

ORDINANCE 2025-1136

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MOUNT PLEASANT, TENNESSEE AS SET FORTH IN TITLE 12, CHAPTER 1 REGARDING AN UPDATE TO CURRENT CODES.

WHEREAS, various codes establishing standards for construction and occupancy of structures are adopted in Title 12 of the Municipal Code of the City of Mount Pleasant; and,

WHEREAS, it is necessary to amend said chapters in order to adopt new and improved building standards to better protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. Title 12, Chapter 1 of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 12-101 in its entirety and substituting the following, so that Section 12-101 shall read as follows:

Section 12-101. Building Code Adopted.

Pursuant to authority granted by Section 65-4-501 et seq. of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached thereto, the *International Building Code, 2024 Edition*, and all appendices (except as modified herein in Section 12-102), as prepared and adopted by the International Code Council, Inc., are hereby adopted and incorporated by reference as part of this code, and are hereinafter referred to as the “Building Code.”

Furthermore, the City of Mount Pleasant hereby adopts the 2024 Editions of the *International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Swimming Pool and Spa Code, International Energy Conservation Code*, and the *International Residential Code*, except as modified herein in Section 12-102.

Section 2. Title 12, Chapter 1 of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 12-102 in its entirety and substituting the following, so that Section 12-102 shall read as follows:

Section 12-102. Modifications.

(a) The following appendices and sections of the *International Building Code, 2024 Edition* are **not adopted**:

Appendix H (Signs)
Appendix AB (Permit Fees)
Section 423
Chapter 11 (Accessibility)

(b) The following sections of the *International Building Code, 2024 Edition* are **amended** as follows:

Section 101.1 – Insert “City of Mt. Pleasant, Tennessee.”

Section 109.4 – Delete “to a fee established by the building official” and insert “to a fee double that of the amount of the original cost of the permit.”

Section 110.6 – Add: “A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection. This fee shall be paid prior to a re-inspection.”

Section 510.2 and 510.4 – Classroom Door Locking (Group E) Local education

agencies, public charter schools, and non-public schools may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements of NFPA (2021) Section 15.2.2.2.4.1. College and university administrators may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets NFPA (2021) Section 39.2.2.2.2.

Section 903.3.1.2 – NFPA 13R Sprinkler Systems

Replace with the following:

Automatic sprinkler systems in Group R occupancies may be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

- Four stories or less above grade plane;
- For occupancies other than Group R-2, the floor level of the highest story is 30 feet or less above the lowest level of fire department vehicle access;
- For Group R-2 occupancies, the roof assembly is less than 45 feet above the lowest level of fire department vehicle access, as measured to the highest roof, eave, or parapet, whichever is greatest;
- The floor level of the lowest story is 30 feet or less below the lowest level of fire department vehicle access.

Section 1612.3 – Insert “City of Mt. Pleasant, Tennessee” and “most recent F.I.R.M. map or letter.

(c) The following sections of the International Energy Conservation Code, 2024 are **amended** as follows:

Sections C405.11 (Automatic Receptacle Control), C405.12 (Energy Monitoring), and C408 (System Commissioning) are **not adopted**.

The following sections of the International Energy Conservation Code, 2006, 2015, shall apply.

The 2006 Edition shall apply to occupancy classifications F-1, F-2, S-1, and S-2.

For daycares licensed by DHS not located in a dwelling unit, the 2015 Edition shall apply.

(d) The following sections of the International Residential Code, 2024 are **amended** as follows:

Appendix AB (Permit Fees) is **not adopted**.

Section R101.1: Insert “City of Mt. Pleasant, Tennessee.”

Section R108.6: Replace “to a fee established by the applicable governing authority” with “to a fee double that of the amount of the original cost of the permit.”

Section R309: Replace “shall” with “may” regarding sprinkler requirements.

Section R109.4: Add: “A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection. This fee shall be paid prior to a re-inspection.”

Appendix BD: Dwellings licensed by the Department of Human Services (DHS) as Family Home Daycares shall use Appendix BD of the 2024 *International Residential Code*.

Where ASCE 7-16 is referenced for seismic design or mapped ground accelerations, ASCE 7-22 may be used to determine S1 and Ss values.

(e) The following sections of the International Existing Building Code, 2024 are **amended** as follows:

Section 303 is not adopted.

Section 3. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____