

ORDINANCE 2015-18

TO BE ENTITLED: “AN ORDINANCE TO AMEND TITLE 12, CHAPTER 10 OF THE FRANKLIN MUNICIPAL CODE TO AMEND THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, SECTION R408.3 UNVENTED CRAWL SPACES.”

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 Building and Neighborhood Services Inspection Team has determined that the regulations for conditioned crawl spaces should be modified to allow for a wider range of insulation methods and materials while encouraging builders to construct crawl spaces that are more resistant to mold, radon, and moisture.

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 12-1002 of the City of Franklin Municipal Code is hereby amended to add the following text in **bold** and is approved to read as follows:

Sec. 12-1002. Amendments to the 2012 edition of the International Residential Code.

...

(12) Section R408.3 Unvented Crawl Space shall be amended to read as follows:

Ventilation openings in under-floor spaces specified in Sections \$408.1 and R408.2 shall not be required where exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation

SECTION II. 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the City of Franklin prior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 III: 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 after approval, 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: _____
Dr. Ken Moore
Mayor of Franklin

PASSED FIRST READING _____

PASSED SECOND READING _____

Approved as to form:

Kristen L. Corn, Staff Attorney