



MADISON COUNTY CONSTRUCTION GUIDE

MADISON COUNTY BUILDING DEPARTMENT
100 EAST MAIN STREET
SUITE 100
JACKSON, TN 38301

731-423-6014

<https://www.madisoncountyttn.gov/76/Building-Department>

EFFECTIVE JANUARY 1, 2021

PREFACE

We are pleased you are considering Madison County, TN as a place to build or locate. Our goal is to make Madison County a safe and productive county in which to live and work.

Madison County Building Department strives to achieve excellence in all facets of building inspection through providing timely, efficient, and thorough building inspections. We are committed to providing quality service to all citizens through innovation, determination, and excellence in customer service. We believe that through education and cooperation, we can and will build positive and working relationships with the building community, consumers, and citizens alike.

Our primary mission is to safeguard the public, promote the health, safety, and welfare of Madison County through the enforcement of International Building Code Standards. We also will strive to enforce all building codes in a fair and considerate manner.

This guide has been created to aid owners, designers, and contractors in their endeavor to comply with the construction codes enforced by Madison County. We have attempted to be as inclusive as possible regarding enforcing agencies and/or code. Please note that this guide is intended as an overview only and in all cases adopted codes shall prevail should conflicts with this document occur.

JURISDICTION

Madison County was granted an exempt status by the State of Tennessee Fire Marshal's Office. Madison County Building Department also has jurisdiction over all construction within the boundaries of Madison County, TN, including the City of Three Way and City of Medon, excluding the City of Jackson and Federally owned buildings. Madison County will require plans review, permits and inspections of State-owned buildings with the exception of electrical permits and electrical inspections. Existing buildings/occupancies are the jurisdiction of the Madison County Fire Department. Additions to, or changes in occupancy involving existing buildings, are handled by the Madison County Building Department.

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ADOPTED CODES

Tenn. Code Ann. § 68-120-101 requires the local government's building construction safety code publications be within seven (7) years of the date of the latest editions of the publications, unless otherwise approved by the state fire marshal in writing.

BUILDING CODE

TITLE: INTERNATIONAL BUILDING CODE
EDITION: 2018
SOURCE: www.iccsafe.org

RESIDENTIAL CODE

TITLE: INTERNATIONAL RESIDENTIAL CODE
EDITION: 2018 – FOR ONE- AND TWO-FAMILY DWELLINGS
SOURCE: www.iccsafe.org

ENERGY CODE

TITLE: INTERNATIONAL ENERGY CONSERVATION CODE
EDITION: 2018
SOURCE: www.iccsafe.org

MECHANICAL CODE

TITLE: INTERNATIONAL MECHANICAL CODE
EDITION: 2018
SOURCE: www.iccsafe.org

GAS CODE

TITLE: INTERNATIONAL FUEL GAS CODE
EDITION: 2018
SOURCE: www.iccsafe.org

PLUMBING CODE

TITLE: INTERNATIONAL PLUMBING CODE
EDITION: 2018
SOURCE: www.iccsafe.org

ELECTRICAL CODE (ADOPTED AS A REFERENCE)
STATE OF TENNESSEE ADOPTED

TITLE: NATIONAL ELECTRICAL CODE
EDITION: 2017
SOURCES: <https://www.tn.gov/commerce/tfaca/codes-program/electrical-codes.html>

SWIMMING POOL CODE

TITLE: INTERNATIONAL SWIMMING POOL AND SPA CODE
EDITION 2018: 2018
SOURCE: www.iccsafe.org

EXISTING BUILDINGS

TITLE: INTERNATIONAL EXISTING BUILDINGS CODE
EDITION: 2018
SOURCE: www.iccsafe.org

ACCESSIBILITY CODE

TITLE: ICC/ANSI A11.7 ACCESIBLE AND USABLE BUILDINGS AND FACILITIES
EDITION: 2017
SOURCE: www.iccsafe.org

PROPERTY MAINTENANCE CODE

TITLE: INTERNATIONAL PROPERTY MAINTENANCE CODE
EDITION: 2012 – COUNTY AMENDED VERSION
EXCLUDES CITY OF JACKSON, CITY OF THREE WAY AND CITY OF MEDON
SOURCE: [MADISON COUNTY CODE ENFORCEMENT](#)

FIRE CODE

TITLE: INTERNATIONAL FIRE CODE
EDITION: 2018
SOURCE: www.iccsafe.org

TITLE: NATIONAL FIRE CODES (NFPA)
EDITION: LATEST CURRENT EDITION
SOURCE: www.nfpa.org

EROSION AND STORM WATER CONTROL RESOLUTION

TITLE: NPDES MUNICIPAL SEPARATE STORM SEWER SYSTEM PROGRAM
EDITION: LATEST CURRENT PERMIT/RESOLUTION
SOURCE: www.madisoncountyttn.gov/93/stormwater

ZONING RESOLUTION

TITLE: ZONING RESOLUTION OF THE CITY OF JACKSON PLANNING REGION
EDITION: LATEST CURRENT ADITION – INNER REGION
SOURCE: <http://www.cityofjackson.net/wp-content/uploads/2018/06/Master-Document-Region-Zoning-Resolution.pdf>

TITLE: ZONING RESOLUTION OF THE MADISON COUNTY OUTER REGION
EDITION: LATEST CURRENT EDITION – OUTER REGION
SOURCE: http://www.cityofjackson.net/wp-content/uploads/2018/06/Outer_Region_Zoning_Resolution_for_Webpage.pdf

TITLE: CITY OF THREE WAY ZONING ORDINANCE
EDITION: LATEST CURRENT EDITION
SOURCE: www.cityofthreeway.org

TITLE: CITY OF THREE WAY, TN PLANNING REGION
EDITION: LATEST CURRENT EDITION
SOURCE: http://www.cityofjackson.net/wp-content/uploads/2018/06/3-Way_Planning_Region_Zoning_ResolutionRevised.pdf

DESIGN CRITERIA

COMMERCIAL BUILDINGS

MUST BE IN ACCORDANCE WITH CHAPTER CURRENT ADOPTED INTERNATIONAL BUILDING CODE

RESIDENTIAL BUILDINGS

CHAPTER 3 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS – TABLE R301.2(1)

GROUND SNOW LOAD:	10 PSF FIGURE R301.2(6)
WIND SPEED:	115 MPH FIGURE R301.2(5)A
TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATERGORY:	D1
WEATHERING	NEGLIGIBLE
FROST LINE DEPTH:	13”
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP:	18
ICE BARRIER UNDERLAYMENT:	NO
FLOOD HAZARDS:	
AIR FREEZING INDEX:	382
MEAN ANNUAL TEMP:	59.2

DESIGN DATA

PROJECT: _____

PROJECT ADDRESS: _____

STRUCTURAL ENGINEER: _____ TN LICENSE NO: _____

FIRM: _____

ADDRESS: _____ PHONE: _____

GENERAL:

WIND SPEED: _____ VELOCITY PRESSURE: _____ PSF

RISK CATEGORY: _____ (TABLE 1604.5)

ROOF LIVE LOAD: _____ FLOOR LIVE LOAD: (TABLE 1607.1)

TRIBUTARY AREA 0 TO 200 SQ.FT. _____ PSF

TRIBUTARY AREA 201 TO 600 SQ. FT. _____ PSF

TRIBUTARY AREA OVER 600 SQ. FT. _____ PSF

COLLATERAL LOAD: _____ PSF

EARTHQUAKE DESIGN DATA: (1603.1.5)

1. Risk category _____

2. Seismic importance factor, I_e . _____

3. Mapped spectral response acceleration parameters, S_S and S_I . _____

4. Site class. _____

5. Design spectral response acceleration parameters, S_{DS} and S_{DI} . _____

6. Seismic design category. _____

7. Basic seismic force-resisting system(s). _____

8. Design base shear(s). _____

9. Seismic response coefficient(s), CS . _____

10. Response modification coefficient(s), R . _____

11. Analysis procedure used. _____

The wind loading per IBC 1609 { } does { } does not exceed the seismic loading as determined above.

My signature and seal on this form acknowledges to the Madison County Building Department that this structure has been designed to meet the standards in accordance with Chapter 16 of the latest current adopted International Building Code as adopted and amended by resolution for Madison County, TN.

Signature of Engineer w/seal _____

Date _____

RULES AND REGULATIONS
BUILDING AND FIRE CODE ADVISORY/APPEALS
BOARD
MADISON COUNTY, TENNESSEE

CODE CONFLICT OR INCONSISTENCY

In the event of a conflict or inconsistency between the codes enforced by Madison County. The Provisions of the International Building Code shall prevail if such conflict or inconsistency relates to height or area restrictions on new construction; and the more stringent code provisions shall prevail in all other cases.

BUILDING AND FIRE CODE ADVISORY/APPEALS BOARD

- I. **OBJECTIVES**– The objective and purpose of the Building and Fire Code Advisory/Appeals Board are to hear and decide appeals of orders, decisions or determinations made by the Building Commissioner and/or County Fire Code Official relative to the application and interpretation of all adopted building and fire codes. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Commissioner.

- II. **LIMITATIONS ON AUTHORITY**– An application for appeal shall be based on a claim that the true intent of all building/fire codes or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of adopted building/fire codes 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 adopted building/fire codes.

- III. **MEMBERS** – The Building and Fire Code Advisory/Appeals Board shall consist of nine (9) members and (2) alternates. Of the nine (9) members and two (2) alternates, two (2) individuals shall be current members of the Madison County Legislative Body; the remaining nine (9) individuals should be qualified by experience and training on matters pertaining to building construction (including, but not limited to, Licensed Contractors, Architect, Engineer, Attorney, Fire Safety, etc.) and not be employees of Madison County. Members are to be appointed by the Madison County Mayor and confirmed by the Madison County Legislative Body. The Building Commissioner and/or Fire Chief shall serve as an ex officio member but shall have no vote on any matter before the board.

Of the nine (9) members appointed, three (3) shall be appointed for a term of one (1) year, two (2) shall be appointed for a term of two (2) years, two (2) shall be appointed for a term of three (3) years, and two (2) shall be appointed for a term of four (4) years. Thereafter, each member shall be appointed for a term of four (4) years and shall serve until his/her successor is appointed. Alternates shall be appointed for a term of 4 years. Board members shall serve without compensation and may be removed from the board by the Madison County Mayor for continued absence or any other just cause.

If any board member is absent for three (3) consecutive meetings, the member is automatically excused from the board without further action required by either the committee or the Madison County Legislative Body. Upon a member being excused, the board Chairperson shall notify the Chairperson of the Madison County Legislative Body and arrange the slating on the agenda of the next, eligible, regularly-scheduled meeting of the Madison County Legislative Body the appointment of the vacant seat. The Madison County Legislative Body office shall within seven (7) business days notify the excused member in writing of his/her being excused. Nothing in this section, however, shall preclude the reappointment of the excused member.

IV. OFFICERS

- a) The board shall organize and elect a Chairperson and Vice-Chairperson annually in the month of May.
- b) The Chairman shall preside at all meetings/hearings of the Board of Building and Fire Code Appeals. The Chairperson of the board shall decide all points of order and procedure during all meetings/hearings.
- c) The Vice-Chairperson shall assume the duties of the Chairman in his/her absence.
- d) The Building Commissioner or his/her authorized representative shall serve as Secretary to the board and shall be custodian of the minutes and records of the proceedings of the board.

V. MEETINGS/HEARINGS

- a) Meetings/Hearings shall be held at the Madison County Courthouse conference room, as needed. Every meeting shall be open to the public.
- b) The meetings of the board shall comply with the Open Meetings Act codified at Tennessee Code Annotated § 8-44-101 *et seq.*
- c) Five (5) members of the board shall constitute a quorum for the transaction of business at any meeting of the board. However, if less than such number is present at a meeting, a majority of the members (including alternates substituting for members) present may adjourn the meeting from time to time without further notice. Except as otherwise provided by statute or these Rules, five (5) votes of the members (including alternates substituting for members) shall be necessary to constitute an act of the board.
- d) No member of the board shall participate in any matter in which he/she has personal interest.

- e) The order of business at all meetings/hearings shall be as follows: (1) roll call; (2) reading of minutes of previous meeting; (3) hearing of appeals; (4) unfinished business; (5) new business; (6) adjournment.
- f) The board may adjourn a scheduled meeting if all applications or appeals cannot be disposed of on the date set, and no further public notice for continuation is required.
- g) Notice of appeal shall be presented to the chairman.

VI. OTHER DUTIES

The Building and Fire Code Advisory/Appeals Board shall have the responsibility to review and recommend construction related and property maintenance codes for presentation to the Madison County Board of Commissioners for adoption.

VII. WITHDRAWAL

Any applicant may withdraw their application without prejudice at any time prior to the hearing on the appeal. However, if a second application is withdrawn on the same matter; the board will not consider, and the County Building Commissioner's office shall not accept a third application.

VIII. APPEAL FEE

Each appeal shall be submitted on an application to the Madison County Building Commissioner. Application(s) will be provided building department. For each appeal, an appeal fee of \$200.00 shall be paid at the time of submittal.

IX. PROCEDURES

The Board shall adopt by-laws necessary to conduct its affairs not inconsistent with the provisions of this code. Every decision shall be promptly filed in writing to the office of the Madison County Building Commissioner and shall be open to inspection. All decisions of the board are final, subject, however, to such remedy as any aggrieved party might have at law or equity. These Bylaws, or any subsequent amendments of the bylaws, must be approved by a majority vote of the Madison County Legislative Body prior to taking effect. Likewise, any amendments to the Rules and Regulations must be approved by a majority vote of the Madison County Legislative Body prior to taking effect.

X. POWERS

The Board shall have the power, as further defined below, to hear appeals of decisions of and interpretations of the building and/or fire code official and consider variances of the technical codes.

XI. APPEALS

- A. Decision of the Building and/or Fire Code Official

The owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the building and/or fire code official to the board whenever any of the following conditions are claimed to exist:

1. The building and/or fire code official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building/structure.
2. The provisions of this code do not apply in this specific case.
3. That an equally equivalent or greater form of installation can be employed in any specific case.
4. The true intent and meaning of this code or any regulations thereunder have been misconstrued or incorrectly interpreted.

XII. VARIANCES

The Board when so appealed to and after a hearing, may vary the application of any of the provisions of these codes to any particular case when in its opinion, the enforcement thereof would do manifest and injustice and would be contrary to the spirit and purpose of this or the public codes or public interest, and also finds all of the following:

1. That special conditions and circumstances exist which are peculiar to the building, structure or service system involved and which are not applicable to others.
2. That the special conditions and circumstances do not result from the action or inaction of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied that is denied by this code to other buildings, structures, or service systems.
4. That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure, or service system.
5. That the grant of the variance will be in harmony with general intent and purpose of this code and will not be detrimental to the public health, safety, and general welfare.

XIII. JUDICIAL REVIEW

After the board has heard an appeal and issued its decision, such decision may be appealed to the appropriate court with jurisdiction pursuant to applicable Tennessee law, including, but not limited to, Tennessee Code Annotated § 4-5-101 et seq.

XIV. ADMINISTRATION

The *building commissioner* shall take immediate action in accordance with the decision of the board.

EMPLOYEE QUALIFICATIONS

BUILDING COMMISSIONER QUALIFICATIONS

BUILDING COMMISSIONER QUALIFICATIONS. THE BUILDING COMMISSIONER SHALL HAVE AT LEAST 10 YEARS' EXPERIENCE OR EQUIVALENT, AS AN ARCHITECT, ENGINEER, INSPECTOR, CONTRACTOR, OR SUPERINTENDENT OF CONSTRUCTION, OR ANY COMBINATION OF THESE, FIVE YEARS OF WHICH SHALL HAVE BEEN BE IN RESPONSIBLE CHARGE OF WORK. THE BUILDING COMMISSIONER SHOULD BE CERTIFIED AS A BUILDING OFFICIAL THROUGH A RECOGNIZED CERTIFICATION PROGRAM OR HAVE A COMBINATION OF EDUCATION, CERTIFICATIONS AND EXPERIENCE ACCEPTABLE TO THE GOVERNING AUTHORITY. THE BUILDING COMMISSIONER SHALL BE APPOINTED THE MAYOR AND CONFIRMED BY THE CLB AND SHALL NOT BE REMOVED FROM OFFICE EXCEPT FOR CAUSE AFTER FULL OPPORTUNITY HAS BEEN GIVEN TO BE HEARD ON SPECIFIC CHARGES BEFORE SUCH APPLICABLE GOVERNING AUTHORITY.

INSPECTOR QUALIFICATIONS

INSPECTOR QUALIFICATIONS. THE BUILDING COMMISSIONER, MAY APPOINT OR HIRE SUCH NUMBER OF OFFICERS, INSPECTORS, ASSISTANTS AND OTHER EMPLOYEES AS SHALL BE AUTHORIZED FROM TIME TO TIME. A PERSON SHALL NOT BE APPOINTED OR HIRED AS INSPECTOR OF CONSTRUCTION WHO HAS NOT HAD AT LEAST THREE YEARS' EXPERIENCE AS A BUILDING INSPECTOR, ENGINEER, ARCHITECT, OR AS A SUPERINTENDENT, FOREMAN, OR COMPETENT MECHANIC IN CHARGE OF CONSTRUCTION. THE INSPECTOR SHALL BE CERTIFIED AS A BUILDING INSPECTOR WITHIN TWELVE MONTHS OF HIS/HER DATE OF HIRE THROUGH A RECOGNIZED CERTIFICATION PROGRAM SUCH AS THE INTERNATIONAL CODE COUNCIL.

OTHER AGENCIES

IN ADDITION TO THE ABOVE REFERENCED CODES, THE FOLLOWING AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS.

EDUCATIONAL OCCUPANCIES

PLEASE NOTE THAT MADISON COUNTY DOES NOT HAVE PRIMARY JURISDICTION OVER EDUCATIONAL OCCUPANCIES. YOU SHOULD CONTACT THE STATE FIRE MARSHAL'S OFFICE REGARDING SUCH OCCUPANCIES. MADISON COUNTY WILL REQUIRE PLANS SUBMITTAL, PERMITS, AND INSPECTIONS ALSO.

STATE OWNED BUILDINGS

THE STATE OF TENNESSEE WILL HAVE PRIMARY JURISDICTION OVER STATE OWNED BUILDINGS. PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE FOR REQUIREMENTS. MADISON COUNTY WILL REQUIRE PLANS SUBMITTAL, PERMITS, AND INSPECTIONS ON THESE BUILDINGS.

INSTITUTIONAL OCCUPANCIES

THE STATE DEPARTMENT OF HEALTH AND ENVIRONMENT, HAS ADDITIONAL REQUIREMENTS REGARDING INSTITUTIONAL HEALTH CARE FACILITIES.

PUBLIC FOOD PREPERATION FACILITIES

THE JACKSON MADISON COUNTY REGIONAL HEALTH DEPARTMENT IN COOPERATION WITH THE STATE OF TENNESSEE HAS ADDITIONAL REQUIREMENTS REGARDING FOOD PREPERATION FACILITIES.

STORMWATER CONSTRUCTION PERMITS

OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. PLEASE CONTACT TDEC LOCAL OFFICE. APPLICATIONS FOR PERMITS SHALL BE MADE TO THE LOCAL TDEC OFFICE.

LICENSE REQUIREMENTS

ALL PERSONS PERFORMING ELECTRICAL (LLE), PLUMBING (LLP) AND GAS (LLP) WORK MUST BE LICENSED BY THE STATE OF TENNESSEE FOR PROJECTS LESS THAN \$25,000. STATE CONTRACTORS LICENSE ARE REQUIRED FOR PROJECTS MORE THAN \$25,000. NO ADDITIONAL LICENSE FOR MECHANICAL (HVAC) WORK FOR PROJECTS LESS THAN \$25,000 ARE REQUIRED. HOWEVER, A STATE CONTRACTORS LICENSE WOULD BE REQUIRED FOR PROJECTS \$25,000 OR MORE.

A CITY OF JACKSON TRADE LICENSE FOR PLUMBING, GAS AND/OR MECHANICAL SHALL ALSO BE ACCEPTED FOR PROJECTS LESS THAN \$25,000.

STATE CONTRACTORS LICENSE REQUIREMENTS

THE STATE OF TENNESSEE HAS CONTRACTOR LICENSE REQUIREMENTS FOR PROJECTS MORE THAN \$25,000 OR, IN THE CASE OF A SUBCONTRACTOR WORKING UNDER A LICENSED GENERAL CONTRACTOR, MORE THAN \$25,000. PLEASE CONTACT THE STATE OF TENNESSEE BOARD OF LICENSING CONTRACTORS.

HOMEOWNER PERMITS

A HOMEOWNER MAY BUILD A HOME AS LONG AS THE CONSTRUCTION IS TO BE THE RESIDENCE OF THE HOMEOWNER (NOT TO BE SOLD, RENTED OR LEASED) AND THE HOMEOWNER HAS NOT BEEN ISSUED A HOMEOWNER PERMIT FOR THE 24 MONTH PERIOD PRIOR TO THE APPLICATION. ALL WORK MUST BE PERFORMED BY THE HOMEOWNER. A LICENSED CONTRACTOR(S)/INDIVIDUAL(S) MUST BE HIRED FOR ANY AND ALL SUB-CONTRACTED WORK.

AGRICULTURAL BUILDINGS AND POLE BARN

LEGITIMATE FARMING ENTERPRISES & OPERATIONS MAY BE EXEMPT FROM CERTAIN REQUIREMENTS FOR BUILDING PERMITS. THE MADISON COUNTY BUILDING DEPT. RECOMMENDS MAKING APPLICATION FOR A BUILDING PERMIT FOR AGRICULTURAL BUILDINGS, FEES MAY BE WAIVED DEPENDING ON REQUIRED INSPECTIONS. THERE WILL BE AN INSPECTION TO VERIFY SETBACKS AND A FINAL INSPECTION TO VERIFY THE CONSTRUCTION HAS BEEN COMPLETED.

OFF-SITE CONSTRUCTION AND/OR UNCONVENTIONAL METHODS

ALL STRUCTURES INTENDED TO BE CONSTRUCTED AND USED AS A DWELLING UNIT SUCH AS, BUT NOT LIMITED TO; OFF-SITE BUILDS, CONTAINER HOMES, TINY HOMES, SHOP STYLE HOMES, BARN STYLE HOMES OR SIMILAR TYPE DWELLINGS,

SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADOPTED BUILDING CODES. A DESIGN MAY BE REQUIRED TO BE SUBMITTED BY A STATE OF TENNESSEE LICENSED ENGINEER BEFORE A PERMIT APPLICATION IS APPROVED. ANY OFF-SITE BUILD SUCH AS; PORTABLE BUILDINGS OR BUILDINGS DEFINED BY THE STATE OF TENNESSEE AS A READY REMOVABLE AND INTENDED TO BE USED AS A DWELLING UNIT, MUST BE INSPECTED AND APPROVED BY THE STATE OF TENNESSEE FOR USE AS A DWELLING UNIT. DOCUMENTATION WILL BE REQUIRED.

STATE FIRE SPRINKLER AND FIRE EXTINGUISHER CONTRACTORS

THE STATE OF TENNESSEE HAS CONTRACTOR LICENSE REQUIREMENTS FOR PERSONS AND/OR FIRMS WHO DESIGN, INSTALL AND SERVICE SPRINKLER SYSTEMS AND OTHER FIRE EXTINGUISHING SYSTEMS/EQUIPMENT. PLEASE CONTACT THE STATE OF TENNESSEE, DEPARTMENT OF COMMERCE, DIVISION OF FIRE PREVENTION.

STATE FIRE ALARM SYSTEM CONTRACTORS

THE STATE OF TENNESSEE HAS CONTRACTOR LICENSING RULES AND REGULATIONS FOR PERSONS AND/OR FIRMS WHO ENGAGE IN THE INSTALLATION, SERVICE OR DESIGN OF FIRE ALARM SYSTEMS. PLEASE CONTACT THE STATE OF TENNESSEE, DEPARTMENT OF COMMERCE AND INSURANCE, FIRE ALARM CONTRACTORS BOARD.

ADDRESS AND TAX INFORMATION

OFFICIAL ADDRESSES

MADISON COUNTY E911 DISTRICT ASSIGNS ADDRESSES WITHIN THE CITY OF JACKSON AND MADISON COUNTY.

SALES TAX

FOR CURRENT SALES TAX RATES CONTACT THE MADISON COUNTY TRUSTEE.

BUSINESS LICENCE REQUIREMENTS

DEPENDING ON THE TYPE OF WORK YOU PLAN TO PERFORM, IT'S VALUE, AND YOUR HOME OFFICE LOCATION, YOU MAY BE REQUIRED TO PURCHASE A CITY OF JACKSON AND/OR A MADISON COUNTY BUSINESS LICENSE. PLEASE CONTACT THE MADISON COUNTY CLERKS OFFICE.

UTILITIES AND PRIVATE WASTE SYSTEMS

ELECTRICAL UTILITIES ARE PROVIDED BY JACKSON ENERGY AUTHORITY, GIBSON ELECTRIC MEMBERSHIP COOPERATION AND SOUTHWEST ELECTRIC MEMBERSHIP COOPERATION.

WATER, SEWER AND NATURAL GAS ARE PROVIDED BY JACKSON ENERGY AUTHORITY.

PRIVATE WASTE SYSTEMS ARE REGULATED BY THE JACKSON MADISON COUNTY REGIONAL HEALTH DEPARTMENT, ENVIRONMENTAL DIVISION. APPROVAL IS REQUIRED TO BE PRESENTED TO MADISON COUNTY BUILDING DEPARTMENT.

SECURITY KEY BOX SYSTEMS

HIGH SECURITY BOX SYSTEMS ALLOW RAPID ENTRY FOR FIREFIGHTERS WITHOUT FORCIBLE ENTRY. PLEASE CONTACT MADISON COUNTY FIRE MARSHAL. (KNOX BOXES, ETC.)

REQUIRED DESIGN PROFESSIONALS

Projects Requiring Design Professionals

It is unlawful for anyone other than a registered design professional to prepare plans and specifications for the following building occupancies as defined in the 2018 edition of the International Building Code. Assembly, educational and institutional occupancies always require the use of design professionals regardless of the size or scope of a project.

- Assembly Occupancies (A) - buildings or structures, or any portion thereof, for the gathering of persons for purposes such as civic, social, or religious functions or for recreation, food or drink consumption, or awaiting transportation, having a capacity of 50 or more persons. A registered design professional is required for this type of occupancy regardless of the size of the facility. Examples include: amusement park buildings; auditoriums; churches, synagogues, mosques; dance halls; motion picture theaters; museums; passenger depots; public assembly halls; and restaurants that accommodate 100 or more people, or that have a stage, provide dancing or entertainment features.
- Business Occupancies (B) - use of a building or structure, or any portion thereof, for office, professional, or service transactions including normal accessory storage and the keeping of records or accounts. A registered design professional is required if the building or structure is over two stories in height or is five thousand square feet or more in total gross area. Examples include: office buildings; service stations; bowling alleys; greenhouses; banks; libraries (other than school); restaurants and dry cleaning establishments.
- Educational Occupancies (E) - use of a building or structure, or any portion thereof, for the gathering together of persons for the purpose of instruction. A registered design professional is required for this type of occupancy regardless of the size of the facility. Examples include: public and private schools; colleges; universities, academies and day care.
- Factory-Industrial Occupancies (F) - use of a building or structure, or any portion thereof, for assembling, disassembling, repairing, fabricating, finishing, manufacturing, packaging or processing operations but does not include buildings used principally for any purpose involving highly combustible, flammable, or explosive products or materials. A registered design professional is required if the building or structure is over two stories in height or is five thousand square feet or more in total gross area. Examples include: manufacturing plants, factories, assembly plants, processing plants and mills.
- Hazardous Occupancies (H) - principal use of a building or structure, or any portion thereof, that involves highly combustible materials or flammable materials, or explosive materials that have inherent characteristics that constitute a high fire hazard. A registered design professional is required if the building or structure is over two stories in height or is five thousand square feet or more in total gross area. Examples include: dry cleaning establishments, explosive manufacturing, grain elevators, paint or solvent manufacturing, pyroxylin plastic manufacturing, sodium nitrate or

ammonium nitrate, storage of combustible film and tank farms used to store flammable liquids or gases.

- Institutional Occupancy (I) - A registered design professional is required for this type of occupancy regardless of the size of the facility:
- unrestrained occupancy--use of a building or structure, or any portion thereof, for the purpose of providing medical care and sleeping facilities for four or more persons who are mostly incapable of self-preservation because of physical or mental disability; examples include: hospitals, nursing homes, mental institutions (restrained and unrestrained) and nursery facilities providing full time 24-hour care for persons under six years of age.
- restrained occupancy - use of a building or structure, or any portion thereof, for the purpose of providing sleeping facilities for four or more persons who are confined or housed under some degree of restraint or security; examples include: jails, detention centers, correctional institutions, reformatories, pre-release centers and other residential-restrained care facilities.
- Mercantile Occupancies (M) - use of a building or structure, or any portion thereof, for the display and sale of merchandise. A registered design professional is required if the building or structure is over two stories in height or is five thousand square feet or more in total gross area. Examples include: shopping malls, stores, shops and markets.
- Residential Occupancy (R) - use of a building or structure, or any portion thereof, for sleeping accommodations not classified as institutional occupancies. A registered design professional is required if the building or structure is over two stories in height or is five thousand square feet or more in total gross area. Examples include: multiple dwellings (more than two families), hotels and motels, dormitories, lodging houses and convents and monasteries.
- Storage Occupancy (S) - principal use of a building or structure, or any portion thereof, for storage that is not classified as hazardous, or for the purpose of sheltering animals. A registered design professional is required if the building or structure is over two stories in height or is five thousand square feet or more in total gross area. Examples include: aircraft hangars, garages, warehouses, storage buildings, freight depots and automobile parking structures.

Exempt Building Projects

The following building projects/occupancies or portions thereof are exempt from having plans and specifications prepared by registered design professionals per Tennessee Code Annotated 62-2-102. However, if a design professional (architect, engineer and/or landscape architect) does prepare the plans and specifications for any of these projects, the plans and specifications must be sealed by the appropriately qualified Tennessee registrants.

1. One-family and two-family dwellings and domestic outbuildings appurtenant thereto;
2. Farm buildings not designed or intended for human occupancy; and

3. Structures classified as business, factory-industrial, hazardous, mercantile, residential and storage occupancies as such occupancies are defined in the 2012 edition of the International Building Code that are less than three (3) stories in height and less than five thousand square feet (5,000 square feet) in total gross area.
4. Signs that do not exceed either of the following limits (unless failure of the support system for the sign is likely to cause harm to people or property):
 - Any portion of the sign is twenty feet (20') or more above the ground level; or
 - Any portion of the sign is fifteen feet (15') or more above the ground level, if the sign has more than one hundred twenty square feet (120 square feet) in total sign face area.
 - Building Commissioner has the discretion, however, to require the services of a registered architect, engineer or landscape architect for any project.

REQUIRED PLAN REVIEW DOCUMENTS

THE APPLICANT MUST SUBMIT TWO COMPLETE SETS OF BUILDING PLANS INCLUDING ANY AND ALL OF THE FOLLOWING:

- SITE - INCLUDING TDEC NOC IF REQUIRED
- LIFE SAFETY
- STRUCTURAL
- FLOOR PLAN
- ELECTRICAL
- PLUMBING - INCLUDING LETTER OF APPROVAL FROM JACKSON MADISON COUNTY HEALTH DEPARTMENT IF REQUIRED
- GAS
- MECHANICAL

THE APPLICANT MUST SUBMIT THREE COMPLETE SETS OF FIRE SAFETY PLANS INCLUDING ANY AND ALL OF THE FOLLOWING:

- AUTOMATIC FIRE SPRINKLERS
- STANDPIPES
- FIRE ALARMS
- FIRE SUPPRESSION SYSTEMS
- FUEL STORAGE TANKS
- OR OTHER SIMILAR INSTALLATIONS

PLANS MUST BE SUBMITTED WITH APPLICATION INCLUDING PLANS REVIEW FEE. PLANS ARE REVIEWED ON A FIRST COME, FIRST SERVE BASIS. HOWEVER, OUR GOAL IS TO RESPOND WITHIN 7-10 WORKING DAYS.

PLANS REVIEW FEES

Processing Fee \$25 + the following

Less than \$50,000 \$4.00 per thousand w/min fee \$50.00

\$50,001- \$500,000 \$100 for first \$50,000 + \$1.25 for each additional thousand or fraction thereof.

\$500,001- \$1,000,000 \$662.50 for first \$500,000 + \$1.00 for each additional thousand or fraction thereof.

Over \$1,000,000 \$1,162.50 for first \$1,000,000 + \$1.00 for each additional thousand or fraction thereof

PLAN REVIEW FEES NOT TO EXCEED FIVE-THOUSAND DOLLARS PLUS PROCESSING FEE.

CERTIFICATE OF OCCUPANCY

CERTIFICATES OF OCCUPANCY WILL ONLY BE ISSUED AFTER ALL FINAL INSPECTIONS HAVE BEEN MADE AND APPROVED. PROOF OF ELECTRICAL INSPECTION FINAL IS REQUIRED.

TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REQUESTED PENDING AN ON-SITE INSPECTION TO VERIFY THAT THERE ARE NO OUTSTANDING LIFE-SAFETY ISSUES PRESENT. TEMPORARY CERTIFICATES OF OCCUPANCY ARE ONLY ISSUED FOR A 30 DAY PERIOD. A MAXIMUM OF TWO TEMPORARY CERTIFICATES ARE ALLOWED AND RESTRICTIONS WILL BE NOTED. A \$200.00 FEE WILL BE ASSESSED PER EACH REQUEST.

PERMIT FEES

Any *owner* or owner’s 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, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building commissioner* and obtain the required *permit*.

Authorized Agent: All applications must be submitted by the license holder or an authorized agent approved by the license holder. Authorized Agent forms are available in the building department and must be notarized. No more than two (2) authorized agents per license unless approved by the building commissioner. State ID required for all other permits.

<u>Used Mobile Home Fee</u>	<u>\$100.00</u>	<u>additional permits required for HVAC and Public Utilities</u>
<u>New Mobile Home Fee</u>	<u>\$200.00</u>	<u>additional permits required for HVAC and Public Utilities</u>
<u>House Moving Fee</u>	<u>\$100.00</u>	
<u>Residential Pools</u>	<u>\$50.00</u>	
<u>Commercial Pools</u>	<u>\$75.00</u>	
<u>Demolition Permit</u>	<u>\$100.00</u>	
<u>Re-Inspection Fee</u>	<u>\$30.00</u>	
<u>Walk-Through Permit</u>	<u>\$40.00</u>	<u>(change of occupancy, site consult, etc.)</u>
<u>Sign Permits</u>	<u>\$25.00</u>	<u>plus \$1.00 per sq. ft.</u>
<u>BZA Applications</u>	<u>\$50.00</u>	<u>Home Based Occupation \$200.00 Special Request – Rezoning</u>
<u>Temporary Certificate of Occupancy</u>	<u>\$200.00</u>	<u>per request – Inspection Required (30 day limit per request 3 max)</u>

New Residential Construction

<u>Less Than 1,000 Sq. Ft</u>	<u>Min. Fee</u>	<u>\$185.00</u>
<u>1,001 sq. ft. To 2,000 sq. ft.</u>	<u>\$185.00</u>	<u>plus \$.20 per sq. ft. over 1,000 sq. ft.</u>
<u>2,001 sq. ft. To 3,000 sq. ft.</u>	<u>\$315.00</u>	<u>plus \$.24 per sq. ft. over 2,000 sq. ft.</u>
<u>3,001 sq. ft. And Over</u>	<u>\$495.00</u>	<u>plus \$.26 per sq. ft. over 3,000 sq. ft.</u>

Additions, Alterations, Accessory Buildings And Fire Restoration

\$4.00 per thousand - minimum \$40.00 fee.

Permit fees other than residential

Less than \$50,000	<u>\$8.00 per thousand w/min \$40.00 fee.</u>
\$50,001 To \$500,000	<u>\$300.00 for first \$50,000 plus \$5.00 for each additional thousand.</u>
\$500,001 to \$1,000,000	<u>\$1,500 for the first \$500,000 plus \$4.00 for each additional thousand.</u>
Over \$1,000,000	<u>\$2,500 for the first \$1,000,000 plus \$2.50 for each additional thousand.</u>

Gas Permit Fees

New piping	<u>\$25.00 plus \$10.00 per unit connected.</u>
Pressure Test or Repairs	<u>\$30.00 min fee.</u>

Plumbing Permit Fees

New Construction	<u>\$25.00 plus \$5.00 per fixture and</u>
	<u>Water Meter \$10.00</u>
	<u>Sewer \$10.00</u>
	<u>Water Heater \$10.00</u>
	<u>Backflow \$10.00</u>
	<u>Minimum \$30.00 fee</u>
Repair Work or Additions	<u>\$25.00 plus \$5.00 per fixture and \$10.00 per Water Meter, Sewer, Water Heater, Backflow, repair, etc.</u>
	<u>Minimum \$30.00 fee</u>

Mechanical Permit Fees

\$25.00 plus \$15.00 for the first \$1,000 of valuation plus \$3.00 for each additional thousand. \$30.00 minimum fee.

Residential Mechanical permits will be figured by valuation, but no less than a minimum of \$1,000 per ton and all other mechanical permits will be figured based on contract price.

Fire Safety Permit Fees

Fire safety permits are required for the following:

Automatic sprinkler systems
Standpipes
Domestic sprinkler heads
Foam extinguishing systems
Halon extinguishing systems
Wet chemical extinguishing systems
Dry chemical extinguishing systems
CO2 extinguishing systems
Fire alarm systems
Hood and duct systems
Fuel dispensing systems
Or similar systems

<u>Less than \$50,000</u>	<u>\$8.00 per thousand w/min \$40.00 fee.</u>
<u>\$50,001 To \$500,000</u>	<u>\$300.00 for first \$50,000 plus \$5.00 for each additional thousand.</u>
<u>\$500,001 to \$1,000,000 each</u>	<u>\$1,500 for the first \$500,000 plus \$4.00 for additional thousand.</u>
<u>Over \$1,000,000 for</u>	<u>\$2,500 for the first \$1,000,000 plus \$2.50 each additional thousand.</u>

SETBACKS

<u>ZONE</u>	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>
FAR	40'	15'	30'
FR	30'	12'	20'
MR	30'	10'	20'
SR	40'	15'	30'
R	30'	10'	20'
A-O	50'	20'	25'
RL	40'	15'	30'
RM	30'	12'	20'
RM-1	30'	8'	10'
B1	25'	0' (25' from Residential) (25' from street)	30'(service from rear) 10'(abuts residential) 0'(from street)
B2	25'	0' (20' abuts residential)	Same as B1
B3	50'	12' 25'(abuts residential)	10' 30'(service from rear) 30'(abuts residential)
I1	100'	50'	50' 100'(abuts residential)
I2	50'	25'(10' for loading)	25'
I3	75' 50'(offices)	50' 10'(for loading)	30' 75'(abuts residential) 10'(for loading)
C1	50'	0' 20'(abuts residential)	0' 30'(for loading) 10'(abuts residential)
C2	50'	0' 20'(abuts residential)	0' 30'(for loading) 10'(abuts residential)
C3	50'	25'	50'
M1	50'	20'(0' rail side)	30'(0' rail side)
BR	30'	12'	20'

Setbacks shall always be determined by the property owner/contractor and verified for accuracy by markers placed by a certified land surveyor. (setbacks listed above are only intended for reference purposes and should always be verified for compliance with appropriate zoning resolutions)

RIGHT OF WAY

All Right of Way requirements shall be verified with the Madison County Highway Department and/or TDOT.

Verify with the Madison County Highway Department at:

Phone: (731) 422-1651

or

<https://www.madisoncountyttn.gov/DocumentCenter/View/7337/CRL-2019---FINAL-COMLETE---for-Website?bidId=>

Verify with Tennessee Department of Transportation at:

Phone: (615) 741-3196

or

<https://www.tn.gov/tdot/right-of-way-division.html>

MINIMUM REQUIRED INSPECTIONS

Please note that the inspections referenced are the minimum required. For large projects, you should co-ordinate the inspections with the appropriate inspector, as additional inspections may be required.

Inspections must be requested by the individual, firm, cooperation or authorized agent (notarized AA letter must be on file) who secures the permit. Inspection requests should be made one day prior to the requested inspection time.

RESIDENTIAL BUILDING PERMIT

MINIMUM REQUIRED:

1. FOOTING INSPECTION
2. FOUNDATION INSPECTION
3. SLAB INSPECTION
4. FLOOR JOIST INSPECTION
5. FRAMING INSPECTION
6. INSULATION INSPECTION
7. FINAL INSPECTION

COMMERCIAL BUILDING PERMIT

MINIMUM REQUIRED:

1. FOOTING INSPECTION
2. FOUNDATION INSPECTION
3. SLAB INSPECTION
4. FRAMING INSPECTION
5. FIRE INSPECTION
6. FINAL FIRE CODE INSPECTION
7. FINAL BUILDING CODE INSPECTION

ELECTRICAL PERMIT INSPECTIONS

MINIMUM REQUIRED:

1. VERIFY REQUIRED INSPECTIONS WITH STATE OF TENNESSEE DEPUTY ELECTRICAL INSPECTOR

GAS PERMIT INSPECTIONS

MINIMUM REQUIRED:

1. UNDERGROUND PIPING INSPECTION
2. ROUGH-IN INSPECTION
3. PRESSURE TEST (40 PSI)
4. FINAL INSPECTION

PLUMBING PERMIT INSPECTIONS

MINIMUM REQUIRED:

1. SLAB/UNDERGROUND PIPING INSPECTION
2. ROUGH-IN INSPECTION
3. FINAL INSPECTION

MECHANICAL PERMIT INSPECTIONS

MINIMUM REQUIRED:

1. ROUGH-IN INSPECTION
2. FIRE/SMOKE DAMPER INSPECTION (TEST)
3. FINAL INSPECTION

FIRE SAFETY PERMIT INSPECTIONS

MINIMUM REQUIRED:

SPRINKLER SYSTEMS:

1. INSPECTION AND/OR TEST OF UNDERGROUND MAINS
2. INSPECTION AND TEST OF ABOVE GROUND MAIN AND HEAD
3. FIRE PUMP INSPECTION (IF APPLICABLE)
4. FINAL INSPECTION

STANDPIPE SYSTEMS:

1. INSPECTION AND/OR TESTS OF UNDERGROUND MAINS
2. INSPECTION AND TEST OF ABOVE GROUND PIPING AND HOSE STATIONS
3. FIRE PUMP INSPECTION (IF APPLICABLE)
4. FINAL INSPECTION AND TEST OF WATER FLOW AND PRESSURE

HOOD AND DUCT SYSTEMS:

1. ROUGH-IN INSPECTIONS
2. FINAL INSPECTION

OTHER FIRE SUPPRESSION SYSTEMS:

1. INSPECTION AND WITNESS TEST BY INSTALLER

FIRE ALARM SYSTEMS:

1. ROUGH-IN INSPECTION
2. FINAL INSPECTION AND TEST

FUEL DISPENSING SYSTEMS:

1. ROUGH-IN UNDERGROUND INSPECTION
2. FINAL INSPECTION AND TEST

VIOLATIONS

Violation penalties. In addition to the enforcement remedies established in this Resolution, any violation of the Regulations established in this Resolution which are not remedied within the time allocated after the owner receives notice, or if a hearing was held, in the time allocated for remedy after the hearing if the violation persists, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exist on the date of this passage.

Prosecution of violation. If a violation of these Regulations is not remedied within twenty (20) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (20) days following a determination adverse to the owner after any hearing, the Building Commissioner, with the assistance of the Code Enforcement Department, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property. The costs shall be a lien upon the property in favor of Madison County. Where permitted by law, these costs shall be placed upon the tax rolls of Madison County as a lien upon the property and shall be collected in the same manner as Madison County's taxes are collected, when the County causes a notice thereof to be filed in the office of the Register of Deeds of Madison County, second only to liens of the state, county and municipality for taxes, any lien of the County 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. Such notice shall identify the owner(s) of record of the real property, contain the property address, describe the property sufficiently to identify it and recite the amount of the obligation secured by the lien.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

CODE AMENDMENTS

Exhibit A

2018 International Residential Code

On page 1, 2018 IRC Insert

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings of Madison County, TN*, and shall be cited as such and will be referred to herein as “this code.”

On page 9, 2018 IRC delete the following:

~~**R113.2 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 detail statement or a plan *approved* thereunder, 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.~~

~~**R113.3 Prosecution of violation.** If the notice of violation is not complied with in the time prescribed by such notice, 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.~~

Replace with the following:

{A} 113.2 Prosecution of violation. If a violation of these Regulations is not remedied within twenty (20) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (20) days following a determination adverse to the owner after any hearing, the Building Commissioner, with the assistance of the Code Enforcement Department, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on

such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

[A] 113.3 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exists on the date of this passage.

On page 31, 2018 IRC delete the following listed in Table R301.2(1): Manual J Design Criteria

On page 60, 2018 IRC delete the following:

~~**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 ³/₈ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 ³/₈ inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.~~

Replace with the following:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honey-comb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device, or a steel or wood door meeting the building thermal envelope requirements of the 2012 IRC chapter 11 or 2012 IECC chapter 4.

On page 69, 2018 IRC delete in its entirety the following:

Garages and Carports

~~**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Note a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.~~

On pages 75, 2018 IRC delete the following:

Automatic Fire Sprinkler Systems.

~~**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in *townhouses*.~~

~~**Exception:** An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.~~

~~**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

~~**R313.2 One and two family dwellings automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in one and two family *dwellings*.~~

~~**Exception:** An automatic residential fire sprinkler system shall not be required for *additions* or *alterations* to existing buildings that are not already provided with an automatic residential sprinkler system.~~

~~**R313.2.1 Design and installation.** Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

Replace with the following:

R313.1 Townhouses automatic fire sprinkler system. An automatic fire sprinkler system shall not be required if a 2-hour fire resistance rated wall exist between units, if such walls do not contain, plumbing and/or mechanical equipment, ducts, or vents in the common wall

R313.2 One and two family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system in one and two-family dwellings is optional.

On page 87, 2018 IRC delete the following:

~~**R326.1 General.** The design and construction of pools and spas shall comply with the *International Swimming Pool and Spa Code*.~~

Replace with the following:

SWIMMING POOLS, SPAS AND HOT TUBS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

SECTION R326 GENERAL

R326.1 General. The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the *lot* of a one- or two-family dwelling.

R326.2 Pools in flood hazard areas. Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Section R326.2.1 or R326.2.2.

Exception: Pools located in riverine flood hazard areas which are outside of designated floodways.

R326.2.1 Pools located in designated floodways.

Where pools are located in designated floodways, documentation shall be submitted to the *building official* which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the *jurisdiction*.

R326.2.2 Pools located where floodways have not been designated. Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

SECTION R326 DEFINITIONS

R326.3 General. For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

ABOVE-GROUND/ON-GROUND POOL. See “Swimming pool.”

BARRIER. A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

HOT TUB. See “Swimming pool.”

IN-GROUND POOL. See “Swimming pool.”

RESIDENTIAL. That which is situated on the premises of a detached one- or two-family dwelling, or a one-family *town- house* not more than three stories in height.

SPA, NONPORTABLE. See “Swimming pool.”

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating *equipment* are an integral part of the product.

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep. This includes in-ground, above- ground and on-ground swimming pools, hot tubs and spas.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

SECTION 326 SWIMMING POOLS

Means of Appeal: shall follow the regulations set forth by the Building And Fire Code Advisory/Appeals Board and 2018 International Building Code as adopted by resolution.

§ 68-14-804 - Alarm requirement in pools. Each person, enterprise, agency or entity that purchases or acquires a swimming pool to be installed after January 1, 2011, shall install and maintain a pool alarm before using or making available for use such swimming pool.

T.C.A. §§ 68-14-801—807 require an alarm on any swimming pool installed or substantially altered on or after January 1, 2011. A municipality may not issue a permit for construction or substantial alteration of a swimming pool unless the project calls for an alarm. The requirement is not applicable to public swimming pools or multi-family housing swimming pools.

R326.3.1 In-ground pools. In-ground pools shall be designed and constructed in compliance with ANSI/NSPI-5.

R326.3.2 Above-ground and on-ground pools. Above-ground and on-ground pools shall be designed and constructed in compliance with ANSI/NSPI-4.

R326.3.3 Pools in flood hazard areas. In flood hazard areas established by Table R301.2(1), pools in coastal high-hazard areas shall be designed and constructed in compliance with ASCE 24.

WASTEWATER DISPOSAL

R326.3.4 Backwash water or draining water. Backwash water and draining water shall be discharged to the sanitary or storm sewer, or into an *approved* disposal system on the premise, or shall be disposed of by other means *approved* by the state or local authority. Direct connections shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

R326.3.5 Water salvage. Filter backwash water shall not be returned to the vessel except where the backwash water has been filtered to remove particulates, treated to eliminate coli form bacteria and waterborne pathogens, and such return has been *approved* by the state or local authority.

R326.3.6 Waste post treatment. Where necessary, filter backwash water and drainage water shall be treated chemically or through the use of settling tanks to eliminate or neutralize chemicals, diatomaceous earth, and contaminants in the water that exceed the limits set by the state or local effluent discharge requirements.

SECTION R326 SPAS AND HOT TUBS

R326.4.1 Permanently installed spas and hot tubs. Permanently installed spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-3.

R326.4.2 Portable spas and hot tubs. Portable spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-6.

SECTION R326 BARRIER REQUIREMENTS

R326.5.1 Application. The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

R326.5.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa, shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where

the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed $1\frac{3}{4}$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a $2\frac{1}{4}$ -inch (57 mm) square, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than $1\frac{3}{4}$ inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than $1\frac{3}{4}$ inches (44 mm).
8. Access gates shall comply with the requirements of Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates, other than pedestrian access gates, shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:
 - 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
 - 8.2. The gate and barrier shall have no opening larger than $\frac{1}{2}$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a *dwelling* serves as part of the barrier, one of the following conditions shall be met:
 - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346;
 - 9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and *labeled* in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are *approved* by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described herein.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
 - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch- diameter (102 mm) sphere.

R326.5.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Item 9 of Section R326.5.2.

R326.5.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, *equipment* or similar objects from being used to climb them.

R326.5.5 Barrier exceptions. Spas or hot tubs with a safety cover which comply with ASTM F 1346 shall be exempt from the provisions of this appendix.

SECTION R326 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

R326.6.1 General. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

SECTION R326 ABBREVIATIONS

R326.7.1 General.

ANSI—American National Standards Institute 11 West 42nd Street
New York, NY 10036

APSP—Association of Pool and Spa Professionals NSPI—National Spa and Pool Institute
2111 Eisenhower Avenue
Alexandria, VA 22314

ASCE—American Society of Civil Engineers 1801 Alexander Bell Drive
Reston, VA 98411-0700

ASTM—ASTM International 100 Barr Harbor Drive
West Conshohocken, PA 19428

UL—Underwriters Laboratories, Inc. 333 Pfingsten Road
Northbrook, IL 60062-2096

SECTION R326 REFERENCED STANDARDS

R326.8.1 General. ANSI/NSP

ANSI/APSP

ANSI/NSPI-3—99 Standard for Permanently Installed Residential SpasR326.4.1

ANSI/NSPI-4— 99 Standard for Above-ground/On-ground Residential Swimming Pools R326.3.2

ANSI/NSPI-5—03 Standard for Residential In-ground Swimming Pools. . R326.3.1

ANSI/NSPI-6—99 Standard for Residential Portable Spas R326.4.2

ANSI/APSP

ANSI/APSP-7—06 Standard for Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs and Catch Basins R326.6.1

ASCE

ASCE/SEI-24—05 Flood-resistant Design and ConstructionR326.3.3

ASTM

ASTM F 1346—91 (2003) Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools Spas and Hot Tubs R326.5.2,R326.5.5

UL

UL 2017—2000 Standard for General-purpose Signaling Devices and Systems—with revisions through June 2004. R326.5.2

On page 480, 2018 IRC, delete the following:

~~Table N1102.1.2 (R402.1.2) International Residential Code Insulation and Fenestration Requirements by Component.~~

Replace with the following:

Table 402.1.2 2012 International Energy Conservation Code Insulation and fenestration Requirements by Components. (2012 IECC second printing)

On page 482, 2018 IRC delete the following:

Building Thermal Envelope

~~**N1102.4.1.2 (R402.4.1.2) Testing.** The *building* or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour in *Climate Zones* 1 and 2, and three air changes per hour in *Climate Zones* 3 through 8. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or~~

ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the *building official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, where installed at the time of the test, shall be open.
4. Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

On page 484 -485 2018 IRC, delete the following:

(Duct testing)

N1103.3.3 (R403.3.3) Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:

12. — Rough in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test. ^{[[1]]}_{SEP}
13. — Post construction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. ^{[[1]]}_{SEP}

Exceptions:

1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the *building thermal envelope*.
2. A duct air leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.

A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*.

Adopt the following: (2018 International Residential Code)

**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 LISTED FOR USE WITH TYPE B VENTS**

**APPENDIX C
EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS**

**APPENDIX E
MANUFACTURED HOUSING USED AS DWELLINGS**

**APPENDIX G
PIPING STANDARDS FOR VARIOUS APPLICATIONS**

**APPENDIX N
VENTING METHODS**

**APPENDIX P
SIZING OF WATER PIPING SYSTEM**

**APPENDIX Q
TINY HOUSES**

On Page 921, 2018 IRC Appendix Q insert the following:

AQ101.2 Ready Removable. TCA 68-126-303 – TCA 68-126-311 – Madison County

“Ready Removable” means a structure without any foundation, footing, or other support mechanisms that allow a structure to be easily relocated but which may include electrical wiring.

1. “Ready Removable” structures include, but are not limited to, portable units, stadium press boxes, guard shelters, structure that contain only electrical, portable accessory style storage units, sheds, off-site builds or similar structures.
2. Off-site builds “ready removable” for residential uses must be inspected and approved by the State of Tennessee in the same manner as manufactured housing with approved placards attached to the structure.
3. No ready removable shall be modified for use as residential, recreational, or emergency housing in Madison County, TN or the State of Tennessee.
4. A “Ready Removable” must be constructed in accordance to the requirements of the current adopted International Residential Code.

2018 INTERNATIONAL ENERGY CONSERVATION CODE

On page C-3, 2018 IECC Insert

C101.1 Title. This code shall be known as the *Energy Conservation Code* of **Madison County, TN**, and shall be cited as such. It is referred to herein as “this code.”

On page C-3, 2018 IECC Insert

R101.1 Title. This code shall be known as the *Energy Conservation Code* of **Madison County, TN**, and shall be cited as such. It is referred to herein as “this code.”

On pages C-95 –through C-100, delete in its entirety:

SECTION C408 MAINTENANCE INFORMATION AND SYSTEM COMMISSIONING

On page R-30, 2018 IECC, delete the following:

~~Table N1102.1.2 (R402.1.2) International Energy Conservation Code Insulation and Fenestration Requirements by Component.~~

Replace with the following:

Table 402.1.2 2012 International Energy Conservation Code Insulation and fenestration Requirements by Components. (2012 IECC second printing)

On page R-33, 2018 IECC delete the following:

Building Thermal Envelope

~~**N1102.4.1.2 (R402.4.1.2) Testing.** The *building* or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour in *Climate Zones* 1 and 2, and three air changes per hour in *Climate Zones* 3 through 8. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the *building official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.~~

During testing:

- ~~1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures.~~
- ~~2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.~~
- ~~3. Interior doors, where installed at the time of the test, shall be open.~~
- ~~4. Exterior or interior terminations for continuous ventilation systems shall be sealed.~~
- ~~5. Heating and cooling systems, where installed at the time of the test, shall be turned off.~~
- ~~6. Supply and return registers, where installed at the time of the test, shall be fully open.~~

On page R-35 2018 IECC delete the following:

(Duct testing)

N1103.3.3 (R403.3.3) Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:

14. ~~Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test. [11]~~
15. ~~Post construction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. [11]~~

Exceptions:

3. ~~A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the *building thermal envelope*.~~
4. ~~A duct air leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.~~

A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*.

2018 INTERNATIONAL BUILDING CODE

On page 1, 2018 IBC Insert

[A] **101.1 Title.** These regulations shall be known as the *Building Code* of **Madison County, TN**, hereinafter referred to as "this code."

On page 10, 2018 IBC delete the following:

~~[A] **114.3 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.~~

~~[A] **114.4 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.~~

Replace with the following:

¶A] 114.3 Prosecution of violation. If a violation of these Regulations is not remedied within twenty (20) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (20) days following a determination adverse to the owner after any hearing, the Building Commissioner, with the assistance of the Code Enforcement Department, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property. The costs shall be a lien upon the property in favor of Madison County.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

[A] 114.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exist on the date of this passage.

On page 392, 2018 IBC Insert

1612.3 Establishment of flood hazard areas. To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for **Madison County, TN,**” dated **July 5, 1983**, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Adopt the following: (2018 International Building Code)

**APPENDIX C
GROUP U—AGRICULTURAL BUILDINGS**

APPENDIX J GRADING

2018 INTERNATIONAL PLUMBING CODE

On page 1, 2018 IPC Insert

[A] **101.1 Title.** These regulations shall be known as the *Plumbing Code* of Madison County, TN, hereinafter referred to as “this code.”

On page 7, 2018 IPC delete the following:

~~[A] **108.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto.~~

~~[A] **108.4 Violation penalties.** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Replace with the following:

[A] **108.3 Prosecution of violation.** If a violation of these Regulations is not remedied within twenty (20) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (20) days following a determination adverse to the owner after any hearing, the Building Commissioner, with the assistance of the Code Enforcement Department, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property. The costs shall be a lien upon the property in favor of Madison County.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

[A] **108.4 Violation penalties.** Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exist on the date of this passage.

On page 7, 2018 IPC Insert

[A] **108.5 Stop work orders.** Upon notice from the code official, work on any plumbing system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than **fifty dollars (50.00)** or more than **five hundred dollars (500.00)**. Notwithstanding the above, if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exists on the date of adoption of this Resolution.

On page 73, 2018 IPC Insert

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than **6** inches (mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

2018 INTERNATIONAL MECHANICAL CODE

On page 1, 2018 IMC Insert

[A] 101.1 Title. These regulations shall be known as the Mechanical Code of **Madison County, TN**, hereinafter referred to as "this code."

On page 7, 2018 IMC delete the following:

~~[A] **108.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto.~~

~~[A] 108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Replace with the following:

[A] **108.3 Prosecution of violation.** If a violation of these Regulations is not remedied within twenty (20) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (20) days following a determination adverse to the owner after any hearing, the Building Commissioner, with the assistance of the Code Enforcement Department, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property. The costs shall be a lien upon the property in favor of Madison County.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

[A] 108.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exist on the date of this passage.

On page 7, 2018 IMC Insert

[A] 108.5 Stop work orders. Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than **fifty dollars (50.00)** or more than **five hundred dollars (500.00)**. Notwithstanding the above, if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exists on the date of adoption of this Resolution.

2018 INTERNATIONAL FUEL GAS CODE

On Page 1, 2018 IFGC Insert

[A] 101.1 Title. These regulations shall be known as the *Fuel Gas Code* of **Madison County, TN**, hereinafter referred to as "this code."

On page 7, 2018 IFGC delete the following:

~~**[A] 108.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto.~~

~~**[A] 108.4 Violation penalties.** Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Replace with the following:

[A] 108.3 Prosecution of violation. If a violation of these Regulations is not remedied within twenty (20) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (20) days following a determination adverse to the owner after any hearing, the Building Commissioner, with the assistance of the Code Enforcement Department, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property. The costs shall be a lien upon the property in favor of Madison County.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

[A] 108.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exist on the date of this passage.

On page 7, 2018 IFGC Insert

[A] 108.5 Stop work orders. Upon notice from the code official that work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's authorized agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than **fifty dollars (50.00)** or more than **five hundred dollars (500.00)**. Notwithstanding the above, if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exists on the date of adoption of this Resolution.

2018 INTERNATIONAL FIRE CODE

On page 1, 2018 IFC Insert

[A] **101.1 Title.** These regulations shall be known as the *Fire Code of Madison County, TN*, hereinafter referred to as “this code.”

On page 14, 2018 IFC delete the following:

~~[A] **110.3.3 Prosecution of violations.** If the notice of violation is not complied with promptly, the *fire code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate legal proceedings at law or in equity to restrain, correct or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant hereto.~~

~~[A] **110.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Replace with the following:

[A] **110.3 Prosecution of violation.** If a violation of these Regulations is not remedied within twenty (10) days following a personal service of the notice or following the mailing or posting of the notice, as the case may be, or if a hearing is held as provided in these Regulations, within twenty (10) days following a determination adverse to the owner after any hearing, the Fire Code Official, with the assistance of the Building Commissioner, shall cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the costs shall be assessed against the owner(s) of the property. The costs shall be a lien upon the property in favor of Madison County.

In addition to the remedies described in the preceding paragraph, if the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any remedy provided in this section shall not be exclusive to any other remedy available to Madison County pursuant to the laws of the state of Tennessee or available pursuant to any resolutions adopted by Madison County.

[A] **110.4 Violation penalties.** Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall subject the violator to a civil penalty of five hundred dollars (\$500.00) for the violation, pursuant to Tennessee Code Annotated § 5-1-121. Each day that the violation exists after such period shall constitute a separate violation for which said civil penalty shall be imposed. The County Attorney is authorized, at the request of the code official or on his own volition, to seek to recover such penalties by suit against such violator in the Madison County General Sessions Court. Notwithstanding the above, the County recognizes that if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exist on the date of this passage.

On page 15, 2018 IFC Insert

[A] **112.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable

to a fine of not less than **fifty dollars (50.00)** or more than **five hundred dollars (500.00)**. Notwithstanding the above, if any court proceeding occurs without a jury trial, the County shall be limited to a recovery of fifty dollars (\$50.00) for each resolution violation, based upon the Tennessee Constitution as it exists on the date of adoption of this Resolution.

On page 204, 2018 IFC delete the following in its entirety:

~~**1103.5.3 Group I-2, Condition 2.** In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed as established by the adopting ordinance. **[DATE BY WHICH SPRINKLER SYSTEM MUST BE INSTALLED].**~~

On page 427, 2018 IFC

~~**5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited **[APPROVAL OF FIRE CODE OFFICIAL REQUIRED].**~~

On page 448, 2018 IFC

~~**5706.2.4.4 Locations where above-ground tanks are prohibited.** The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited **[APPROVAL OF FIRE CODE OFFICIAL REQUIRED].**~~

On page 460, 2018 IFC

~~**5806.2 Limitations.** Storage of flammable *cryogenic fluids* in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited **[APPROVAL OF FIRE CODE OFFICIAL REQUIRED].**~~

On page 478, 2018 IFC

~~**6104.2 Maximum capacity within established limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) **[APPROVAL OF FIRE CODE OFFICIAL REQUIRED].**~~