

ORDINANCE 22-01

AN ORDINANCE AMENDING TITLE 12, CHAPTER 5; SECTION 12-502 OF THE MUNICIPAL CODE PERTAINING TO FIRE SPRINKLER REQUIREMENTS FOR TOWNHOUSES AS DEFINED IN THE 2018 INTERNATIONAL RESIDENTIAL CODE.

WHEREAS, for the purpose of promotion of the public health, safety, comfort, convenience, and general welfare of the people of the City of Lewisburg, Tennessee, the Governing Body is authorized to prescribe regulations and standards for the design, construction, and repair to buildings and structures with the City; and

WHEREAS, Tennessee Code Annotated Title 5-20-102 allows cities to adopt building codes by reference; and

WHEREAS, January 14, 2020, the City Council approved the adoption of the 2018 International Residential Code with modified specific conditions for the City of Lewisburg, Tennessee as indicated below:

The 2018 International Residential Code is hereby adopted with specific conditions for the City of Lewisburg, Tennessee.

12-502. Modifications.

Adopt: Section R313 AUTOMATIC FIRE SPRINKLERR SYSTEMS of the 2018 International Residential Code with the following conditions:

Section R313.1 regarding automatic sprinklers systems in townhouses add to the exception of the following language "An automatic residential fire sprinkler system shall not be required if a 2-hour fire resistance rated wall exist between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall.

Delete: R313.2 One and two-family dwelling automatic fire systems; and

WHEREAS, in its legislative judgment the City of Lewisburg had 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, Title 12, Chapter 5; Section 12-502 Modifications be deleted in its entirety and replaced with the following:

12-502. Adopt: Section R313 AUTOMATIC FIRE SPRINKLER SYSTEMS of the 2018 International Residential Code:

Section R313.1 – An automatic residential fire sprinkler system shall be installed in townhouses.

Definition: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Lewisburg, Tennessee that:

Title 12, Chapter 5 "Residential Code" which was amended and adopted by Ordinance 19-11 on January 14, 2020, be amended as specified herein.

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 invalid 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.

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 Lewisburg prior to the effective date of this Ordinance.

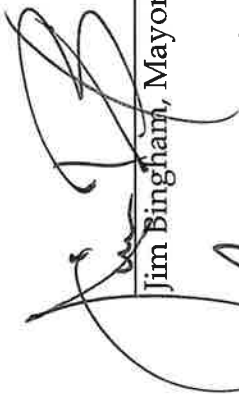
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BE IT FINALLY ORDAINED BY THE CITY OF LEWISBURG, Tennessee, that this Ordinance shall be in full force in effect for any permit application received by the Building and Zoning Department on or after January 1, 2022, the health, safety, and welfare of the citizens of the City of Lewisburg, Tennessee requiring it.

Approved and Adopted:

Passed 1st reading: January 11, 2022

Passed 2nd & final reading: February 8, 2022



Jim Bingham, Mayor



Attest: Pamela R. Davis,
City Recorder