

ORDINANCE 24-13

AN ORDINANCE AMENDING THE CITY CODE OF ORDINANCES, TITLE 12 BUILDING AND UTILITY CODES, CHAPTER 1 STANDARD CODE ADOPTED, PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Oakland has adopted by reference these various International Codes; and,

WHEREAS, the Town is currently operating under the 2015 Editions; and,

WHEREAS, the Town has determined it is necessary to update to more recent editions of said International Codes and to adopt these codes by reference in accordance with Tennessee Code Annotated, § 6-54-502.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE TOWN OF OAKLAND AS FOLLOWS:

Section 1. Codes Adopted.

Pursuant to the authority granted by Tennessee Code Annotated, 6-54-501 to 6-54-506, the following codes are hereby adopted by reference as though they were copied herein verbatim:

International Building Code 2021 Edition International Residential Code 2021 Edition

International Fire Code 2021 Edition International Fuel Gas Code 2021 Edition International

Mechanical Code 2021 Edition International Plumbing Code 2021 Edition

ICC A117.1-2009 Accessible and Usable Buildings and Facilities

International Property Maintenance 2021 Edition

International Existing Building Code 2021 Edition

Adopt the International Swimming Pool and Spa Code, 2021 Edition

Section 2. The following modifications to the above listed codes are hereby adopted:

(a) Definitions.

Whenever any 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. When the "Building Official" is named it shall mean such person as the mayor shall have appointed to administer and enforce the provisions of the codes.

(b) Amendment 1

Framing members shall be placed no more than sixteen inches on center. An exception to this spacing shall be allowed for rafters and trusses. Rafters and trusses may be placed twenty-four inches on center provided that: roof sheathing is no less than 5/8ths inch plywood with approved clips or 3/4ths inch nominal thickness boards and must be designed by engineer.

(c) Amendment 2

In all new construction, no copper pipes shall be installed in any premises connecting to any water system in the Town of Oakland.

(d) Amendment 3

Section R313.1 regarding Automatic Sprinkler systems in Townhouses shall be deleted and replaced with the following exception: "An automatic residential fire sprinkler system shall not be required if a 2-hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall.

(e) Amendment 4

Add Section R314.4 to 2021 International Residential Code to require Heat Detector inside garage of each new dwelling governed by the IRC. Heat detectors shall be listed to UL standard 521 Edition 7 and shall be installed according to manufacturer's instructions. Heat detectors shall be interconnected to all home fire alarms.

Section 3. Fees: All fees for inspections and permits under the above codes shall be those fees as adopted by the Oakland Board of Mayor and Aldermen by resolution and said fees for inspections and permits may be changed by resolution of the Board of Mayor and Aldermen.

Section 4. Available in the Recorder's Office. Copies of the codes have been placed on file in the Town recorder's office and shall be kept there for the use and inspection of the public.

Section 5. Repeal Clause. All ordinances, resolutions, or parts of ordinances and resolutions, to extent they are in conflict with these amendments, are hereby repealed.

Section 6. Penalty Clause. It shall be unlawful for any person to violate or fail to comply with any provision of the codes as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense.

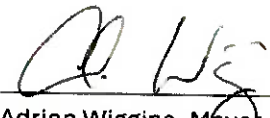
Section 7. Effective Date. This ordinance shall take effect on the date of its final passage, by at least 2/3 majority of the entire membership of the Board of Mayor and Aldermen, the public welfare of the town requiring it.

Passed and adopted this 16th day of January, 2025.

Passed First Reading: December 19, 2024

Public Hearing: January 16, 2025

Passed Second Reading: January 16, 2025



Adrian Wiggins, Mayor

K. Yvonne Bullard, City Recorder