

RESOLUTION NO. _____

A RESOLUTION TO ADOPT THE RESIDENTIAL AND COMMERCIAL BUILDING CODES FOR CUMBERLAND COUNTY

WHEREAS, Cumberland County must have a building code in place to inspect new residential construction excluding remodels and/or additions; and

WHEREAS, Cumberland County must have a building code in place to inspect new, additions, and alterations/repairs (change in occupancy) to commercial properties; and

WHEREAS, Cumberland County had previously approved and adopted both residential and commercial building codes for Cumberland County; and

WHEREAS, Cumberland County wishes to update the current residential and commercial building codes; and

WHEREAS, agriculture buildings shall be exempt from requiring permits; and

WHEREAS, accessory buildings, garages, and decks that are not a part of new residential construction are exempt; and

WHEREAS, the requirement for the use of R-19 insulation in the floor joints of residential vented crawl spaces is exempt; and

WHEREAS, Cumberland County wishes to adopt the following codes:

- (Commercial Construction) International Fire Code, 2018 Edition, including Appendix Chapters A – J
- Life Safety Code, (NFPA No.101), 2018 Edition including Annex A and Annex B
- (Commercial Construction) International Building Code, 2018 Edition, including Appendix E – I
- 2010 ADA Standards for Accessible Design
- (Commercial Construction) International Plumbing Code, 2018 Edition, including Appendix Chapters A - E
- International Energy Conservation Code (IECC), 2018 Edition, published by the ICC, except that:
 - a. 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 2009 IECC.
 - b. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.
 - c. 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. Read with language of 2009.
- (Commercial Construction) International Fuel Gas Code, 2018 Edition, including Appendix A, B, C, and D
- (Commercial Construction) International Mechanical Code, 2018 Edition, including Appendix A and B
- 2018 International Building Valuation

- International Residential Code (IRC), 2018 edition, published by the International Code Council, Inc. (ICC), 500 New Jersey Avenue Northwest, 6th Floor, Washington, D.C. 20001, and Appendix Q except that:
 - a. Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. § 68-120-101(a)(8).
 - b. Chapters 34-43 relating to Electrical Installations are deleted and electrical standards adopted in 0780-02-01 Electrical Installations shall apply.
 - c. Figure R301.2(2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC.
 - d. Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:
Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure.
 - e. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.
 - f. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
 - g. Table N1102.1.2 (R402.1.2 Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.
 - h. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.
 - i. 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.”
 - j. 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) is used.

NOW, THEREFORE BE IT RESOLVED, that the Cumberland County Board of Commissioners hereby approves and adopts the above listed Residential and Commercial Building Codes for Cumberland County effective January 1, 2024 along with the Construction Cost Table and Permit Fee Schedule attached hereto as Exhibit A and B.

This 18th day of December, 2023.

SPONSOR:

COUNTY COMMISSIONER

APPROVED:

COUNTY MAYOR

ATTEST:

COUNTY CLERK