

ORDINANCE 84-13

AN ORDINANCE REGULATING THE FABRICATION, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, LOCATION, AND USE OF DETACHED ONE AND TWO FAMILY DWELLINGS, THEIR APPURTENANCES AND ACCESSORY STRUCTURES IN THE CITY OF BELLE MEADE; AND PROVIDING FOR THE ISSUANCE OF PERMITS THEREFOR, PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED, by the City of Belle Meade, as follows:

Title 4 of the Belle Meade Code is hereby amended by deleting Chapter 1 and 2 therefrom in their entirety and by substituting therefor the following:

4-101. The following provisions of the One and Two Family Dwelling Code, First Edition, 1983, of the Southern Building Code Congress International, except for such as refer to plumbing or electrical construction, inspections, or permits, are hereby adopted and incorporated into this Chapter, by reference, as fully as though copied into this Code, except as have been or may hereafter be amended herein: Parts I, II, III, IV, and VIII, and Appendices A and B, except such as may refer to plumbing and electrical construction. Plumbing and electrical construction, inspections, and permits are covered by and subject to the provisions of the Code of the Metropolitan Government of Nashville and Davidson County, Tennessee, administered by the Metropolitan Department of Codes Administration. Owner is solely responsible for compliance with any applicable Metropolitan Government building codes, and Belle Meade inspections do not relieve owner of this responsibility.

4-102. With respect to buildings or structures other than one and two family dwellings, applicability of Chapter 18 of Title 68 of the Tennessee Code Annotated is hereby recognized, and the Building Inspector of the City of Belle Meade is hereby designated as the municipal building official referred to in T.C.A. 68-18-106.

4-103. For the purposes of this Chapter, the following sections of the building code of the Southern Building Code Congress

International adopted hereby by reference are deleted, modified or amended to read as indicated:

R-111.1--Types of Inspections. For on site construction from time to time the Building Official upon notification from the permit holder or his agent shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this Code. Such inspections shall include, but not be limited to, (1) footing trench before concrete is poured, (2) framing before insulation is installed, (3) mechanical after installation of equipment, and (4) final inspection prior to occupancy.

R-202.2--Climatic Criteria. Buildings shall be constructed in accordance with the provisions of this Code using the design criteria set forth in Table No. R-202. These criteria shall be established by the jurisdiction based solely or in part on the climatic and geographic conditions set forth in Appendix A. Table A shall read as follows:

Table No. R-202
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Roof Live ¹ Load lbs. per sq. ft.	Roof Snow ¹ Load lbs. per sq. ft.	Wind Pressure in lbs. per sq. ft. ⁴	Seismic Condition by Zone	Subject to ² Damage from		Subject to ³ Damage from	
				Weather- ing	Frost Line Depth	Ter- mite	Decay
20	20	18 90mph wind	Ø	Ø	18"	yes	Ø

¹Roof live and snow loads are additive.
²Weathering may require a higher cement or grade of masonry than set forth in Chapter No. 3, and frost line depth may require deeper footings. The jurisdiction shall fill in the first line depth column with "yes" or "no" including minimum depth of footing below finish grade. The weathering column shall be filled in with "yes" or "no" and the minimum property requirements of the exposed materials.
³The jurisdiction shall fill in this part of the table with "yes" or "no" depending on whether there has been a history of local damage.
⁴The jurisdiction shall fill in this portion of the table with wind pressures for "buildings or portions thereof less than 30' in height and for "portions of buildings 30' to 49' in height."

R-216.1--Smoke Detector Required. Each sleeping area shall be provided with a minimum of one (1) UL approved, listed and labeled smoke detector installed adjacent to the sleeping area or in common halls and corridors adjacent to sleeping areas. The detector shall be installed in a manner and location consistent with its listing and sense visible or invisible particles of combustion. When actuated, the detector shall provide an alarm suitable to warn occupants within the sleeping area.

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings,

the entire building shall be provided with smoke detectors located as required for new dwellings.

R-216.2--Delete.

R-302.2--Delete.

R-303--Footings. All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to support safely the loads imposed as determined from the character of the soil, and shall in all cases extend eighteen (18) inches below the natural grade. Minimum sizes for concrete footings shall be as set forth in Figure No. R-303.

Footings shall be level or shall be stepped so that both top and bottom of such footings are level.

R-309.1--Ventilation. The space between the bottom of the floor joists and the earth under any building (except such space as is occupied by a basement or cellar) shall be provided with a sufficient number of ventilating openings through foundation walls or exterior walls to insure ample ventilation, and such openings shall be covered with a corrosion-resistant wire mesh not greater than one-half (1/2) inch nor less than one-fourth (1/4) inch in any dimension. The minimum net area of ventilation openings shall be not less than one (1) square foot for each one hundred fifty (150) square feet of crawl space area. One such ventilating opening shall be within three (3) feet of each corner of said building. Minimum height of such crawl space shall be twenty-four (24) inches.

EXCEPTIONS:

1. Ventilation openings may be vented to the interior of buildings where warranted by climatic conditions.
2. The total area of ventilation openings may be reduced to 1/1500 of the underfloor area where the ground surface is treated with an approved vapor barrier material and one such ventilation opening is within three (3) feet of each corner of said buildings. The vents may have operable louvers.
3. Ventilation openings may be omitted on one side.
4. Underfloor spaces used as supply plenums for distribution of heated and cooled air shall comply with the requirements of Section M-1603.

R-601.2--Requirements. The floor shall be constructed in accordance with Figure R-601.2 and be capable of accommodating all loads imposed according to section R-202 and transmitting the resulting loads to its supporting

structural elements. Minimum live loads shall be forty (40) pounds per square foot.

R-702.2--Framing Details. Rafters shall be nailed to adequate ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied to one (1) inch by four (4) inch crosstie. Rafter ties shall be spaced not more than four (4) feet on center. Rafters shall be framed to ridge board or to each other with gusset plate as a tie. Ridge boards shall be at least two (2) inches nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than two (2) inches nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point.

Ends of ceiling joists shall be lapped or butted over bearing partitions or beam and toenailed to the bearing member. When ceiling joists are used to provide resistance to rafter thrust, lap joists shall be nailed together and buffed joists shall be tied together in a manner to resist such thrust.

This Ordinance shall become effective November 1, 1984.

Passed on first reading
8/15/84

Elizabeth C. Proctor
MAYOR ELIZABETH C. PROCTOR

Passed on second reading
9/19/84

Robert T. Coleman
COMMISSIONER ROBERT COLEMAN

Passed on third reading
10/17/84

T.D. Bennett
COMMISSIONER T.D. BENNETT

Joan B. Coode
CITY RECORDER JOAN B. COODE