

ORDINANCE # 03092010-3

AN ORDINANCE TO AMEND THE TOWN OF BRIGHTON MUNICIPAL CODE TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL FUEL GAS CODE, AND INTERNATIONAL ENERGY CONSERVATION CODE BY REFERENCE.

Whereas, the Town of Brighton wishes to update and amend the building codes now enforced in the Town of Brighton;

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

Section 1. The Town of Brighton Municipal Code is amended to adopt the International Residential Code for One and Two Family Dwellings by reference to read as follows:

RESIDENTIAL CODE

SECTION

1. Residential code adopted.
2. Definitions.
3. Available in recorder's office.
4. Violations.

1. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the fabrication, erection, construction, movement, equipment, enlargement, alterations, repair, location, removal and demolition of detached one (1) and two (2) family dwellings and their appurtenances and accessory structures, and multiple single family dwellings (townhouses) not more than three (3) stories in height, the International Residential Code, 2006 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the residential code.

2. Definitions. Whenever the words "Building Official" are used in the code, they shall refer the building official or inspector for the Town of Brighton, or his designee.

3. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the residential code has been placed on file in the recorder's office and shall be kept there for the use and

ORDINANCE # 03092010-3

inspection of the public.

4. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified.

Section 2. The Town of Brighton Municipal Code is amended to adopt the International Plumbing Code by reference to read as follows:

PLUMBING CODE

SECTION

1. Plumbing code adopted.
2. Definitions.
3. Available in recorder's office.
4. Violations.

1. Plumbing code adopted. Pursuant to authority granted by sections of the Tennessee Code Annotated, and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the municipality, when such plumbing is or is to be connected with the municipal water or sewerage system, the International Plumbing Code, 2006 edition, as prepared by the International Code Council, is hereby adopted and incorporated by reference as a part of this Code and is hereinafter referred to as the plumbing code.

2. Definitions. Whenever the words "Plumbing Official" are used in the code, they shall refer the building official or inspector for the Town of Brighton, or his designee.

3. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified.

Section 3. The Town of Brighton Municipal Code is amended to adopt the International Mechanical Code by reference to read as follows:

ORDINANCE # 03092010-3

MECHANICAL CODE

SECTION

1. Mechanical code adopted.
2. Definitions.
3. Available in recorder's office.
4. Violations.

1. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing minimum regulations for mechanical systems using prescriptive and performance-related provisions, the International Mechanical Code, 2006 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the mechanical code.

2. Definitions. Whenever the words "Mechanical Official" are used in the code, they shall refer the building official or inspector for the Town of Brighton, or his designee.

3. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified.

Section 4. The Town of Brighton Municipal Code is amended to adopt the International Property Maintenance Code by reference to read as follows:

PROPERTY MAINTENANCE CODE

SECTION

1. Property Maintenance code adopted.
2. Definitions.
3. Available in recorder's office.
4. Violations.

ORDINANCE # 03092010-3

1. **Property Maintenance code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, adequate light and ventilation in dwellings, apartment houses, rooming houses, and other buildings, the International Property Maintenance Code, 2006 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this Code and is hereinafter referred to as the property maintenance code.

2. **Definitions.** Whenever the words "Property Maintenance or Building Official" are used in the code, they shall refer the building official or inspector for the Town of Brighton, or his designee.

3. **Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the property maintenance code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4. **Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the property maintenance code as herein adopted by reference and modified.

Section 5. The Town of Brighton Municipal Code is amended to adopt the International Existing Building Code by reference to read as follows:

EXISTING BUILDING CODE

SECTION

1. Existing Building code adopted.
2. Definitions.
3. Available in recorder's office.
4. Violations.

1. **Existing Building code adopted.** Pursuant to the authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, as amended, and for the purpose of providing establishing minimum requirements for the repair, alteration, change of occupancy, addition and relocation of existing buildings, the International Existing Building Code, 2006 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the existing building code.

2. **Definitions.** Whenever the words "Building Official" are used

ORDINANCE # 03092010-3

in the code, they shall refer the building official or inspector for the Town of Brighton, or his designee.

3. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the existing building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the existing building code as herein adopted by reference and modified.

Section 6. The Town of Brighton Municipal Code is amended to adopt the International Fuel Gas Code by reference to read as follows:

GAS CODE

SECTION

1. International fuel gas code adopted.
2. Modifications.
3. Available in recorder's office.
4. Violations and penalty.

1. International fuel gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing regulations for fuel gas systems and gas-fired appliances using prescriptive and performance-related provisions, the International Fuel Gas Code, 2006 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the fuel gas code.

2. Modifications. (1) Definitions. Whenever in the fuel gas code when reference is made to the duties of a certain official named therein, that designated official of the Town of Brighton who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the fuel gas code are concerned.

3. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the fuel gas code and inspection of the public.

ORDINANCE # 03092010-3

4. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the fuel gas code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

Section 7. WHEREAS, Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, the 2000 International Energy Conservation Code with 2002 amendments, or to adopt local standards equal to or stricter than the standards in the energy code.

The Town of Brighton Municipal Code is amended to adopt the International Energy Conservation Code by reference to read as follows:

ENERGY CODE

SECTION

1. International energy conservation code adopted.
2. Modifications.
3. Available in recorder's office.
4. Violations and penalty.

1. International energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of energy-efficient building envelopes and the installation of energy-efficient mechanical, lighting and power systems to establish energy-efficient buildings using prescriptive and performance-related provisions which will make possible the use of new materials and innovative techniques that conserve energy, the International Energy Conservation Code, 2006 Edition, as prepared and maintained by The International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code.

2. Modifications. Whenever the international energy conservation code refers to the duties of a certain official named therein, that designated official of the Town of Brighton who has duties corresponding to

ORDINANCE # 03092010-3

those of the named official in the international energy conservation code shall be deemed to be the responsible official insofar as enforcing the provisions of the international energy conservation code are concerned.


3. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the international energy conservation code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4. Violations and penalty. It shall be a civil offense for any person to violate or fail to comply with any provision of the international energy conservation code as herein adopted by reference and modified.

Section 8. Date of effect. This ordinance shall take effect from and after its final passage, the public welfare requiring it.

Passed 1st reading, March 9th, 2010.

Passed 2nd reading, April 13th, 2010.



Mayor



Recorder