

**ORDINANCE 2010-25**

**TO BE ENTITLED: "AN ORDINANCE TO AMEND  
TITLE 12, CHAPTER 10 OF THE FRANKLIN  
MUNICIPAL CODE TO ADOPT THE INTERNATIONAL  
RESIDENTIAL CODE, 2009 EDITION."**

**WHEREAS**, for the purpose of promoting the public health, safety, comfort, convenience, and general welfare of the people of Franklin, the Board of Mayor and Aldermen of the City of Franklin is authorized to prescribe regulations and standards for the design, construction, and repair to buildings and structures within the City; and

**WHEREAS**, in its legislative judgment the Board of Mayor and Aldermen has found that building regulations and standards must be dynamic and modified from time to time to reflect changes in model codes, construction materials, recognized construction methods, and safety standards necessary to preserve and promote the private and public interest; and

**WHEREAS**, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, adopted the 2003 edition of the International Residential Code by Ordinance #2004-40 on May 11, 2004; and

**WHEREAS**, Tennessee Code Annotated Title 68, Chapter 120, requires that for cities that enforce their own building construction safety standards, the building codes adopted by reference must be current within seven years of the date of the latest editions.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN  
BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:**

**SECTION I.** That Title 12, Chapter 10, Section 12-1001 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

**12-1001. One- and two-family dwelling code adopted.**

- (1) Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501, et seq., and for the purpose of regulating the fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one- and two-family dwellings, their appurtenances and accessory structures, so as to safeguard life, health, and public welfare, the International Residential Code, ~~2003~~ **2009** edition, with Appendices A, B, C, D, G, H and J, as prepared 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 one- and two-family dwelling code.

- (2) Pursuant to authority granted by Tennessee Code Annotated, § 6-54-502(c), the ~~codes administration~~ **Building and Neighborhood Services** director shall adopt administrative regulations to incorporate subsequent amendments to the International Residential Code, ~~2003~~ **2009** edition as published by the International Code Council. These amendments shall be identified by the ~~codes administration~~ **Building and Neighborhood Services** director as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502 unless disapproved by resolution of the board of mayor and aldermen.

**SECTION II.** That Title 12, Chapter 10, Section 12-1002 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

**Sec. 12-1002. Modifications**

- (1) Section ~~R-111.1(a)(3)~~ ~~is deleted~~ **R105.2, Work exempt from permit, is modified to delete the following items from the list of types of work that are exempt from the requirement to obtain a building permit:**

**Building:**

1. **One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.**

\* \* \*

5. **Sidewalks and driveways located entirely on private property.**

**Permits for accessory structures, sidewalks and driveways shall be required in accordance with the City of Franklin Zoning Ordinance.**

- (2) ~~[Deleted.]~~ **R313, AUTOMATIC FIRE SPRINKLER SYSTEMS of the International Residential Code, 2009 edition, is deleted in lieu of automatic fire Sprinkler system requirements found in title 7 section 232 of the City of Franklin Municipal Code.**

**SECTION III.** That Title 12, Chapter 10, Section 12-1003 of the City of Franklin Municipal Code is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

**12-1003. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Residential code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. Administrative regulations adopting amendments to the

International Residential Code, 2003 2009 edition will be placed on file when they are published by the ~~codes administration~~ **Building and Neighborhood Services** Director, and at least fifteen (15) days before their effective date.

**SECTION IV. Severability.** In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

**SECTION V. Repeal and Savings Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the City of Franklin prior to the effective date of this ordinance.

**SECTION VI:** BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect for any building permit application received by the Building and Neighborhood Services Department on or after September 1, 2010, the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: \_\_\_\_\_  
Eric S. Stuckey  
City Administrator/Recorder

By: \_\_\_\_\_  
John C. Schroer  
Mayor of Franklin

PASSED FIRST READING \_\_\_\_\_

PASSED SECOND READING \_\_\_\_\_