



**SEVIER COUNTY BOARD OF COMMISSIONERS  
RESOLUTION**

No. 2023-06-09

**A RESOLUTION TO ADOPT THE VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES FOR SEVIER COUNTY, TENNESSEE, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTIONS 5-20-101 THROUGH 5-20-106A**

**WHEREAS**, the subject codes established minimum regulations to provide for the safe construction of building and health of the inhabitants; and,

**WHEREAS**, Sevier County intends to adopt provisions of various building codes; and,

**WHEREAS**, Sevier County intends to update to new editions of various building codes; and,

**WHEREAS**, Sevier County intends this resolution to officially adopt provisions of the 2018 International Building Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Fuel Gas Code, 2018 International Existing Building Code, 2018 International Swimming Pool and Spa Code, 2018 NFPA 101 Life Safety Code with amendments, for Sevier County, Tennessee, pursuant to Tennessee Code Annotated, sections 5-20-101 through 5-20-106 to replace the 2012 International Building Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2012 International Fire Code, 2012 International Fuel Gas Code, 2012 NFPA 101 Life Safety Code; and,

**WHEREAS**, Sevier County intends for the codes to have the full force and effect of law with the full applicable ability to enforce said codes including any and all fire and life safety provisions via any and all permits as deemed necessary with applicable fees as approved via fee schedule resolutions by the Sevier County Board of Commissioners; and

**WHEREAS**, pursuant to Tennessee Code Annotated Section 5-20-102(b) at least three (3) copies of the above referenced building codes has been filed in the Office of the County Clerk and kept there for public use, inspection and examination for the period beginning March 20<sup>th</sup> 2023 and continuing through June 22<sup>nd</sup>, 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE SEVIER COUNTY, TENNESSEE BOARD OF COMMISSIONERS THAT:**

The Sevier County Board of Commissioners adopts the following codes:

1) International Building Code, 2018 Edition as published by the International Code Council. Including the following Appendices:

- Appendix B (Board of Appeals), Omitting sections: B101.2, B101.2.1, and B101.2.2 (membership of board)
- Appendix C – Agricultural Buildings
- Omitting Chapter 11 Accessibility
- Omitting Chapter 34, Section 3411 Accessibility for existing Buildings
- Section [A] 101.1 Title. delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section [A] 101.4.3 Plumbing. delete “International Private Sewage Disposal Code” and replace with “Sevier County Environmental Health Department”
- Section [A] 101.4.4 Property Maintenance. Delete section in its entirety.
- Section 202 Definitions. Add the following definition after TRANSIENT AIRCRAFT definition “TRANSIENT RENTAL HOME. A single dwelling unit providing complete independent living, sleeping, eating, cooking and sanitation occupied for thirty (30) days or less.
- Section 310.4 Residential Group R-3. Add the following at the end of the section “Transient Rental Home (transient) with 13 or more occupants, 5000 gross square feet or greater than three stories above grade.”

2) International Plumbing Code, 2018 Edition as published by the International Code Council. Including the following Appendices:

- Appendix E (Sizing of Water Pipe Systems)
- Appendix D. (Degree Day and Design Temperatures)
- Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section [A] 106.6.2 Fee schedule. Delete in its entirety and replace with “Fees as adopted by resolution by Sevier County, Tennessee”.
- Section [A] 106.6.3 Fee refunds. Delete section in its entirety including the section number and title
- Section [A] 108.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.
- Section [A] 108.5 Stop work orders. Delete “liable for a fin of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert “subject to penalties as prescribed by law” in its place.
- Section 109 Means of Appeal. Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.” In its place.
- Section 305.4.1 Sewer Depth. Delete “[NUMBER]” in two places and insert “twelve” in its place.
- Section 701.2 Sewer Required. Delete “that in accordance with the International Private Sewage Disposal Code”.

- Section 903.1 Roof Extension. Delete “[NUMBER]” and insert “twelve” in its place. Delete “(mm)”

3) International Mechanical Code, 2018 Edition as published by the International Code Council. Including the following Appendices:

- Appendix A (Chimney Connector Pass-Throughs) Omitting the following Sections:

- Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

- Section [A] 106.5.2 Fee schedule. Delete in its entirety and replace with “Fees as adopted by resolution by Sevier County, Tennessee”.

- Section [A] 106.5.3 Fee refunds. Delete section in its entirety including the section number and title

- Section [A] 108.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.

- Section [A] 108.5 Stop work orders. Delete “liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert “subject to penalties as prescribed by law” in its place.

- Section [A] 109 Means of Appeal. Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.” In its place.

4) International Fuel Gas Code, 2018 Edition as published by the International Code Council. Including the following Appendices:

- Appendix A (Sizing and Capacities of Gas Piping)

- Appendix B (Sizing of Venting Systems)

- Appendix C (Exit Terminals of Mechanical Draft and Direct-Vent Venting systems)

- Appendix D (Recommended Procedure for Safety Inspections of Existing Appliance Installation)

- Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

- Section [A] 106.6.2 Fee schedule. Delete in its entirety and replace with “Fees as adopted by resolution by Sevier County, Tennessee”.

- Section [A] 106.6.3 Fee refunds. Delete section in its entirety including the section number and title

- Section [A] 108.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.

- Section [A] 108.5 Stop work orders. Delete “liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert “subject to penalties as prescribed by law” in its place.

- Section 109 (IFGC) Means of Appeal. Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.” In its place.

5) International Fire Code, 2018 Edition as published by the International Code Council. Including the following Appendices:

- Appendix E (Hazard Categories)
- Appendix F (Hazard Rankings)

Amending the following sections:

- Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section [A] 105.6 Required operational permits. Delete the following in their entirety 105.6.1 through 105.6.13, 105.6.15 through 105.6.29, 105.6.31, 105.6.33 through 105.6.46, 105.6.48, 105.6.50.
- Add “Section [A]105.6.51 Short-Term Rental unit. An operational permit is required of the operation of a Short-term Rental Unit.
- Add “Section [A]105.6.51.1 Definition. A Short- Term Rental Unit is a residential dwelling unit that is rented, either in full or in part, for less than 30 days (transient).”
- Add “Section [A]105.6.51.2 Occupancy load. 1)Occupancy load calculated at one occupant for every two hundred (200) gross square feet of habitable space, excluding eating, cooking and fixed seating areas. 2) Occupancy load shall be posted in a location that is acceptable to the fire code official”.
- Add “Section [A]105.6.51.3 Floor Plan. A floorplan showing the locations of sleeping areas shall be provided prior to permit being issued.”
- Section [A] 109.1 Board of appeals established. Insert after the last sentence “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.”
- Section [A] 110.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.
- Section [A] 112.4 Failure to comply. Delete “liable for a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert “subject to penalties as prescribed by law” in its place.
- Section 903.2.8 Group R Add “Exemption: this section shall not apply to detached one and two-family dwellings and townhouses as defined by the 2018 International Residential Code.

6) NFPA 101 Life Safety Code, 2018 Edition as published by the National Fire Protection Association. Omitting the following chapters:

- Chapter 24 (One and Two- Family Dwellings)

7) International Energy Conservation Code, 2018 Edition as published by the International Code Council., except that the provisions of the International Energy Conservation Code, 2006 edition, shall apply to the following occupancy classifications as defined by the International Building Code, 2018 edition: Moderate-hazard factory industrial, Group F-1; Low-hazard factory industrial, Group F-2; Moderate-hazard storage, Group S-1; low-hazard storage Group S-2.

- Section C101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section R101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section R101.5 Compliance. Just after the first occurrence of the word “provisions” insert “or Chapter 11, Energy Efficiency, of the International Residential Code”
- Section DC108.4. Failure to comply. Delete “liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert “subject to penalties as prescribed by law” in its place.

8) International Swimming Pool and Spa Code, 2018 Edition as published by the International Code Council.

- Section 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section 105.6.2 Fee schedule. Delete in its entirety and replace with “Fees as adopted by resolution by Sevier County, Tennessee”.
- Section 105.6.3 Fee refunds. Delete section in its entirety including the section number and title
- Section 107.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.
- Section 107.5 Stop work orders. Delete “liable for a fin of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert “subject to penalties as prescribed by law” in its place.
- Section 108 Means of Appeal. Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.” In its place.

9) The International Existing Building Code, 2018 Edition as published by the International Code Council.

- Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”
- Section [A] 109.3 Required inspections. Delete this section in its entirety and replace with “when required by the code official, the inspections set for in this Sections 109.3.1 through 109.3.9 shall be subject to inspection by the code official.”
- Section [A] 112 Board of Construction Appeals Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.” In its place.

- Section 302.3 Additional codes. Delete “International Private Sewage Disposal Code” and replace with “Sevier County Environmental Health Department”

**BE IT FURTHERED RESOLVED THAT:**

The effective date for the above referenced various codes will be July 1, 2023, except for the following to become effective January 1, 2024:

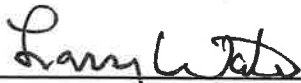
Section [A] 105.6 Required operational permits. (In its entirety)

**BE IT FURTHERED RESOLVED THAT:**

The above mentioned codes have the full force and effect of law with the full applicable ability to enforce said codes including any and all fire and life safety provisions via any and all permits as deemed necessary with applicable fees as approved via fee schedule resolutions by the Sevier County Board of Commissioners

**BE IT FURTHERED RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

Done this 26<sup>th</sup> day of June 2023, in Sevier County, Tennessee.



Honorable Larry Waters  
County Mayor

Attest:



Adra Rowland  
County Clerk