



AGENDA ACTION FORM

Consideration of an Ordinance to Adopt the 2024 International Building, Fire and Related Codes, Property Maintenance Codes, & 2024 National Electric Code as Amended

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-280-2026

Work Session: September 14, 2026

First Reading: September 15, 2026

Final Adoption: October 6, 2026

Staff Work By: Keith Bruner

Presentation By: Jessica Harmon

Strategic Focus Area: 1. Efficient & Responsive Government

Recommendation:

Approve the Ordinance

Executive Summary:

If approved, this ordinance would adopt, as amended, new building, fire, accessibility and property maintenance codes for the City of Kingsport.

The Building Department operates as an exempt jurisdiction, meaning that we adopt and enforce our own building construction and fire safety codes as well as other statutory requirements. The International Code Council (ICC) is working to release the 2027 Codes. The City of Kingsport currently has the 2018 ICC codes adopted, however, T.C.A. 68-120-101 states that a local government's building construction safety code publications must be within seven (7) years of the date of the latest editions published. With the release of the 2027 codes, the city must adopt new building construction and fire safety codes.

Building Officials from around the region have been working over the past year to comb through the 2024 ICC Codes to formulate a cohesive approach to code adoption. The goal of this combined effort was to have a nearly uniform set of requirements for our contractors to utilize in each jurisdiction. There are some jurisdictional requirements that are minor differences, but the bulk of the code will remain the same. The Building Officials came together and made a presentation to the Kingsport Area Homebuilders Association in August to go over the proposed changes and answer questions.

State law requires that exempt jurisdictions can adopt codes that are more stringent than the states, but not less stringent. The Building Officials worked very hard to keep the codes as consistent as possible with the currently adopted codes. The significant changes are outlined in supplemental information

The ordinance will become effective November 1, 2026, for permit tracking purposes.

Attachments:

1. Ordinance
2. Ordinance with Track Changes
3. Supplemental Information

	Y	N	O
Baker	—	—	—
Byers	—	—	—
Clifton	—	—	—
Duncan	—	—	—
Isaacs	—	—	—
Phillips	—	—	—
Montgomery	—	—	—