

ORDINANCE 2015-02

TO BE ENTITLED: “AN ORDINANCE TO AMEND TITLE 12, CHAPTER 10 OF THE FRANKLIN MUNICIPAL CODE AMENDING THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, REQUIRING FIRE SPRINKLERS IN SOME TOWNHOMES.”

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, 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 and that amendments to the construction codes adopted by the State must also be enforced by local jurisdictions as a minimum standard; and

WHEREAS, the State of Tennessee’s minimum building safety standards established by Tennessee Code Annotated Title 68, Chapter 120 and the Rules of the Tennessee Departments of Commerce and Insurance Division of Fire Prevention provide for sprinkling of certain townhouses; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City of Franklin to amend Title 12, Chapter 10 of the Franklin Municipal Code to address this standard.

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 noted in **bold**; so that it shall read as follows:

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

...

(3) (a) R313.2 One- and Two-family Dwellings Automatic Fire Sprinkler Systems of the International Residential Code, 2012 Edition, is deleted in lieu of automatic fire sprinkler system requirements found in Title 7, section 232 of the City of Franklin Municipal Code.

(b) R313.1 is deleted and the following substituted in its place:

R313.1 Townhouse Automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. **An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.**
2. **An automatic fire sprinkler system shall not be required in a three (3) unit townhouse with less than five thousand (5,000) gross square feet and three (3) or fewer stories if each unit is separated by a two (2) hour fire wall.**

SECTION II. 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 III. 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 IV: 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 the final reading, 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