City of Franklin

HISTORIC
FRANKLIN
TENNESSEE

Legislation Text

File #: 18-0544, **Version:** 1

DATE:	August 8, 2018
TO:	Board of Mayor and Aldermen
FROM:	Eric Stuckey, City Administrator
	Vernon Gerth, ACA Community and Economic Development
	Chris Bridgewater, Building and Neighborhood Services Director
	Allen Lewis, Building Official

SUBJECT:
Consideration of Ordinance 2018-22 Adoption of the 2018 International Energy Conservation Code (08/14/18 WS, 8/28/18 BOMA First Reading 8-0) SECOND AND FINAL READING

Purpose
The purpose of this memo is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the adoption of the 2018 International Energy Conservation Code. This code is one of the group of publications under consideration. The construction and safety publications below meet the requirements of the State Fire Marshal's Office for exempt jurisdictions to have adopted certain publications within 7 years of the most current edition.

Background
The minimum State requirement for an Energy Conservation Code for the Residential Exempt Jurisdiction program is allowed to be the provisions contained within the 2009 International Energy Conservation Code, Chapter 4. This is what is currently adopted and the ordinance proposed contains language updating the Energy Conservation Code to the 2018 publication for commercial applications and maintaining the 2009 provisions for residential applications.

The code references selected for adoption are listed below:
- Ordinance 2018-13   International Building Code 2012 → 2018
- Ordinance 2018-14   International Residential Code 2012 → 2018
- Ordinance 2018-15   International Plumbing Code 2012 → 2018
- Ordinance 2018-16   International Mechanical Code 2012→ 2018
- Ordinance 2018-18   International Fuel Gas Code 2012 → 2018
- Ordinance 2018-19   NFPA 70 National Electric Code 2011→ 2017
- Ordinance 2018-21   ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities 2009 → 2017
- Ordinance 2018-22   International Energy Conservation Code 2009 → 2018
- Ordinance 2018-24   International Fire Code 2012 → 2018

Reasons for change:
- The City of Franklin is an exempt jurisdiction with a Residential program, a Commercial program, and an Electrical program and is granted authority by the State of Tennessee to issue permits and conduct inspections in those areas.

- The codes listed here must be within 7 years of the most current date of publication to meet State requirements for exempt jurisdictions. The recommended adoptions listed are currently the most recent publication. Communities can choose from the 2015 series or the 2018 series. Those communities who adopt the 2015 series will have to change in 3 years. Staff recommends the 2018 series because it is the most current, to minimize the number of books purchased for staff, and changing every six years provides long term consistency and stable regulatory environment for contractors who build in Franklin.

- Surrounding communities who plan to adopt the 2018 series: Brentwood, Gallatin, Smyrna, Columbia, Mount Juliet, and Metro Nashville.

- Surrounding communities who have adopted the 2015 series: Thompson's Station and Williamson County.

- Adopting the most recent published version yields better audit results. Better ISO and Flood audit results can yield better insurance rates for Franklin businesses and residents.

Financial Impact
The Building and Neighborhood Services Department will purchase new reference materials. Money has been allotted for this purpose in the current budget. Training in this new standard will be accomplished through the current program of continuing education and certification in the BNS Department. Code cycle change training is routinely conducted through the Middle Tennessee inspection community as standards are updated to reflect newer construction practices and technologies.

Recommendation
Staff recommends these adoptions to comply with the minimum codes required to be adopted by the State Fire Marshal's Office.