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MEMORANDUM

April 19, 2010

TO: City of Franklin Board of Mayor and Alderman

FROM: Eric S. Stuckey, City Administrator
Gary Luffman, Director Building and Neighborhood Services
Allen Lewis, Building Official

SUBJECT: Amendments to the Municipal Code to Adopt 2009 Editions of the Model Codes
Published by the International Code Council

Purpose

This memorandum provides additional information to the Board of Mayor and Aldermen regarding proposed Ordinances 2010-23 through 2010-29. The intent of these ordinances is to transition the City of Franklin from use and enforcement of the 2003 editions of the International Code Council (ICC) model codes to the 2009 editions.

Background

Tennessee Code Annotated Title 68, Chapter 120, requires that the building codes adopted by cities with exempt status (authorized to adopt and enforce building codes at a local level) must be current within seven years of the date of the latest editions.

Discussion

The International Code Council (ICC) family of codes provides model regulations that establish minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment. The City of Franklin has adopted, by reference, the 2003 edition of several of the ICC's model codes. The 2009 editions of the model codes were published last year. Accordingly, the City of Franklin must adopt a newer edition of the model codes by December 2010, to maintain compliance.

The following ordinances are proposed to amend the Municipal Code to adopt the 2009 editions of the ICC family of codes that the City currently enforces:

- Ordinance 2010-23, Adopt 2009 International Fuel Gas Code
- Ordinance 2010-24, Adopt 2009 International Building Code
- Ordinance 2010-25, Adopt 2009 International Residential Code
- Ordinance 2010-26, Adopt 2009 International Mechanical Code
- Ordinance 2010-27, Adopt 2009 International Energy Conservation Code
- Ordinance 2010-28, Adopt 2009 International Existing Building Code
- Ordinance 2010-29, Adopt 2009 International Plumbing Code.

The 2009 editions of the International Codes are available in the Building and Neighborhood Services Department (BNS) and the changes result in several hundred pages to read and review. Attached are



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two documents that describe the changes in International Building Code and International Residential Code. Two special books have been published outlining the significant code changes to make it easier to understand, but the publishing company has a back log in orders. If Board members or citizens would like to review the code changes in detail, they are welcome to visit the BNS department and look over the changes. Staff will be happy to assist the public in identifying where the changes are occurring in these technical codes.

The Building & Neighborhood Services Department held an informational meeting regarding the 2009 International Codes for all contractors on March 18th.

Financial Impact:

No direct financial impact to the City. The 2009 International Codes do have financial impact to contractors due to some of the additional safety requirements. Adoption of current International Codes is an essential component of the City maintaining its ISO rating for building code enforcement.

Recommendation:

Approval and adoption of the 2009 International Codes is recommended.