

RESOLUTION NO. 25 - 11

**A RESOLUTION OF BEDFORD COUNTY, TENNESSEE FOR THE ADOPTION OF
THE 2021 EDITION OF THE *INTERNATIONAL RESIDENTIAL CODE*
WITH AMENDMENTS AND DELETIONS AND REPEALING ALL
PREVIOUS RESOLUTIONS THAT ADOPTED EARLIER EDITIONS**

WHEREAS, the County of Bedford, Tennessee adopted by reference certain standardized building codes in January of 2005, February of 2010, and March of 2018, including the 2015 edition of the *International Residential Code* currently effective in the County as adopted on March 13, 2018 by a resolution entitled "Resolution for Adoption of the International Residential Code"; and

WHEREAS, it is the desire of the County of Bedford, Tennessee to update the adopted *International Residential Code* from the 2015 edition to the 2021 edition with certain amendments and deletions as provided in Exhibit "A" to this Resolution; and

WHEREAS, the provisions of *Tenn. Code Ann. § 5-20-101 et seq.* authorizes such action by the County of Bedford, Tennessee through the adoption or repeal of resolutions that incorporate by reference the provisions of any standardized building code; and

WHEREAS, a resolution of the County of Bedford, Tennessee to adopt the 2021 edition of the *International Residential Code* is done to regulate and govern the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress in the County of Bedford for public safety, health and general welfare; facilitating proper inspection activities and providing for the issuance of permits and collection of fees thereof.

NOW, THEREFORE, BE IT RESOLVED by the County of Bedford Board of Commissioners as follows:

SECTION 1. That a certain document, one (1) copy of which is on file in the office of the County Court Clerk of Bedford County, Tennessee being marked and designated as the *International Residential Code*, 2021 edition, along with Appendices A through D, F through K; M, N, P, Q, and Sections AE101; AE102; AE201; AE301; AE302; AE303; AE304; AE401; AE402; AE501; and AE506 of Appendix E - (see *International Residential Code* Section R102.5, 2021 edition), as published by the *International Code Council*, be and is hereby adopted and made interchangeable with *International Building Code (IBC)*, *International Energy Conservation Code (IECC)*, *International Mechanical Code (IMC)*, *International Fuel Gas Code (IFGC)* and *International Plumbing Code* as the residential code of the County of Bedford in the State of Tennessee for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings not more than three stories in height with separate means of egress herein provided, and hereinafter referred to as the "*Residential Code*"; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of said

Residential Code on file in the office of the County Clerk of the County of Bedford and hereby referred to, adopted, and made part hereof, as though copied herein verbatim subject to the amendments and deletions set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. *Penalties for Violation.* *R113.4 of the Residential Code.* 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.

A violation of this part is a Class C misdemeanor. Each and every day during which such illegal erection, construction, reconstruction, alteration, maintenance or use continues is deemed a separate offense. (*Tenn. Code Ann. § 13-7-111*) Any person who violates this resolution or fails to comply with any of its requirements shall, upon adjudication, therefore, be fined as prescribed by Tennessee statutes, not less than fifty (50) dollars nor more than one hundred fifty (150) dollars for each offense and in addition, shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent Bedford County, Tennessee from taking such other lawful actions to prevent or remedy any violation.

R108.6 of the Residential Code Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fine in an amount equal to the building permit fee in addition to the required permit fees. Payment of such double fee shall not relieve any person(s) from fully complying with the requirements of the *Residential Code* in the execution of the work, the obtaining of permits, nor from any other penalties described herein.

Any permit holder that fails to pass a second consecutive inspection for the same inspection type is subject to a \$50.00 fee for a third re-inspection, a \$75.00 fee for a fourth re-inspection, a \$100 fee for a fifth re-inspection and \$200 fee for a sixth re-inspection.

Occupancy of a structure prior to approval of a final inspection from the Building Official shall be subject to an early move in penalty \$250.00.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the *Residential Code* or of other ordinances of Bedford County.

SECTION 3. That the resolution passed by the Board of Commissioners of Bedford County, Tennessee on March 13, 2018, entitled "Resolution For Adoption of the International Residential Code" and all other resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. That if any section, subsection, sentence, clause or phrase of this Resolution is, for any reason, held to be unconstitutional, such decision shall not affect the validity of

the remaining portions of this Resolution. The County Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5. That nothing in this Resolution or in the *Residential Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Resolution.

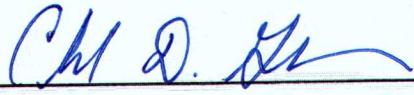
SECTION 6. That the County Clerk of Bedford County, Tennessee, is hereby ordered and directed to cause this Resolution to be published in a newspaper having a general circulation in Bedford County, Tennessee in compliance with *Tenn. Code Ann. § 5-20-102(c)*. Said publication shall be made within sixteen (16) days of the passage of this Resolution.

SECTION 7. That this Resolution and the *Residential Code*, rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on February 1, 2025, or until such date as this Resolution is published in a newspaper having a general circulation in the County, whichever is later, replacing any and all previously adopted versions of the *International Residential Code*. The current edition of the County's Residential Code, namely the 2015 edition of the International Residential Code, remains in full force and effect after adoption of this Resolution until the date the 2021 edition becomes effective.

SECTION 8. That when reference is made in the *Residential Code* to the duties of certain identified or named officials whose titles differ from officials in Bedford County then the designated official of Bedford County, Tennessee whose duties correspond to those of the official named in said *Residential Code* shall be deemed to be the person responsible for enforcing the provisions of said *Residential Code*.

APPROVED AND ADOPTED by the Bedford County Board of Commissioners on the 14th day of January 2025.

By:


Chad Graham, Bedford County Mayor

ATTESTED:

By: Donna Thomas
Donna Thomas, Bedford County Clerk

EXHIBIT 'A' AMENDMENTS TO 2021 INTERNATIONAL RESIDENTIAL CODE

SECTION R101.1	For "[name of jurisdiction]" Insert "Bedford County, Tennessee."
SECTION R101.2	Scope. Exception: Amended by placing a period after "code." and deleting the remainder of the sentence regarding automatic sprinkler system.
SECTION R103.1	Creation of Enforcement Agency. Replace "Department of Building Safety" with "Building and Codes Department". Throughout the International Residential Code where it references the "Department of Building Safety" substitute "Building and Codes Department".
SECTION R105.2	<p>Work exempt from a permit. Amended as follows:</p> <p>Building:</p> <p>#10. Delete exemption for decks in its entirety.</p> <p>Insert #11 "Roof covering replacement that does not involve replacement of roof decking or framing."</p> <p>Gas:</p> <p>Add "#4. Replacement of any gas appliance or equipment with the same input BTU when the installer is TN State licensed installer."</p> <p>Mechanical:</p> <p>Add "#9. Replacement of an HVAC unit where heating and cooling capacity and fuel source is not changing."</p>
SECTION R105.3.1.1	Delete section R105.3.1.1 Determination of Substantially Improved or Substantially Damage Existing Buildings in Flood Hazard Area in its entirety for determination of value for proposed work.
SECTION R106.1	Submittal documents. Insert the following sentence to the end of the first paragraph: "Special conditions can include any structure 5,000sqft or greater, structures with a basement, structures containing three (3) or more townhome units or structures with elements that exceed the limits set forth in the code."
SECTION 108.2	Fees. Delete the text of this section in its entirety and insert the following: "The fees for all work on buildings, structures, plumbing and mechanical systems, gas, or alterations thereto requiring a permit shall be set by the Bedford County Board of Commissioners."
SECTION R112	Board of Appeals. Delete this section in its entirety insert the following: "The Board of Construction Appeals for Bedford County shall have the authority to hear and decide appeals of any order, decision, or determination made by the Building Official relative to the application and interpretation of this code."
SECTION R202	Add a Definition. "Sleeping Room. A room or area of a dwelling that has a minimum floor area of 70 square feet, at least 7' wide in any direction, with its ingress/egress accessed from a living area or living area hallway, having a door frame, reasonable access to a full bathroom on the same floor, and/or has a closet, or could logically be used as a full-service bedroom."

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TABLE R301.2	<p>Climatic and Graphic Design Criteria. Amended by inserting the following:</p> <p>Ground Snow Load (lbs): 10 Wind Speed (mph): 115 Topo Effects: No Special Wind Region: No Windborne Debris Zone: No Seismic Design Category: B Weathering: Moderate to Severe Frost Line depth: 12" Termite: Yes, Moderate to Heavy Ice Barrier: No Flood Hazards: In accordance with adopted Bedford County Zoning Resolution, see current FIRM map Air Freezing Index: 1500 or less (227) Mean Annual Temp: 59°</p> <p>Manual J Design Criteria</p> <p>Elevation (feet): 784' avg. (633'-1329') Altitude correction factor: 1.0 (.97 above 1000') Coincident wet bulb: 1%, 73°, footnote e Indoor winter design DB temp: 70°, footnote e Outdoor winter design DB temp: 13°, footnote e Heating Temp Diff: 57°, footnote e Latitude (Degrees North): 35° 30' Daily range: M, footnote e Indoor summer design relative humidity: 50%, footnote e Summer design gains: 27°, footnote e Indoor summer design DB temp: 75°, footnote e Outdoor Summer Design DB temp 93°, footnote e Cooling Temp Diff: 18°, footnote e</p>
TABLE R301.2	Delete Footnote e in its entirety and replace with "This information should be calculated using ACCA Manual J, 8 th edition"
FIGURE R301.2(2)	Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC
SECTION 302.5.1	Dwelling-garage Opening protection. Delete the end of the last sentence in the paragraph beginning with "... and equipped with a self-closing or automatic-closing device."
SECTION R309.5	Insert [OPTIONAL] at the beginning of the paragraph and delete the words "shall be" in the first sentence of section R309.5 Automatic Fire Sprinkler Systems in private garages pursuant to T.C.A. 68-120-101 (a)(8); not a mandatory requirement by state fire marshal for one-family and two-family dwellings.
SECTION R311	Add new section R311.1.1 and insert the following: "Access from bedrooms. Bedrooms shall not constitute the only means of access to

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	other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces."
SECTION R313.1	Insert the following Exception: Sprinklers shall not be required for three unit or more <i>townhouses</i> that are separated by a 2-hour fire barrier pursuant to T.C.A. 68-120-101 (a)(8); not a mandatory requirement by state fire marshal.
SECTION R313.2	Delete sections R313.1 making Automatic Fire Sprinkler Systems required in one- and two-family dwellings. Sprinklers shall be optional pursuant to T.C.A. 68-120-101 (a)(8); not a mandatory requirement by state fire marshal for one-family and two-family dwellings.
SECTION R323	Delete section R323 Storm Shelters and replace with section R323 Storm Shelters from the 2015 International Residential Code
SECTION R502.11.4	Delete the first sentence and replace with "Trusses shall be designed in compliance with Section R502.11."
SECTION N1102.1.	Delete U-factor and Fenestration tables N1102.1.2 (R402.1.2) and N1102.13 (R402.1.3) and replace with tables N1102.1 and N1102.12 from 2009 IRC pursuant to the Rules of Departments of Commerce And Insurance Division Of Fire Prevention Chapter 0780-02-23 as adopted by the Tennessee State Fire Marshal Office effective September 1, 2023,
SECTION N1102.4.1.2	Delete Envelope testing section and insert section N1102.4.2 Air Sealing and Insulation from the 2009 IRC pursuant to the Rules of Departments of Commerce And Insurance Division Of Fire Prevention Chapter 0780-02-23 as adopted by the Tennessee State Fire Marshal Office effective September 1, 2023,
SECTION N1102.4.4 (R402.4.4)	Delete Rooms containing Fuel-Burning Appliances section in its entirety requiring combustion air openings to be isolated from the thermal envelope.
SECTION N1103.1.1	Delete section N1103.1.1 (R401.1.1) Programmable thermostats in its entirety and replace with Section N1103.1.1 from the 2009 IRC
SECTION N1103.3.5 and N1103.3.6	Delete duct testing sections N1103.3.5 (R403.3.5) and N1103.3.6 (R403.3.6) in their entirety and replace with 2009 IRC Section N1103.2.2 pursuant to the Rules of Departments of Commerce and Insurance Division Of Fire Prevention Chapter 0780-02-23 as adopted by the Tennessee State Fire Marshal Office effective September 1, 2023,
SECTION N1103.6	Delete the first six words of paragraph in section N1103.6 Mechanical Ventilation and replace with: "Where the air infiltration rate of a <i>dwelling unit</i> is 5 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) the building..."
SECTION N1103.10	Delete section N1103.10 in its entirety controlling the energy consumption of pools and spas.
SECTION N1104 (R404)	Delete section N1104, electrical power and lighting systems in its entirety and replace with Section N1104 from the 2009 IRC
SECTION N1105	Delete section N1105 Total building performance analysis in its entirety.
SECTION N1106	Delete section N1106 Energy rating index alternative in its entirety.

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SECTION P2603.5.1	Sewer depth. Delete this section in its entirety and insert the following: Sewer Depth. Building sewers that connect to private sewage disposal systems shall be the depth required by the <i>Permit for Construction of Subsurface Sewage Disposal System</i> issued through the office of the Environmental Specialist. A minimum of six (6) inches of dirt will cover the top of the tank.
SECTION P2904 .1.1	Delete "Required" in the section title for Sprinkler Locations. Delete the words "shall be" in the first sentence. T.C.A. 68-120-101 (a)(8); sprinklers are not a mandatory requirement by state fire marshal for one-family and two-family dwellings.
SECTION P2905.3	Delete section P2905.3 limiting the developed length of hot water piping in its entirety.
CHAPTERS 34-43	Delete sections related to Electrical Installations and replace with electrical standards adopted in the State of Tennessee Rules of Departments of Commerce and Insurance Chapter 0780-02-01
SECTION AI101	Delete section AI101.1 in its entirety and replace with "Private sewage disposal systems shall conform to the requirements of the Tennessee Department of Environment and Conservation"
SECTION AQ101.1	Delete first sentence in its entirety and replace with "This appendix shall be applicable to site built <i>tiny houses</i> used as dwelling units; non-site built <i>tiny houses</i> must be constructed by a state licensed tiny home manufacturer."
SECTION AE101.1	Insert the following language at the beginning of the section. "New <i>Manufactured homes</i> and modular homes are inspected at the factory. New and existing <i>Manufactured homes</i> must be installed by state licensed installers and must have an installation decal applied after completion of the set-up. A permit is required for the installation of new and existing <i>manufactured homes</i> and modular homes. Any additions, alterations or repairs shall comply with the requirements of the code adopted by the <i>jurisdiction</i> ."
SECTION AF103.12	Insert [OPTIONAL] after the title section of AF103.12 Power source for future location of vent pipe fan.
SECTION AF104.1	Delete the section requiring radon testing in its entirety.

End.