

ORDINANCE NO. 23-03

An Ordinance of the Town of Morrison amending Title 12, Building, Utility, Etc. Codes, of the Morrison Municipal Code, by deleting certain provisions and adding others as described below; and to set the time the ordinance becomes effective.

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MORRISON, TENNESSEE, THAT:

Section 1. The Morrison Municipal Code Title 12, Building, Utility, Etc. Codes, Section 12-101, be amended by striking the words “**Standard Building Code, 1997 edition, as prepared and adopted by the Southern Building Code Congress International, Inc.**” and be replaced with the words “**International Building Codes (“IBC”) and associated appendices, 2018 edition.**” The purpose of this ordinance is to establish uniform regulations for the construction, alteration, repair, and maintenance of buildings and structures within the jurisdiction of the Town of Morrison. This ordinance replaces the existing Southern Building Code with the International Building Code (IBC) as the primary set of standards, resolving conflicts by utilizing the IBC.

Section 2. The Morrison Municipal Code Title 12, Building, Utility, Etc. Codes, Section 12-102, be amended by striking the words “**set forth in Appendix “B” is amended so that the fees to be collected shall be exactly one-half of the sums therein prescribed. Provided, however, that the minimum fee for an inspection shall be \$1.50. Section 107 of the building code is hereby deleted**” and be replaced with the words “**are in Section 2.**”

Section 3. The Morrison Municipal Code Title 12, Building, Utility, Etc. Codes, be amended by adding a new section, 12-105, as follows:

12-105. “IBC” shall apply where any conflict or any ordinance may arise.

Section 4. The Morrison Municipal Code Title 12, Building, Utility, Etc. Codes, be amended by adding a new section, 12-106, as follows:

12-106. General Applicability - In situations where the International Building Code does not provide specific provisions for a particular scenario, the relevant code, regulation, or standard with the closest intent shall be referenced and applied.

Section 5. The Morrison Municipal Code Title 12, Building, Utility, Etc. Codes, be amended by adding a new section, 12-107, as follows:

12-107. Severability - If any provision, section, clause, or portion of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. The Morrison Municipal Code Title 12, Building, Utility, Etc. Codes, be amended by adding a new section, 12-108, as follows:

12-108. Saving Clause - The repeal of any prior ordinances or regulations shall not impact any actions taken, liabilities incurred, or rights established prior to the effective date of this revised ordinance.

Section 7. The following guidelines shall be adopted as referenced in Title 12, Section 12-101, of the Morrison Municipal Code:

Guidelines of Building Construction Standards, Specific to Town of Morrison, Tennessee, regarding
The International Residential Code for One- and Two- Family Dwellings, 2018 edition, with specified amendments;
The International Energy Conservation Code, 2018 edition, with specified amendments;
The International Building Code, 2018 edition;
The International Mechanical Code, 2018 edition;
The International Plumbing Code, 2018 edition;
The International Fuel Gas Code, 2018 edition;
The International Fire Code, 2018 edition;
The N.F.P.A. Life Safety Code, 2018 edition; and
The International Property Maintenance Code, 2018 edition

SECTION 1. Adoption of Codes—The following are hereby adopted by reference:

- The International Residential Code for One- and Two-Family Dwellings, 2018 edition, with following amendments:
 - Remove the words “or fuel fire appliances” in Section R302.13(2);
 - Remove the words “for piping systems other than plastic” in Section P2503.7;
 - Remove the words “equipped with a self-closing device” in Section R302.5.1;
 - Remove Chapters 34-43;
 - Remove Section R313.2
- The International Energy Conservation Code, 2018 edition, with amendments:
 - Remove table R402.1.2 and replace with table R402.1.1 of the 2009 edition of the same, except Floor R-value shall be “N/R”
- The International Building Code, 2018 edition
- The International Mechanical Code, 2018 edition
- The International Plumbing Code, 2018 edition
- The International Fire Code, 2018 edition
- The International Fuel Gas Code, 2018 edition
- N.F.P.A. Life Safety Code 101, 2018 edition
- The International Property Maintenance Code, 2018 edition

Codes shall apply to residential, commercial, and light industrial construction.

SECTION 1(a). The above codes and any appendices, thereto, are incorporated by reference.

SECTION 2. Adoption of Fee Schedule—The following fee schedule, consistent with the Fee Schedule adopted by the state of Tennessee, shall be applicable to residential and commercial construction for issuance of building permits. The fee shall be payable in full at the time of application for a building permit. The fee shall be determined based on actual expected construction costs; however, the actual costs shall not be less than the construction cost based on the latest available Building Valuation Data published by the International Code Council (using a 0.60 Cost Modifier, except for the footnotes). The fee for a permit for construction shall be as specified in the following table:

Total Construction Cost Fee

\$0.00 to \$5,000.....	\$100
\$5,001 to \$25,000.....	\$200
\$25,001 to \$100,000.....	\$350
\$100,001 to \$150,000.....	\$400
\$150,001 to \$200,000.....	\$450
\$200,001 to \$250,000.....	\$500
\$250,001 to \$300,000.....	\$550
\$300,001 AND UP.....	\$550 for the first \$300,000, plus \$50 for each additional fifty thousand dollars (\$50,000) above \$300,000 or fraction thereof.

- (1) The fee for a plumbing and mechanical inspection shall be one hundred dollars (\$100.00) in addition to other applicable fees.
- (2) The fee for a slab inspection, other than monolith pours, shall be one hundred dollars (\$100.00) in addition to other applicable fees.
- (3) The fee for a prefabricated wall inspection shall be one hundred (\$100.00) in addition to other applicable fees.
- (4) The fee for a re-inspection necessitated by more than one (1) rejection on a project shall be one hundred dollars (\$100.00).
- (5) Any person who “knowingly” begins any work on any building or structure before obtaining the necessary permit required under this chapter may be subject to an additional fee of one hundred percent (100%) of the required permit fee for each violation.
- (6) The fee for grading, excavation or any necessary land disturbance shall be one hundred dollars (\$100.00) in addition to other applicable fees.
- (7) The fee for a foundation inspection shall be one hundred dollars (\$100.00) in addition to other applicable fees.

Fees are subject to change so as to remain consistent with the Fee Schedule as adopted by the State of Tennessee.

SECTION 3. New Construction (Residential)-Three (3) sets of blueprints or working drawings, including square footage, are required in order to obtain a building permit.

SECTION 4. New Construction (Commercial and Light Industrial)-Three (3) sets of blueprints or working drawings, including square footage,

and life safety plan, are required in order to obtain a building permit.

- (a) Includes Towers/additions to existing towers
- (b) Plan Review fee of \$1.50 per thousand for the first \$1,000,000 and \$1.00 per thousand for each addition \$1,000 will apply to all commercial construction over 12,000 sq. ft. and all projects that would be required to be submitted to the state fire marshal for review prior to Town of Morrison becoming exempt.

SECTION 5. Construction of a New Detached Accessory Structure or Addition Thereto—A building permit is required for new detached accessory structures including garages, carports, playhouses, patio covers, porches and tool and storage building that exceed 200 square feet.

SECTION 6. Construction of Additions to Existing Structures—Blueprints *or* working drawings are required for any addition with a minimum area of thirty (30) square feet in order to obtain a building permit. The minimum area of thirty (30) square feet is consistent with the State of Tennessee criteria.

- (a) Construction of a deck qualifies as an addition; therefore, a building permit is required for construction of a deck having a minimum area of thirty (30) square feet or a cost exceeding \$1,000.00 including labor and materials. A permit fee of one hundred dollars (\$100.00) shall be required prior to construction.

SECTION 7. Remodeling of Existing Structures—

- (a) A building permit is required for any remodeling project which changes the structural integrity of an existing building, if financial assistance for the project is obtained from a bank or lending institution, or requires a change in the life safety plan of a commercial building. In the event that a permit is required, the Fee Schedule specified in Section 2 and 4 is applicable.

SECTION 8. Installation of Pools—A building permit is required for installation of above-ground or in-ground pools. A permit fee of one hundred dollars (\$100.00) shall include the cost of inspection.

SECTION 9. Installation of Storm Shelters—A building permit is required for installation of in-ground storm shelters. A flat-rate permit fee of one hundred dollars (\$100.00) will be applicable to installation of all in-ground storm shelters regardless of cost of structure.

SECTION 10. Exemption of Agricultural Structures—Building permits will not be required for agricultural-related structures.

SECTION 11. Mobile Homes—Mobile homes are exempt pursuant to existing state guidelines, except zoning or where a permanent foundation is required.

SECTION 12. Licensure–

- (a.) A valid Contractor’s License is required for work valued at \$25,000 and up. This requirement is consistent with State of Tennessee mandate.
- (b.) No more than one (1) building permit shall be issued to any individual/homeowner within any two-year period. This requirement is consistent with State of Tennessee mandate.

SECTION 13. Board of Appeals–Per State mandate, a Board of Appeals shall be established to hear and make ruling on any disputes which arise concerning issuance of building permits or adherence to code specified in the adopted codes

Section 8. This ordinance shall take effect following passage on second and final reading, the public welfare of the Town of Morrison, Tennessee requiring it.

Passed 1st Reading: August 7, 2023

Passed 2nd and Final Reading: September 5, 2023

Sue Anderson, Mayor

Date

ATTEST:

Rhonda Sparkman, Recorder