

ORDINANCE 2025-108

AN ORDINANCE TO AMEND ORDINANCE 2016-104 TO AMEND THE RIDGETOP MUNICIPAL CODE, TITLE 12 BUILDING, UTILITY, ETC CODES CHAPTERS 1-7 ADOPTING THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODES, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2024 NATIONAL ELECTRICAL CODE

WHEREAS, the City of Ridgetop has adopted, according to the TCA Code Annotated Sections 6-54-501 through 6-54-506 and enforces a systematic program of building codes known as the Standard Building Code and Model Energy Code, and

WHEREAS most cities and other governing bodies are now adopting a standardized set of International Buildings Codes as set out by the International Code Council and adopting a reference to the State of Tennessee adopted Electric Code as set out by the National Fire Protection Association.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Alderman of the City of Ridgetop, Tennessee, that the sections of the Ridgetop Municipal Code are amended as follows to adopt the following Codes:

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. GAS CODE.
4. RESIDENTIAL CODE.
5. ENERGY CODE.
6. MECHANICAL CODE.
7. ELECTRICAL CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Violations.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Building Code,² 2024 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (Ord. #94-27, Oct. 1994, as replaced by Ord. #2008-113, Aug. 2008, and amended by Ord. #2012-104, Oct. 2012 and amended by Ord. #2016-103, April 2016)

12-102. Modifications. (1) Whenever the building code refers to the " Chief Appointing Authority" or the " Chief Administrator," it shall be deemed to be a reference to the board of mayor and aldermen of the city. When the "Building Official" or " Director of Public Works" is named it shall, for the purposes of the building code, mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the building code. The schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, Apr. 2015 or recently adopted.

(2) 2024 International Building Code, chapter 27, section 2701 General, item 2701.1 Scope shall be amended:

¹ Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

2701.1 Scope. This chapter governs the electrical components, equipment, and systems in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the State of Tennessee's current adopted electrical code. (1977 Code, § 4-102, as amended by Ord. #94-27, Oct. 1994, and Ord. #2012-104, Oct. 2012 and modified by Ord. #2016-103, April 2016)

12-103. Available in the recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1977 Code, § 4-103, modified)

12-104. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference and modified. Any violation of the building code shall be punished in accordance with the provisions of the general penalty clause of the City of Ridgetop, and/or enforced as may be determined by the board of mayor and aldermen in a court of law or equity. (1977 Code, § 4-104, as amended by Ord. #94-27, Oct. 1994)

CHAPTER 2

PLUMBING CODE³

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Available in recorder's office.
- 12-204. Violations.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-509 and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the municipal water or sewerage system, the International Plumbing Code,⁴ 2024 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (1977 Code, § 4-201, as amended by Ord. #94-28, Oct. 1994, modified, and amended by Ord. #2012-104, Oct. 2012 and amended by Ord.#2016-103, April 2016)

12-202. Modifications. Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the board of mayor and aldermen of this city.

Wherever "City Engineer," "Engineering Department," "Plumbing Official," "Building Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the plumbing code. The recommended schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, Apr.2015 or recently adopted. (1977 Code, § 4-202, as amended by Ord. #94-28, Oct. 1994 and modified by Ord. #2016-103, April 2016)

³ Municipal code references
Cross connections: title 18.
Street excavations: title 16.
Wastewater treatment: title 18.
Water and sewer system administration: title 18.

⁴ Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

The 2012 International Plumbing Code is hereby adopted with amendments to the code as follows:

1. **Section 712.3.5 Sump Pump connection to drainage system.** is hereby amended to delete it in its entirety and replacing it with the following language:

“Sump pump piping shall be connected to an approved drainage system that drains to daylight.”

2. **Section 1109 Combined Sanitary and Storm System.** is hereby amended by the deletion of the first sentence and replacing it the following language:

“A combination of sanitary and storm drain, or sewer shall be “prohibited” within the City of Ridgetop sewer system district.”

12-203. Available in the recorder’s office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1977 Code, § 4-203, as amended by Ord. #94-28, Oct. 1994, modified)

12-204. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. Any violation of the plumbing code shall be punished in accordance with the provisions of the general penalty clause of the City of Ridgetop, and/or enforced as may be determined by the board of mayor and aldermen in a court of law or equity. (1977 Code, § 4-204, as amended by Ord. #94-28, Oct. 1994)

CHAPTER 3

GAS CODE⁵

SECTION

- 12-301. Title and definitions.
- 12-302. Purpose and scope.
- 12-303. Use of existing piping and appliances.
- 12-304. Bond and license.
- 12-305. Gas inspector and assistants.
- 12-306. Powers and duties of inspector.
- 12-307. Permits.
- 12-308. Inspections.
- 12-309. Certificates.
- 12-310. Fees.
- 12-311. Violations and penalties.
- 12-312. Nonliability.

12-301. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the City of Ridgetop and may be cited as such.

The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1)"Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the board of mayor and aldermen.

(2)"Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3)"Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4)" Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5)"Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, gas fireplace logs and boilers. (1977 Code, § 4-401 and modified by Ord.#2016-103, April 2016)

⁵ Municipal code reference

Gas system administration: title 19, chapter 2.

12-302. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the International Fuel Gas Code,⁶ 2024 edition, together with all appendix chapters, which is hereby incorporated by reference and made a part of this chapter as if fully set forth herein. One (1) copy of the gas code shall be kept on file in the office of the city recorder for the use and inspection of the public. (1977 Code, § 4-402, as amended by Ord. #94-30, Oct. 1994, and Ord. #2012-104, Oct. 2012 and amended by Ord. #2016-103, April 2016)

12-303. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code. (1977 Code, § 4-403)

12-304. Bond and license. (1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city recorder a good and sufficient bond in the penal sum of \$10,000, with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

⁶ Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees. (1977 Code, § 4-404)

12-305. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed by the board of mayor and aldermen. (1977 Code, § 4-405)

12-306. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration. (1977 Code, § 4-406)

12-307. Permits. (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city recorder; however, an owner, owners authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert, or replace installation regulated by this code, or to cause such work to be performed,

shall first make application to the code official and obtain the required permit for the work. There being an exception where appliance and equipment replacements and repairs are required to be performed in an emergency, the permit application shall be submitted within the next working business day of the department of inspection.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved the gas company shall not be required to obtain permits to set meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system. (1977 Code, § 4-407)

12-308. Inspections. (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of 30 psig for a period of a minimum of 24 hours. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping. (1977 Code, § 4-408 and modified by Ord. #2016-103, April 2016)

12-309. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service. (1977 Code, § 4-409)

12-310. Fees. The recommended schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, April 2015 or recent. (Ord. #94-30, Oct. 1994 and modified by Ord. #2016-103, April 2016)

12-311. Violations and penalties. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances, or the license of such person may

be revoked, or both fine and revocation of license may be imposed. (1977 Code, § 4-411)

12-312. Nonliability. This chapter shall not be construed as imposing upon the city any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the city, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector. (1977 Code, § 4-412)

CHAPTER 4

RESIDENTIAL CODE

SECTION

- 12-401. Residential code adopted.
- 12-402. Modifications
- 12-403. Available in recorder's office.
- 12-404. Violations.

12-401. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Residential Code,⁷ 2024 edition, including appendix BO, Section 107, relocated buildings is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the housing code. (1977 Code, § 4-501, modified, as amended by Ord. #2012-104, Oct. 2012 and amended by Ord. #2016-103, April 2016)

12-402. Modifications. (1) Wherever the housing code refers to the "Building Official" it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the housing code. Wherever the " Department of Law" is referred to it shall mean the city attorney. Wherever the " Chief Appointing Authority" is referred to it shall mean the board of mayor and aldermen. Section 108 of the housing code is deleted.

⁷Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(2) The 2024 International Residential Code adoption does not include the following chapters. The electrical code shall be the State of Tennessee's currently adopted electrical code.

2024 International Residential Code, Part VIII Electrical, Chapter 34 General Requirements, Chapter 35 Electrical Definitions, Chapter 36 Services, Chapter 37 Branch Circuit and Feeder Requirements, Chapter 38 Wiring Methods, Chapter 39 Power and Lighting Distribution, Chapter 40 Devices and Luminaries, Chapter 41 Appliance Installation, Chapter 42 Swimming Pools, and Chapter 43 Remote-Control Signaling and Power-Limited Circuits. (1977 Code, § 4-502, as amended by Ord. #2012-104, Oct. 2012 and modified by Ord. #2016-103, April 2016)

(3) The 2024 International Residential Code is hereby adopted with amendments to the code as follows:

1. **Section R102.5 Partial invalidity.** is hereby amended by the addition of the following new subsection:

*“**R102.5.1 Automatic fire sprinkler systems.** Any provisions contained within this code relating to automatic fire sprinkler systems shall not be construed to be mandatory unless specifically adopted in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein.*”

2. **Section R102 Applicability.** shall hereby be amended by adding the following new Section:

3. *“**R102.8 Moved Buildings.** All buildings or structures moved within the jurisdiction of the City of Ridgetop shall comply with Section 3410 of the International Building Code 2012 edition.”*

4. **Section R104.2.3.1 Flood Hazard Areas.** is hereby deleted and amended by adding the following section:

“R104.2.3.1 All references in this code to flood prone areas shall comply with City of Ridgetop’s adopted Flood Insurance Program requirements as shown on the current Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program. Any conflicts between the requirements contained in this code and

those contained in the Flood Insurance Program, the Flood Insurance Program shall apply.”

- 5. Section R105.2 Work exempt from permit. Building.** Is hereby amended by deleting in item #1, “200 square feet” and replacing language with “120 square feet”,

furthermore, by adding an item #11 to read as follows:

“11. Roof covering replacement that does not involve any structural framing or the replacement of 100sq.ft. or greater of the roof decking.”

- 6. Section R109.1.2 Inspections. Plumbing, mechanical, gas and electrical system inspection.** is hereby amended by adding the following sentence to the end:

“All excavations for in-ground installations shall be safe and of adequate size to allow for inspector to perform required inspections.”

- 7. Section R111 Service Utilities.** is hereby amended by adding the following new section:

“R111.4 Sanitary Requirements During Construction.
Adequate sanitary facilities for the convenience of all workmen shall be provided throughout the duration of the project. This facility shall be enclosed, weatherproofed and shall be a portable, chemically treated, tank-tight unit with a minimum of one (1) commode and one (1) urinal per thirty (30) workmen may be used. The location of required sanitary facilities shall be at the discretion of the Building Official or his/her designated representative.”

- 8. Section R112.1 Board of Appeals—General** shall be amended by the addition of the following language:

“The Board of Appeals referenced in this code shall be construed to be the City of Ridgetop Board of Zoning Appeals.”

9. **Table R301.2(1) Climatic and Geographic Design Criteria.** is hereby amended by adding the following Design Criteria in the appropriate fields:

“Ground Snow Load = 15#, Wind = 107 mph 3 sec gust, Seismic Design Category = C, Weathering = Severe, Frost Line Depth = 12 in, Termite = Severe, Winter Design Temp = 14 deg F, Ice Shield Underlayment Required = Yes, Flood Hazard = See Section R102.2.1, Air Freezing Index = 332, Mean Annual temperature = 59.2 deg F.”

10. **Section R306 Flood-Resistant Construction—General.** is hereby amended by deleting it in its entirety and replacing it with the following language:

*“**R306.1 Floodplain Construction.** Buildings and structures constructed in whole or in part in floodplains designated on the Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program shall comply with the City of Ridgetop’s duly adopted Flood Insurance Program requirements.”*

11. **Section R309 Automatic Fire Sprinkler Systems.** is hereby amended by deleting it in its entirety and replacing it with the following language:

*“**Automatic fire sprinkler systems.** Any provisions contained within this code relating to automatic fire sprinkler systems shall not be construed to be mandatory unless specifically adopted in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein.”*

*“**R309.1 Townhouse automatic fire sprinkler systems.** A townhouse shall be considered a separate building with independent walls and a two-hour fire resistance rated wall assembly shall be required between the units of townhomes in the event an automatic fire sprinkler system is not installed in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein.”*

“Exception: *An automatic residential fire sprinkler system shall not be required when “additions” or “alterations” are made to existing Townhouses that do not have an automatic residential fire sprinkler system installed.”*

“R309.1.1 Design and installation. *Should an automatic residential fire sprinkler system for townhouses be installed, it shall be designed and installed in accordance with section P2904. Or NRPA 13D”*

“R309.2 One-and two-family dwellings automatic fire sprinkler systems. *A two-hour fire resistance rated wall assembly shall be required in between units of a two-family dwelling in the event an automatic fire sprinkler system is not installed in accordance with the provisions contained in Tennessee Code Annotated Title 68 Section 120 Part 101. However, should an automatic fire sprinkler system be utilized, it must comply fully with all requirements contained herein.”*

“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 fire sprinkler system.”*

“R309.2.1 Design and installation. *Should an automatic residential fire sprinkler system be installed it shall be designed and installed in accordance with section P2904 or NFPA 13D.”*

12. Section R403.1 *of the 2024 Edition of the International Residential Code for One- and two-Family Dwellings is hereby amended by deleting Section R403.1 and substituting the following:*

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. All concrete footing shall have minimum bottom reinforcement. Minimum reinforcement shall be 2-#4’s continuous

and shall be located a minimum of 3 inches clear from the bottom and side of the footing. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

- 13. Section R405.1 Foundation drainage—concrete or masonry foundations.** is hereby amended by deleting section R405.1 and substituting the following:

“Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity old mechanical means into an approved drainage system which shall drain to daylight. Gravel or crushed stone drains shall extend not less than one foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of the open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane, or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on not less than 2 inches of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered and filled with not less than 24 inches of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation in the space between the excavation and the foundation.

- 14.** Section R405.2.3 is hereby amended by deleting *to an approved sewer system*” and replacing with the following language:

“to an approved drainage system which shall drain to daylight.”

- 15. Section R602.6.1 Drilling and notching of top plate.** is hereby amended by adding the following language at the end of the first paragraph:

“...and a minimum of 2 inches below the top plate.”

- 16. Section R801.3 Roof drainage.** is hereby amended by deleting the following language from the beginning of the first sentence:

“In areas where expansive or collapsible soils are known to exist...”

- 17. Table N1102.1 Insulation and Fenestration Requirements by Component** in the 2009 edition is adopted and amended by adding the following as footnote “i” : “Log walls complying with ICC400 and with a minimum average wall thickness of 5” or greater shall be permitted in Zone 3 when a Fenestration U-factor of .50 or lower is used, a Skylight U-factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used.”

- 18. Table N1102.1 Insulation and Fenestration Requirements by Component** in the 2009 edition is adopted and amended by adding the following as footnote “m” : “Log walls complying with ICC400 and with a minimum average wall thickness of 5” or greater shall be permitted in Zone 4 when a Fenestration U-factor of .35 or lower is used, a Skylight U-factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used.”

- 19. Table N1102.1.2 Maximum Assembly U-Factors and Fenestration Requirements and Table N1102.1.3 Insulation Minimum R-values and Fenestration Requirements by Component** are hereby amended by deleting them and replacing them with Table N1102.1.2 Maximum Assembly U-Factors and Fenestration Requirements and Table N1102.1.3 Insulation Minimum R-values and Fenestration Requirements by Component from the 2009 International Residential Code

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

- 21. Section N1102.5.1.2 (R402.5.1.2) Air Leakage Testing.** Is hereby amended by deleting it in its entirety and replacing it with Section N1102.4.2.2 Visual Inspection from the 2009 International Residential Code

22. Section N1103.3.7 (R403.3.7) Duct System Testing (Mandatory) and **Section N1103.3.8 Duct System Leakage** (Prescriptive) are optional.

23. Section G2415.12 (404.12) Minimum burial depth. is hereby amended by replacing "...12 inches..." with "...18 inches..."

24. Section G2417.4.1 (406.4.1) Test pressure. is hereby amended by deleting the first sentence and replacing with the following language:

"Test pressure shall be minimum 30 psig."

25. Section G2417.4.2 (406.4.2) test duration. is hereby amended by replacing "...10 minutes" with "...24 hours."

26. Section P2503.4 Building sewer testing. is hereby amended by deleting the entire section and replacing language with the following:

"P2503.4 Building sewer testing. The building sewer shall be tested by insertion of a test plug at the point of connection with the public sewer or S.T.E.P. tank and completely filling the building sewer with water from the lowest to the highest point thereof or approved equivalent low-pressure air test. Plastic DWV piping systems shall not be tested by the air test method. The test pressure shall not decrease during a period of not less than 15 minutes. The building sewer shall be watertight at all points. A forced sewer test shall consist of pressurizing the piping to a pressure of not less than 5 psig (34.5kPa) or greater than the pump rating and maintaining such pressure for not less than 15 minutes. The forced sewer shall be watertight at all points."

27. Section P2603.5 Freezing. is hereby amended by adding the following language "...and sanitary P traps..." in the first sentence after "...a water, soil or waste pipe..." and replacing "...12 inches..." with "...18 inches..." in last sentence.

28. Section P2603.5.1 sewer depth. is hereby amended by substituting the following language:

"Building sewers connected to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the

point of connection. The depth of the service field lines shall comply with the requirements as set forth by the Robertson County Environmental Office. If outlet from tank has a step down in grade to the service field lines, then the minimum required depth shall apply.”

29. Section P2710.1 Bathtub and Shower spaces. is hereby amended by adding the following sentence at the end: *“Shower and bathtubs set head-to-head shall be prohibited except where adequate access is provided for repairs or maintenance”* to the end of the section.

30. Section P2718.1 Clothes Washing Machine—Waste connection. is hereby amended by adding the following language:

“The trap and fixture drain for the associated standpipe shall be a minimum of 2” inches in diameter. The associated fixture drain shall be connected to a branch drain or drainage stack a minimum of 3” inches in diameter.

Exception: A two (2”) inch drainpipe is acceptable if no additional fixtures are connected.”

31. Section P2902.1 Protection of potable water supply—General. is hereby amended by adding at the end of the sentence:

“A strainer is required to protect the backflow preventer from foreign objects in the line installed in a horizontal position. A valve shall be installed on the downstream side of the strainer to allow for servicing.”

32. Section P2903.8 Size of water service mains, branch mains and risers. is hereby amended by modifying the first sentence by deleting *“...diameter...”* and adding the following language:

“...nominal diameter from the meter to the water heater.”

33. Section P2903.10.1 Service valve. is hereby amended by deleting the following phrase:

“...near the entrance of the water service.”

and replacing it with the following:

“...accessible from the living portion of the dwelling unit or an attached garage.”

- 34. Section P3005.1.2 heel-or-side-inlet quarter bends, drainage.** is hereby amended by substituting the following language:

Heel-or side-inlet quarter bends shall be an acceptable means of connection. Where the quarter bends serve a water closet, the inlet fittings shall be washed by a bathroom fixture group and be located directly below the water closet. Side-inlet quarter bends shall be an acceptable means of connection for drainage, wet venting and stack venting arrangements.”

Exception: “A low heel inlet shall not be used as a wet vent connection.”

- 35. Section P3005.2.10.1 Clean out equivalent.** is hereby amended by adding the following language:

“...with approval by the Plumbing Official.”

- 36. Table P3005.4.2 Maximum number of fixtures units allowed...** is hereby amended by adding a footnote “c” to read as follows:

“No building sewer shall be less than four (4”) inches in size.”

- 37. Section P3303.1 Sumps and pumping systems—pumping system.** is hereby amended by adding a new section as follows:

“P3303.1.5 Discharge of sump pump piping. Discharge piping “shall not” be attached or connected to building sewer drainage. It shall be connected to an approved building drainage to be discharged to daylight”

12-403. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the housing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1977 Code, § 4-503, modified)

12-404. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the housing code as herein adopted by reference and modified. (1977 Code, § 4-504)

CHAPTER 5

ENERGY CODE⁸

SECTION

- 12-501. Energy code adopted.
- 12-502. Modifications.
- 12-503. Available in recorder's office.
- 12-504. Violation and penalty.

12-501. Energy code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the International Energy Conservation Code,⁹ 2018 edition, as prepared and maintained by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code. (as amended by Ord. #2012-104, Oct. 2012 and amended by Ord.#2016-103, April 2016)

12-502. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Ridgetop. When the " building official" is named it shall, for the purposes of the energy code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code.

- A. The International Energy Conservation Code (IECC), 2018 edition, published by the International Code Council (ICC), except for the following changes:

⁸ Municipal code references
Fire protection, fireworks, and explosives: title 7.
Planning and zoning: title 14.
Streets and other public ways and places: title 16.
Utilities and services: titles 18 and 19.

⁹ Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213..

- (i) Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing option and Section 402.4.2.2 Visual Inspection option from the 2009 IECC.
- (ii) Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.
- (iii) Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

12-503. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-504. Violation and penalty. It shall be a civil offense for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to five hundred dollars (\$500) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 6

MECHANICAL CODE¹⁰

SECTION

- 12-601. Mechanical code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations.

12-601. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-509 and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure, or any appurtenance connected or attached to any building or structure, the International Mechanical Code¹¹, 2024 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this municipal code and is hereinafter referred to as the mechanical code. (Ord. #94-31, Oct. 1994, as amended by Ord. #2012-104, Oct. 2012 and amended by Ord. #2016-103, April 2016)

12-602. Modifications. Wherever the mechanical code refers to the "Chief Appointing Authority" or the "Applicable Governing Authority" it shall be deemed to be a reference to the Board of Mayor and Aldermen of the City of Ridgetop. When the "Building Official," or "Director of Public Works" is named it shall, for the purposes of the mechanical code, mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the mechanical code. The recommended schedule of permit fees shall be from the Ridgetop Building Permit Fee Schedule amended by Ord. #2015-101, Apr. 2015 or recently adopted. (Ord. #94-31, Oct. 1994 and modified by Ord. #2016-103, April 2016)

12-603. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated § 6-54-502 one (1) copy of the mechanical code has been placed on file in the recorder's office and shall be

¹⁰ Municipal code references
Street excavations: title 16.
Wastewater treatment: title 18.
Water and sewer system administration: title 18.

¹¹ Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

kept there for the use and inspection of the public. (Ord. #94-31, Oct. 1994, modified)

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified. Any violation of the mechanical code shall be punished in accordance with the provisions of the general penalty clause of the City of Ridgetop, and/or enforced as may be determined by the board of mayor and aldermen in a court of law or equity. (Ord. #94-31, Oct. 1994)

CHAPTER 7

ELECTRICAL CODE

SECTION

- 12-701. Electrical code adopted.
- 12-702. Available in the recorder's office.
- 12-703. Permit required for doing electrical work.
- 12-704. Violations.
- 12-705. Enforcement.
- 12-706. Fees.

12-701. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, the National Electrical Code, 2011 edition, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code. (as added by Ord. #2012-104, Oct. 2012 and amended by Ord. #2016-103, April 2016)

12-702. Available in the recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as added by Ord. #2012-104, Oct. 2012)

12-703. Permit required for doing electrical work. No electrical work shall be done within this city until a permit therefor has been issued by the city. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician. (as added by Ord. #2012-104, Oct. 2012)

12-704. Violations. It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (as added by Ord. #2012-104, Oct. 2012)

12-705. Enforcement. The electrical inspector shall be such person as the board of mayor and aldermen shall appoint or designate or, if the electrical inspections are administered and completed by the State of Tennessee Fire Marshal's Office, the person appointed or designated by the State of Tennessee. It shall be their duty to enforce compliance with this chapter and the electrical code as herein adopted by reference. The inspector is authorized and directed to make such inspections of electrical equipment and wiring, etc., as are necessary to insure

compliance with the applicable regulations and may enter any premises or building at any reasonable time for the purpose of discharging his duties. The inspector is authorized to refuse or discontinue electrical service to any person or place not complying with this chapter and/or the electrical code. (as added by Ord. #2012-104, Oct. 2012)

12-706. Fees. The electrical inspector shall collect the same fees as authorized in Tennessee Code Annotated, § 68-102-143 for electrical inspections by deputy inspectors of the state fire marshal. (as added by Ord. #2012-104, Oct. 2012)

CHAPTER 8

“Reserved”

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Public Hearing:	<u>September 16, 2025</u>
Passes 1 st Reading:	<u>August 19, 2025</u>
Passes 2 nd Reading:	<u>September 16, 2025</u>

Mayor, Tim Shaw

City Recorder, Kelly Rider