical systems or adding load to an existing electrical system shall be responsible for determining that the main service conductors, main service equipment, feeders and all equipment be of the proper size for the total connected load as required by the National Electrical Code.

**NEC Amendment No. 10**

**Amend Article 220, Section-220.14(I) of the 2008 National Electrical Code by adding section 220.14(I)(1) as follows;**

**220.14(I)(1)** Not more than six convenience outlets or floor box receptacles, single or duplex, shall be connected to one 120-volt circuit in commercial installations unless designed by a Tennessee Licensed Electrical Engineer

**NEC Amendment No. 11**

**Amend Article 220, Section 220.14(J) of the 2008 National Electrical Code by adding section 220.14(J)(4) as follows;**

**220.14(J)(4)** Not more than 16 convenience outlets, single or duplex shall be connected to any circuit and no single circuit shall supply an area of more than 750 sq. ft. Receptacle circuits shall be wired with a 12-gauge wire and protected by a 20 AMP over-current device. Not more than 12 outlets connected to any circuit where lighting and receptacle outlets are combined on one 20 AMP arc-fault protected over current device.

### **NEC Amendment No. 12**

**Amend Article 220, Section 220.14(J) of the 2008 National Electrical Code by adding section 220.14(J)(5) as follows;**

**220.14(J)(5)** At least one lighting circuit shall be installed for each 750 square feet of floor area or fraction of this area, in residential occupancies. Not more than 12 lighting outlets shall be connected to any lighting circuit. Lighting circuits may be wired with 14-gauge wire and protected by 15-amp over current devices.

### **NEC Amendment No. 13**

**Amend Article 220, Section 220.18(A) of the 2008 National Electrical Code as follows:**

For circuits supplying loads consisting of motor operated utilization equipment fastened in place rated 1,000 watts or more and any electrical motor of 1/2 HP or larger shall be supplied by individual circuits of adequate capacity for the device to be connected. Receptacles installed in such circuits shall be single opening grounding type rated at 125% of the name plate current of the equipment to be connected, but in no case shall they be rated less than 20 amperes.

### **NEC Amendment No. 14**

**Amend Article 230, Section 230.70(A)(1) of the 2008 National Electrical Code as follows:**

**230.70(A)(1) Location.** The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure or inside nearest the point of entrance of the service conductors. Service conductors shall not extend more than 15 feet of total conductor length inside a building or structure, measured from the point of entrance prior to over-current protection. No service disconnecting means or over current protective device shall be installed in a bathroom or in a clothes closet.

### **NEC Amendment No. 15**

**Amend Article 250, Section 250.52(A)(5) of the 2008 National Electrical Code by adding section 250.52(A)(5)(c) as follows;**

**250.52(A)(5)(c)** Residential ground rods shall be buried with the use of an approved direct burial ground clamp. The grounding electrode conductor from residential meters to the ground clamp shall be protected with rigid metallic, PVC or flexible conduit.

**NEC Amendment No. 16**

**Amend Article 250, Section 250.104(A) of the 2008 National Electrical Code by adding section 250.104(A)(4) as follows:**

**250.104(A)(4)** In residential structures, the hot water pipe at each water heater shall also be bonded to the system. Where instant-hot units are installed, the equipment-grounding conductor for these units shall be permitted to serve as the bonding means in the area where the unit is installed.

**NEC Amendment No. 17**

**Amend Article 250, Section 250.104(B) of the 2008 National Electrical Code by adding section 250.104(B)(1) as follows;**

**250.104(B)(1)** A minimum size #6 solid copper conductor shall be installed from the electrical service panel to the exterior gas pipe and terminated on the building side of the gas meter for all one and two family dwellings.

**NEC Amendment No. 18**

**Amend Article 300, Section 300.4 of the 2008 National Electrical Code by adding section 300.4(H) as follows:**

**300.4(H)** In residential installations all wiring, including low voltage, installed in or around areas of water pipes, metal ductwork, vents, flues, fireplaces, hydro massage tubs, etc. shall be secured or strapped away from conductive material or separated with approved material such as electrical nonmetallic tubing or flexible non-metallic tubing.

**NEC Amendment No. 19**

**Amend Article 300, Table 300.5 of the 2008 National Electrical Code to add Note 6 as follows:**

**Note 6**, Direct buried conductors, raceways, conduits, etc., including low voltage, shall be separated from dissimilar systems i.e. swimming pool plumbing, gas pipe, waterline and or utilities by a minimum of 12 inches when installed in the same ditch, trench, slab, etc.

**NEC Amendment No. 20**

**Amend Article 310, Section 310.15(B)(6) of the 2008 National Electrical Code by adding section 310.15(B)(6)(a) as follows:**

**310.15(B)(6)(a)** The service conductor ampere rating shall not be less than the MAIN over current protective device rating or the bus bar rating of a MAIN LUG ONLY panel.

**NEC Amendment No. 21.**

**Amend Article 334, section 334.12(A) of the 2008 National Electrical Code by adding section 334.12(A)(11) as follows:**

**334.12(A)(11) Commercial installation**

**NEC Amendment No.22**

**Amend Article 340.12, section 340.12 of the 2008 National Electrical Code by adding section 340.12(12) as follows:**

**340.12(12) Commercial installation**

**NEC Amendment No. 23**

**Amend Article 406, section 406.8(B)(1) of the 2008 National Electrical Code by adding the following exception.**

Exception: The installation of listed weather-resistant type receptacles shall be optional if approved by the code official.

**NEC Amendment No.24**

**Amend Article 422, Section 422.16(B)(2)(2) of the 2008 National Electrical Code to add the following exception to condition 2:**

Exception: An approved minimum 14 gauge factory molded flexible cord with factory installed cord cap and identified as suitable for the purpose may be used. The length of the cord shall be a maximum of 6 feet measured from the face of the attachment plug to the electrical termination point of the built-in dishwasher, ice machine or trash compactor.

**NEC Amendment No.25**

**Appeals.** Appeals and or request for variance to the requirements of the National Electrical Code as adopted and amended by the Town of Collierville, shall be heard by the Construction Board of Adjustments and Appeals.

Section 11

**International Property Maintenance Code**

**Amendment No. 1**

**Amend Section 108.6 of the 2012 International Property Maintenance Code by adding the following sections;**

**108.6.1 General.** If, after such notice and hearing before the Building Official, the Building Official determines that the structure under consideration is an

unsafe structure and is unfit for human occupation or use, the Building Official shall state in writing the code official's findings of fact in support of such determination and shall issue and cause to be served upon the owner an order allowing a reasonable time to make the repairs and improvements required to bring the structure into compliance with the provisions of the Property Maintenance Code, according to the following standards:

- a. If an existing building is damaged by fire or otherwise and the cost of repairing such building is in excess of 50% of its value before such damage occurred, it shall be made to conform to the requirements for new buildings under the Building Code;
- b. If the cost of such alterations or repairs or the amount of damage by fire or otherwise is more than 25% but not more than 50% of the value of the building before such damage occurred, the portions to be altered or repaired shall be made to conform to the requirements for new buildings under the Building Code to such extent as the code official may determine;
- c. Repairs and alterations, not covered by the preceding paragraphs of this section and necessary to restore a building to its condition prior to damage or deterioration shall be permitted without the necessity of conforming to the requirements for new buildings under the Building Code except for matters which, in the judgment of the code official, present issues of health and safety, and as to those issues compliance with the requirements for new buildings under the Building Code shall be required.

**108.6.2 Vacation** If the structure is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered vacated pending proceedings pursuant to the Property Maintenance Code.

**108.6.3 Failure to comply** If the owner fails to comply with an order to remove or demolish the structure, the Building Official may cause such structure to be removed or demolished. The amount of the cost of repairs, alterations or improvements, or vacating and closing, or removal or demolition by the Building Official shall be assessed against the owner of the property, and shall, upon the filing of the notice with the Shelby County Register's Office, be a lien on the property in favor of the Town, second only to liens of the state, county and the Town for taxes, any lien of the Town for special assessments, and any valid lien, right or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice pursuant hereto. These costs shall be collected by the Town or the Shelby County Trustee at the same time and in the same manner as property taxes are collected. If the owner fails to pay such costs, the costs may be collected and shall be subject to the same penalty and interest as delinquent property taxes. In addition, the Town may collect the costs assessed against the owner through an action for debt filed in any court of competent jurisdiction. The Town may bring one action for debt against more than one or all of the owners of properties against whom said costs have been assessed, and the fact that multiple owners have been joined in one action shall not be considered by the court as a misjoinder of parties. If the structure is removed or demolished by the Building

Official, the Building Official shall sell the materials of such structure and shall credit the proceeds of such sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the chancery court by the Building Official, shall be secured in such manner as may be directed by such court, and shall be disbursed by such court to the person found to be entitled thereto by final order or decree of such court. Nothing in this section shall be construed to impair or limit in any way the power of the Town to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

### **Amendment No. 2**

**Amend Section 108 of the 2012 International Property Maintenance Code, by adding the following section:**

**108.8 Notification,** Complaints issued to owner or to person or persons responsible. Whenever a petition is filed with the Building Official by a public authority or by at least five (5) residents of the Town charging that any structure is unfit for occupation or use, the Building Official shall, if the Building Official's preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and parties in interest of such structure, a complaint stating the charges in that respect.

**108.8.1 Form.** Such complaint prescribed in Section 108.8 shall:

1. Must be in writing;
2. Include a description of the real estate sufficient for identification;
3. Include a statement of the violation or violations and why the notice is being issued;
4. Inform the owner and parties in interest of a structure that a hearing shall be held before the Building Official, or the code official's designated agent, at a place therein fixed, not less than ten (10) days nor more than 30 days after the serving of the notice, that:
  - a. The owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person and give testimony at the place and time fixed in the complaint; and
  - b. The rules of evidence prevailing in courts of law or equity shall not be controlling in a hearing before the Building Official; and
5. Inform the property owner and parties in interest of the right to appeal.

**108.8.2 Method of service.** Complaints or orders shall be deemed to be properly served if a copy thereof is:

1. Delivered personally to the owner and parties in interest;
2. Sent by registered mail to the aforementioned parties; or
3. If the whereabouts of such persons are unknown and the same cannot be ascertained by the Building Official in the exercise of reasonable diligence, and the code official shall make an affidavit to that effect, then:

- a. By publishing the notice once each week for two (2) consecutive weeks in a newspaper circulated and distributed in the Town of Collierville;
- b. By posting the notice in a conspicuous place on the premises affected by the notice; and
- c. By filing such notice in the Office of the Shelby County Register.

**108.8.3 Placarding.** If the owner fails to comply with an order to repair, alter or improve or vacate and close the structure, the code official may cause such structure to be repaired, altered or improved, or to be vacated and closed; and the code official may cause to be posted on the main entrance to the structure so closed, a placard with the following words: "This building is unfit for human occupation or use. The use or occupation of this building for human occupation or use is prohibited and unlawful."

**Amendment No. 3**

**Amend Section 111.1 of the 2012 International Property Maintenance Code, to read as follows:**

**111.1 Application for appeal.** Any person directly affected by an order of the code official shall have the right to appeal to the Construction Board of Adjustment and Appeals, provided that a written application for appeal is filed within ten (10) days after the day such order was issued. An application for appeal shall be based on a claim that the true intent of the Property Maintenance Code has been incorrectly interpreted, the provisions of the Property Maintenance Code do not fully apply, or the requirements of Property Maintenance Code are adequately satisfied by other means.

**Amendment No. 4**

**Amend Section 202 of the 2012 International Property Maintenance Code, edition, to amend and restate an existing definition contained therein and to add certain definitions, as follows:**

**OWNER** The holder of title in fee simple and every mortgagee of record.

**PARTIES IN INTEREST** All individuals, associations, corporations, and others who have interests of record in a structure and any who are in possession thereof.

**PUBLIC AUTHORITY** Any housing authority or any officer of the Town of Collierville, Tennessee who is in charge of any department or branch of the Town of Collierville, Tennessee or the state relating to health, fire, building regulations, or other activities concerning structures in the Town of Collierville, Tennessee.

**Amendment No. 5**

**The following appendices of the 2012 International Property Maintenance Code are hereby adopted:**

**Appendix A. Boarding Standard**

Section 12 **TRANSITIONAL RULES.** The purpose of transitional regulations is to resolve the status of pending applications or recent approvals of permit applications for construction projects which may not be completed on the effective date of this ordinance. Construction projects which are under a valid permit shall be allowed to be completed in compliance with the code editions under which the permit was issued. Buildings, uses or structures with outstanding violations, at the time of the effective date of this ordinance are still in violation. Any violation of previous versions of Title XV, Chapter 150 shall continue to be a violation under this ordinance, unless the use, building, or structure complies with the provisions of the adopted code referenced by this ordinance. Payment shall be required for any civil penalty assessed under the previous regulations, even if the original violation is no longer considered to be violation under this ordinance.

Section 13 **BE IT FURTHER ORDAINED** that this ordinance shall become effective on March 1, 2012, in accordance with the Charter of the Town of Collierville, the public welfare requiring it.

Passed First Reading: December 12, 2011

Passed Second Reading: January 9, 2012

Passed Third Reading: January 23, 2012

\_\_\_\_\_  
Stan Joyner, Mayor

ATTEST: \_\_\_\_\_  
Lynn Carmack, Town Clerk