ORDINANCE 2026-10

AN ORDINANCE AMENDING THE BUILDING REGULATIONS OF TITLE 12 (BUILDING, UTILITY, ETC., CODES) OF THE BELLE MEADE MUNICIPAL CODE TO CLARIFY INTERNATIONAL BUILDING CODE APPLICABILITY AND REMOVE INCONSISTENCIES

WHEREAS, the Building Regulations of the City of Belle Meade, as contained in Title 12, Chapter 1 of the Municipal Code, contains unnecessarily cumbersome and conflicting provisions for the issuance of building permits; and

WHEREAS, the Board recognizes the necessity of permit requirements that are clear and enforceable.

NOW THEREFORE, be it ordained by the Board of Commissioners of the City of Belle Meade, in the State of Tennessee, as follows:

SECTION 1: AMENDMENT "12-102 Regulations for Other Structures" of the Belle Meade Municipal-Code is hereby *amended* as follows:

BEFORE AMENDMENT

12-102 Regulations For Other Structures

With respect to buildings or structures other than one and two family dwellings, the City of Belle Meade hereby adopts the International Building Code, 2018 Edition, chapters 1 through 26, 31, 32, 33, 34, and appendices A, E, F, G, H, I and J only. Whenever in such Code reference is made to the duties of an official as responsible for enforcement, then that person shall be building official of the City of Belle Meade.

AFTER AMENDMENT

12-102 Regulations For Other Structures

With respect to buildings or structures other than one and two family dwellings, the City of Belle Meade hereby adopts the International Building Code, 2024 Edition, chapters 1 through 26, 31, 32, 33, 34, and appendices A, E, F, G, H, I and J only. Whenever in such Code reference is made to the duties of an official as responsible for enforcement, then that person shall be building official of the City of Belle Meade.

SECTION 2: AMENDMENT "12-103 Modifications to Dwelling Code " of the Belle Meade Municipal-Code is hereby *amended* as follows:

BEFORE AMENDMENT

12-103 Modifications To Dwelling Code

For the purposes of this chapter, the following sections of the International Building Code adopted hereby by reference are deleted, modified or amended to read as indicated:

1. R-105. Permit required: A permit shall be obtained before beginning construction, alteration, or repairs, other than ordinary repairs, using application forms furnished by the Building Official. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring, or mechanical or other work for which other permit may be required.
    a. No permit shall be issued for a building where the site chosen is unsuitable for such use by reason of peculiarities of terrain, flooding or improper drainage, objectional earth and rock formation, or of any other feature harmful to the health and safety of possible residents of the area and the community as a whole. In its determination of unsuitability for any of the reasons stated herein, or otherwise, the Building Official may rely on standards of the stormwater management ordinance of the Metropolitan Government of Davidson County or of other standards set forth in applicable statutes or regulations of the State of Tennessee, the federal government, or the Metropolitan Government, and may require the applicant to provide hydrology reports to assist in this determination.
        i. Fill shall not be used to raise land in areas subject to flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights.
        ii. Without in any way limiting the applicability of any other provisions of this ordinance,
            A. The minimum floor elevation of that portion of any structure intended for human occupancy shall be either equal to or higher than three feet (3') above the flood protection elevation. Those portions of such structure not intended for human occupancy, including but not limited to walls, foundations, or building supports of any kind, shall be either equal to or higher than the flood protection level.
            B. Flood protection elevation is defined as one foot (1') above the 100-year flood high water profile for the stream in the drainage area of which the structure is proposed to be located.
    b. Any Building Permit issued pursuant to this provision shall expire two (2) years after the date of issuance.
        i. Once a Building Permit is issued, construction shall proceed continuously until completion. The failure to proceed continuously with construction may result in the revocation of the building permit.
        ii. Upon application to the Building Official and for good cause shown, a Building Permit may be extended for a period of one year.
        iii. An applicant may appeal the revocation of a building permit or the denial of the extension of a building permit to the Board of Building Code

Appeals.

iv. The failure to have a required building permit at any time prior to completion of construction shall be a violation of this code, and subject to such penalties as might be imposed by the Board of Building Code Appeals under this Code.

v. The failure to proceed continuously with construction until its conclusion is likewise a violation of the Building Code, subject to such additional penalties as might be imposed by the Board of Building Code Appeals under this Code.

2. Building materials standards:

   a. No Building Permit shall be issued for new construction that does not comply with the following building materials standards:

      i. Roofing Materials: Asphalt shingles that are not of a minimum weight of at least 300lb per square, and/or that use 3-tab shingles. All metal roofs shall be of a quality to include a 60 year guarantee on finish, and shall not use exposed screws.

      ii. Paint: Painting of unfinished surfaces shall consist of a minimum of (3) coats, one primer, two finish coats, and only the primer may be applied with sprayer. All paints shall be of a better quality than contractor grade paint.

      iii. Windows: New construction shall not incorporate storm windows. Windows shall not incorporate vinyl or aluminum frames of contractor grade.

      iv. Front doors: No front door shall be of steel, aluminum or vinyl.

      v. Deck Material: No deck shall be constructed of vinyl clad materials.

      vi. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

      vii. Siding Material: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum.

      viii. Veneer: No outside materials shall be thin veneer brick, stone, cultured stone or synthetic stone, unless wrapping an interior chimney flue chase that penetrates the roof.

      ix. Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. Chimneys may not be faced with materials described in #7 or #8 above.

      x. Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be painted to match roof color.

      xi. Gutters: No gutter shall have less than a 6 inch opening. Minimum downspouts to be 3x4 inches.

xii. Shutters: No shutters shall be plastic, vinyl or aluminum.

xiii. Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than 24 gage thickness.

xiv. Front Porch: No front porch steps visible from the street shall be "Broomed Finished" concrete.

b. No Use and Occupancy Permit shall be issued if the constructed structure includes any of the materials prohibited by 12-103(2)(a). In such an instance, the Building Official shall issue an order requiring removal of all such materials that have been installed in violation of the terms of the issuance of the Building Permit.

3. R313 "Automatic Fire Sprinkler Systems" The City expressly opts out of the requirement of the IRC for sprinkler systems for one- and two-family dwellings.

4. All properties that are issued building permits for the demolition or new construction must place a locking security fence around the entire property or for sites larger than 2 acres around the construction area. The fence must be a minimum of 6' in height but no more than 8' in height from natural grade and be green and opaque. The fencing and gate must be elevated between 1" and 2" from the natural grade as to not interfere with construction erosion control stormwater measures. No advertisement of any type is allowed on the fence. Any and all necessary workman vehicle parking, materials, portable restrooms, and dumpsters must be behind the fencing. The gate of the fencing may be recessed 20' into the property at the construction entrance to allow for locking/unlocking of gate outside of the adjacent roadway. The fence must be in place and verified by staff prior to the issuance of the building permit for demolition or new construction.

AFTER AMENDMENT

12-103 Modifications To Dwelling Code

For the purposes of this chapter, the following sections of the International Residential Code adopted hereby by reference are deleted, modified or amended to read as indicated

1) R-105. Permit required: A permit shall be obtained before beginning construction, alteration, or repairs, other than ordinary repairs, using application forms furnished by the Building Official. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring, or mechanical or other work for which other permit may be required.

2) R-313. Automatic Fire Sprinkler Systems: The City expressly opts out of the requirement of the IRC for sprinkler systems for one- and two-family dwellings.

3) All properties that are issued building permits for the demolition or new construction must place a locking security fence around the entire property or for sites larger than 2 acres around the construction area. The fence must be a minimum of 6' in height but no more than 8' in height from natural grade and be green and opaque. The fencing and gate must be elevated between 1" and 2" from the natural grade as to not interfere with construction erosion control stormwater measures. No advertisement of any type is allowed on the fence. Any and all necessary workman vehicle parking, materials, portable restrooms, and dumpsters must be behind the fencing. The gate of the fencing may be recessed 20' into the property at the construction entrance to allow for locking/unlocking of gate outside of the adjacent roadway. The fence must be in place and verified by staff prior to the issuance of the building permit for demolition or new construction.

4) The failure to have a required building permit at any time prior to completion of construction shall be a violation of this code, and subject to such penalties as might be imposed by the Board of Building Code Appeals under this Code.

5) The failure to proceed continuously with construction until its conclusion is likewise a violation of the Building Code, subject to such additional penalties as might be imposed by the Board of Building Code Appeals under this Code.

SECTION 3: AMENDMENT "12-105 Application and fee " of the Belle Meade Municipal-Code is hereby *created* as follows:

12-105. - Application and fee.

All applications for a building permit shall be presented to the city for approval and issuance and shall be accompanied by a plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon, the size of the building to be erected, the position of the building upon the lot, and such other information as may be deemed necessary by the city in determining the right of the applicant to the permit sought. The application shall be accompanied by a fee as found in the City fee schedule.

Passed on First Reading: June 17, 2026

Passed on Second Reading: July 22, 2026

Mayor Rusty Moore

City Recorder Rusty Terry