

ORDINANCE 20210810-08

AN ORDINANCE OF THE TOWN OF BRIGHTON, TENNESSEE ADOPTING THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

WHEREAS, 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 (townhouses) not more than three stories in height with separate means of egress in the Town of Brighton, Tennessee; and

WHEREAS, providing for the issuance of permits and collection of fees therefore; and

WHEREAS, repealing Ordinance No. 03092010-3 of the Town of Brighton, Tennessee and all other ordinances or parts of laws in conflict therewith:

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

Section 1. That a certain document, one (1) copy of which are on file in the office of the Town Recorder of Town of Brighton, Tennessee, being marked and designated as the *International Residential Code*, 2018 edition, including Appendix Chapters A, B, C, J, P and Q (see *International Residential Code* Section R102.5, 2018 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the Town of Brighton, 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 (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Town Recorder are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section R101.1. Insert: Town of Brighton

Table R301.2 (1) Insert: Design Criteria

- a) Ground Snow Load – 10
- b) Wind Speed – 90 (mph)
- c) No Topographic Wind Effects
- d) Seismic Design Category – D,1
- e) Weathering Index for Concrete – Severe
- f) Frost Line Depth – 12 in.

- g) Termite Infestation Probability – Moderate to Heavy
- h) Ice Underlayment Requirement – None
- i) Flood Hazard – Original Map Effective 12/19/2006
- j) Air Freeze Index – 393 per 100-year value
- k) Mean Annual Temp – 59.5

All residential structures in the Town of Brighton and Region shall be built on sixteen (16") inch centers or less including floor- framing members, roof- members and wall-framing members (however wall-framing members may be constructed on twenty-four (24") inch centers if using 2"X 6" studs or larger).

Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. 68-120-101(a)(8).

Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:

Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior or walls or ceiling finishes exposing the structure.

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 N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

Table N 1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "I ": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9. 0

HSPF Heat Pump (heating) and 15 SEER (cooling) are used.

Section P2603.5.1 insert the words "18 inches" into appropriate spaces for establishing sewer depths.

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Chapters 34 through 43, relating to Electrical Installations are deleted and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.

Section 3. That Ordinance No. 03092010-3 of Town of Brighton, Tennessee referencing the 2006 International Codes and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause, or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Brighton, Tennessee Mayor and Board of Alderman hereby declares that it would have passed this law, 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 legislation 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, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the Town Recorder is hereby ordered and directed to cause this legislation to be published.

Section 7. This ordinance shall take effect from and after its passage, the welfare of the city requiring it.

July 13, 2021

Passed First Reading



Stephanie Chapman-Washam, Mayor

August 10, 2021

Passed Second Reading



Tammy McKinney, Town Recorder