



**CODE AMENDMENTS
TO THE**

**2015
INTERNATIONAL
EXISTING BUILDING
CODE**

INTERNATIONAL EXISTING BUILDING CODE AMENDMENTS

AMEND Section 101.1 as follows:

101.1 Title

These regulations shall be known as the 2015 International Codes for the City of Bartlett hereinafter referred to as this code.

ADD Section 101.7.1 as follows:

101.7.1 Appendices adopted

Appendix A – Guidelines for the Seismic Retrofit of Existing Buildings.

Appendix B – Supplemental Accessibility Requirements for Existing Buildings and Facilities of the 2015 Edition of the *ICC International Existing Building Code* are adopted.

ADD A New Section 101.8 as follows:

101.8 Maintenance

Buildings and parts thereof shall be maintained in a safe and sanitary condition. The provisions of this code and the Building Code shall apply to the maintenance of existing buildings and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards, responsibilities of owners, operators, and occupants; and occupancy of existing buildings. The owner or owner's designated agent shall be responsible for the maintenance of the building. To determine compliance with this subsection, the Building Official shall have the authority to require a building to be reinspected. Except where specifically permitted by this code, the code shall not provide the basis for removal or abrogation of the fire protection and safety systems and devices in the existing buildings.

AMEND Section 105.2 as follows:

105.2 Work Exempt from Permits

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Temporary motion picture, television, and theater stage sets and scenery.
3. Reserved.

Delete permit exemptions for Mechanical, Plumbing and Gas.

ADD Section 105.4.1 as follows:

105.4.1 Permitting and Inspection

The inspection and permitting of any building system or plans by any jurisdiction, under the requirements of the Technical Codes shall not be construed in any court as a warranty of the physical condition of such building, system or plans or their adequacy. Neither the City of Bartlett nor any employee thereof shall be liable for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plans, or for any failure of any component of such, which may occur subsequent to such inspection or permitting.

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ADD Section 106.2.6 as follows:

106.2.6 Structural and Fire Resistance Integrity

Construction documents for all buildings shall indicate how required structural and fire resistant integrity will be maintained. Where a penetration of a require fire restraint wall, floor or partition will be made for electrical, gas, mechanical, plumbing or communication conduits, pipes, and systems the plans shall indicate in sufficient detail how the fire integrity will be maintained.

AMEND Section 106.5 as follows:

106.5 Retention of Construction Documents

One set of reviewed construction documents shall be retained by the Building Official for a period of not less than 180 days after the final inspection of the work allowed by the permit issued.

AMEND Section 107.1 as follows:

107.1 General

The Building Official is authorized to issue permits for temporary structures and temporary uses such as construction sheds, seats, canopies, tents, and fences used for construction work or for temporary purposes. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cases.

AMEND Section 107.3 as follows:

107.3 Temporary Power

The Building Official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation is fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat, or power in the 2014 National Electric Code.

AMEND Section 109.3.7 as follows:

109.3.7 Other Inspections

In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the City of Bartlett Code Enforcement.

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AMEND Section 110.2 as follows:

110.2 Certificate Issued

After the Building Official inspects the building and finds no violations of the provisions of this code or other laws that are enforced by the City of Bartlett, the Building Official shall issue a certificate of occupancy that shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. Any special stipulations and conditions of the building permit.

ADD the following to the end of Section 114.2:

Where an emergency exists, the Building Official shall not be required to give written notice prior to stopping work.

ADD to Section 202 as follows:

International Building Code – Whenever the word “International Building Code is used in this code as adopted, it shall mean the 2015 Edition of the *ICC International Building Code* with local amendments thereto and will be known as the 2015 Bartlett Building Code.

International Electric Code – Whenever the word “International Electrical Code” is used in this code as adopted, it shall mean all the 2014 Edition of the *National Electrical Code (NEC)* with local amendments thereto, and will be known as the 2014 Bartlett Electrical Code.

International Existing Building Code – Whenever the word “International Existing Building Code (IEBC)” is used in this code as adopted, it shall mean all the 2015 Edition of the *ICC International Existing Building Code* with local amendments and will be known as the 2015 Bartlett Building Code.

International Fire Code – Whenever the word “International Fire Code (IFC)” is used in this code adopted, it shall mean all the 2015 Edition of the *ICC International Fire Code* with local amendments as adopted by the City of Bartlett and will be known as the 2015 Bartlett Fire Code.

International Fuel Gas Code – Whenever the word “International Fuel Gas Code (IFGC)” is used in this code as adopted, it shall mean all of the 2015 Edition of the *ICC International Fuel Gas Code* with local amendments and will be known as the 2015 Bartlett Fuel Gas Code.

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International Mechanical Code – Whenever the word “International Mechanical Code (IMC)” is used in this code as adopted, it shall mean all the 2015 Edition of the *ICC International Mechanical Code* with local amendments and will be known as the 2015 Bartlett Mechanical Code.

International Plumbing Code – Whenever the word “International Plumbing Code (IPC)” is used in this code as adopted, it shall mean all the 2015 Edition of the *ICC International Plumbing Code* with local amendments and will be known as the 2015 Bartlett Plumbing Code.

AMEND Section 807.3 as follows:

807.3 Seismic Load

Existing buildings with a change of occupancy shall comply with the seismic provisions of Section 807.5 and 807.6 or Section 102.4.2 of this code as determined by the Code Official.

AMEND Section 1401.2 as follows:

1401.2 Applicability

Existing structures in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter, or the provisions of Chapters 4 through 10. The provisions of Section 1201.1.2 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be in Group A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I.

AMEND Section 1401.6.3.2 as follows:

1401.6.3.2 Floor/Ceiling Construction

A floor/ceiling assembly used to create compartments shall conform to Section 712 of the International Building Code and shall have a fire-resistance rating of not less than 2 hours.

AMEND Section 1401.6.4.1 Category b, Category d, and Category e as follows:

1401.6.4.1 Categories

The categories for tenant and dwelling unit separations are:

1. Category a – No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic-closing.
2. Category b – Fire partitions or floor assemblies with less than 1-hour fire-resistance ratings or not constructed in accordance with Section 708 or 712 of the International Building Code, respectively.
3. Category c – Fire partitions with 1-hour or greater fire-resistance ratings constructed in accordance with Section 708 of the International Building Code and floor assemblies with 1-hour but less than 2-hour fire-resistance ratings constructed in accordance with Section 711 of the International Building Code or with only one tenant within the floor area.

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4. Category d – Fire barriers with 1-hour but less than 2-hour fire-resistance ratings constructed in accordance with Section 707 of the International Building Code and floor assemblies with 2-hour or greater fire-resistance ratings constructed in accordance with Section 712 of the International Building Code.
5. Category e – Fire barriers and floor assemblies with 2-hour or greater fire-resistance ratings and constructed in accordance with Sections 707 and 712 of the International Building Code, respectively.

AMEND Section 1401.6.5.1 Category b, Category c, and Category d as follows:

1401.6.5.1 Categories

The categories for corridor walls are:

1. Category a – No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.
2. Category b – Less than 1-hour fire-resistance rating or not constructed in accordance with Section 708.5 of the International Building Code.
3. Category c – 1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section 715 of the International Building Code or without corridors as permitted by Section 1018 of the International Building Code.
4. Category d – 2-hour or greater fire-resistance rating, with doors conforming to Section 715 of the International Building Code.

AMEND Section 1401.6.6 as follows:

[B] 1401.6.6 Vertical Openings

Evaluate the fire resistance ratings of exit enclosure, hoistways, escalator openings and other shaft enclosures within the building, and openings between two or more floors. Table 1401.6.6(1) contains the appropriate protection values. Multiply that value by the construction type factor found in Table 1401.6.6(2). Enter the vertical opening value and its sign (positive or negative) in Table 1401.7 under Safety Parameter 1401.6.6, Vertical Openings, for fire safety, means of egress, and general safety. If the structure is a one-story building or if all the unenclosed vertical openings within the building conform to the requirements of Section 708 of the International Building Code, enter a value of 2. The maximum positive value for this requirement shall be 2.

AMEND Section 1401.6.10.1 Categories by amending Item 6 so when amended the section shall read as follows:

1401.6.10.1 Categories

The categories for smoke control are:

1. Category a – None.
2. Category b – The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet (1.86m²) per 50 linear feet (15,240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15,240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.

3. Category c – One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows, and the building has openings in accordance with Category b.
4. Category d – One smokeproof enclosure and the building has openings in accordance with Category b.
5. Category e – The building is equipped throughout with an automatic sprinkler system. Each floor area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other floor areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the floor area. Supply air by mechanical means to the floor area is not required. Containment of smoke shall be considered as confining smoke to the floor area involved without migration to other floor areas. Any other tested and approved design than will adequately accomplish smoke containment is permitted.
6. Category f – Each stairway shall be one of the following: a smokeproof enclosure in accordance with Section 1022.9 of the International Building Code; pressurized in accordance with Section 909.20.5 of the International Building Code; or shall have operable exterior windows.

AMEND Section 1401.6.11 so when amended it shall read as follows:

1401.6.11 Means of Egress Capacity and Number

Evaluate the means of egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to the following sections of the International Building Code: 1003.7, 1004, 1005.1, 1014.2, 1014.3, 1015.2, 1021, 1025.1, 1027.2, 1027.6, 1028.2, 1028.3, 1028.4 and 1029 [except that the minimum width required by this section shall be determined solely by the width for the required capacity in accordance with Table 1401.6.11(1)]. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 405. Under the categories and occupancies in Table 1401.6.11(2), determine the appropriate value and enter that value into Table 1401.7 under Safety Parameter 1401.6.11, Means-of-Egress Capacity, for means of egress and general safety.

ADD Table 1401.6.11(1) as follows:

**Table 1401.6.11(1)
Egress Width Per Occupant Served**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM ^a	WITH SPRINKLER SYSTEM ^a
OCCUPANCY	STAIRWAYS (inches per occupancy)	Other egress components (inches per occupant)	Other egress components (inches per occupant)	Other egress components (inches per occupant)
Occupancies other than those listed below	0.3	0.2	0.2	0.15
Hazardous: H-1, H-2, H-3, H-4	Not permitted	Not permitted	0.3	0.2
Institutional: I-2	Not permitted	Not permitted	0.3	0.2

For SI: 1 inch=25.4 mm

a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 or 903.3.1.2.

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RE-LABEL TABLE 1401.6.11 AS 1401.6.11(2)

AMEND Section 1401.6.19 as follows:

1401.6.19 Incidental Uses

Evaluate the protection of incidental uses in accordance with Section 509.4.1 of the International Building Code. Do not include those where this code requires automatic sprinkler systems throughout the building including covered and open mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 1401.6.19 for the building or floor area being evaluated and enter that value into Table 1401.7 under Safety Parameter 1401.6.19, Incidental Uses, for fire safety, means of egress and general safety. If there are no specific occupancy areas in the building or floor area being evaluated, the value shall be zero.

ADD Sections 1510 Through 1519 as follows:

1510 Demolition of Buildings

1510.1 Demolition Permits

The standards set forth in this section shall apply to the demolition of buildings or structures for which a permit is required under Section 105 of the International Codes.

1510.2 Definition

Demolition – the act of razing, dismantling, or removal of a building or structure, or portion thereof to the ground level.

1510.3 Time Limit

Notwithstanding the provision of Section 104.6, the Building Official may impose a time limit as an additional condition of a permit for completion of demolition work once such work shall have commenced. The Building Official may also provide one or more extensions of time with such extensions granted in no more than 30 day intervals, upon written request by the contractor or owner conducting the demolition when good cause is present. Any extension shall only be granted in writing.

1511 Standards

1511.1 Limit Unsafe Working Conditions

Demolition work having commenced shall be pursued diligently and without unreasonable interruption with due regard to safety. It is the intent of this section to limit the existence of an unsafe condition or nuisance on the premises during the period of demolition operations.

1511.2 Fill Lot to Grade

Any surface holes or irregularities, wells, septic tanks, non-petroleum underground storage tanks, basements, cellars, sidewalk vaults, or coal chutes remaining after demolition of any building or structure shall be filled with material as approved by the Building Official, and shall be graded in such manner that will provide effective surface drainage.

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1511.3 Remove Debris

All debris and accumulation of material resulting from demolition of any building or structure shall be removed from the premises.

1511.4 Seal Sewer Pipes

All building sanitary sewers shall be effectively plugged with concrete 18 inches below grade or as may be required by the Building Official.

1511.5 Dust Control

Except where there is adequate space, or approval has been granted by the Building Official, the demolition of a multi-story building by other than explosive means shall proceed with the complete removal of one story at a time. In the demolition of any building other than by explosive means, story after story shall be removed and shall be properly wet to alleviate any dust.

1511.6 Proper Demolition Procedures

No wall, chimney, or other construction shall be allowed to fall in mass on an upper floor. Bulky material, such as beams and columns, shall be lowered and not allowed to fall. When any building over one story in height is demolished, precautions for protecting the public shall be taken as prescribed in Chapter 33.

1512.1 Inspections

In lieu of the inspections required by Section 109 of the Bartlett Building Code, the Building Official shall make the following inspections upon notification from the permit holder or his agent:

1. Initial Inspection: To be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or remain after demolition operations.
2. Final Inspections: To be made after all demolition work is completed.

1513 Permits

1513.1 Required

No person, firm or corporation shall wreck, demolish, or raze any building or structure within Bartlett without first obtaining a permit from the City of Bartlett. Such permit shall be issued only to a person, firm or corporation licensed as a demolition contractor in accordance with the provisions of the Technical Codes.

Exception: A permit may be issued to the property owner of record for demolition of his own residential building if such building is not more than two stories in height and contains not more than 5,000 square feet per floor. The property owner shall be required to make affidavit in his application for permit that he shall personally supervise all demolition and clean up of the site for which the permit was issued.

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1513.2 Application for Permit

Application for demolition permit shall be made by the owner of the building or structure, or authorized agent of the owner, or by a licensed demolition contractor employed by the owner. The full names and addresses of the owner, applicant, and responsible officers, if the owner is a corporate body, shall be stated, and the application shall be signed by the owner and the demolition contractor. In the case of all commercial buildings, or residential buildings being razed by a contractor for the development of commercial property, notice from the Shelby County Health Department that a "Ten Day Asbestos Notice" has been filed with that Department's Pollution Control Section is also required.

1513.3 Approval of Permit

The Building Official shall cause to be examined all applications for permit within a reasonable time after filing. If the proposed work conforms to the requirements of this Section, regarding proof of liability insurance and posting of necessary deposit and when necessary, filing of a pre-demolition survey, the Building Official shall issue a permit therefore as soon as practical. Each permit to raze a building shall name the owner of the property to be razed and the person performing the razing work for or on behalf of such owner, and such permit shall be valid only so long as the razing work authorized by it is actually performed by or under the supervision of the person named thereon as being the person to perform such work. It shall be a violation of this code for any person to perform work in connection with the razing of a building under the purported authority of a permit, which does not name them as the person to perform such work.

1513.3.1 Time Limitations

Each permit shall set forth a definite number of days in which demolition work shall be completed and the premises cleaned as required hereinafter. An extension of time may be granted by the Building Official for good cause.

1513.3.2 Service Connections

Before a structure can be demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer, and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities stating that their respective service connections and appurtenant equipment have been removed and plugged in a safe manner. Sewer lines shall be capped in an approved manner, approximately 18 inches below grade, by the demolition contractor. A capped sewer line shall not be covered until it has been inspected. If covered, the contractor shall expose the cap for inspection.

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1514 Safeguards During Demolition

1514.1 Roof Covering

During the demolition of any building exceeding one story in height that is located at a distance less than 10 feet, or less than $\frac{1}{4}$ of the height of the building, from any street or alley property line, or when required by the Building Official, a roof covering for the entire length of the project shall be provided over the temporary or permanent sidewalk, from the time demolition commences above the second floor level until materials are no longer being used or handled on the front above such walk. Where required for demolition operation, the passageway shall be covered with an enclosed canopy or shed the width of the passageway with a head clearance of not less than 7 feet. The support shall be four-inch by six-inch (4" x 6") timbers, with beams of three-inch by twelve-inch (3"x12") timbers on centers of not over four feet (4'), and such shed shall be roofed with two layers of sound two-inch (2") planks; however, other construction of equal strength may be used when approved by the Building Official. The sides shall be enclosed with tight, smooth sheathing and such covered walks shall be suitably lighted with necessary.

Exception: Where, in the opinion of the Building Official, a covered walk is not necessary, permission may be granted to block off part of the sidewalk, street, or alley with the approval of the traffic engineer.

1514.2 Fence

Where the distance from the building to the street or alley property line is less than half the height of the building, a fence of solid construction at least six feet high shall be provided.

1514.3 Sidewalk Access

Areas occupied by a sidewalk or temporary walkway in use shall not be excavated unless such area is provided with a walkway capable of supporting at least 150 pounds per square foot. Walkways shall be provided with suitable ramps at each end.

1515 Method of Razing

1515.1 Required to Start at Top

Razing, by other than explosive means, shall begin at the top of the structure and proceed downward. No wall, beam, column, or member supporting a load shall be disturbed or weakened until such load is entirely removed. All masonry walls shall be removed unit by unit or in the manner approved by the Building Official. All loosened materials and debris shall be removed from time-to-time so as not to accumulate in such quantity or in such weight as may overload any floor, platform, or scaffold. Plain or reinforced concrete structures shall be razed in such sections and in such manner as approved by the Building Official.

1515.2 Prohibitions

No structure or portion thereof being demolished or declared to be dangerous or unsafe shall be thrown, pulled or blasted, unless special approval is given by the Building Official.

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1515.3 Control of Dust

All material and rubbish apt to produce dust must be kept wet or covered to prevent its being blown by the wind.

1515.4 Approval of Debris Disposal

All demolition debris, which is not being reused or recycled, must be disposed of in a place approved by the governing authority. Materials to be recycled or reused that are stored on-site during demolition activities shall be managed and stored so as not to pose a danger to workers on the site or to the general public.

1516 Treatment of Party Walls

1516.1 Masonry Walls

When any building or other structures is demolished so as to expose any party wall which forms a part of the building or other structure upon which any of the aforesaid operations are being performed, the permit holder shall repair and restore any flashing and other weatherproofing of adjoining property which is broken or damaged during such operations, and shall fill from the exposed side of such party wall any and all holes. For purposed of this section, a “party wall” is a dividing partition between two adjoining buildings (or units) that is shared by the tenants of each residence or business. The permit holder shall also install such new flashing as may be required to protect any vertical joints exposed by the permitted demolition operations.

1516.2 Non-Masonry Walls

Where party walls are of other than masonry construction, such walls shall be restored and weather proofed in accordance with the requirements of the building code for exterior walls of the particular type of construction involved. All such party walls shall be faced with material commonly used, or exterior finish identical to, or as closely resembling as practicable, the facing material of the other exterior walls of the building left standing, and shall be painted or otherwise finished in a manner similar to other parts of the building.

1517 Protection for Open Pits and Holes

Demolition shall be properly protected with barricades and warning lights, as directed by the Building Official, until such time as they can be properly filled to grade. All excess materials, rubbish, and debris shall be removed from the premises.

1518 Treatment of Lot After Building Demolished or Removed

1518.1 Leveling

When a structure or building is demolished or removed, all walls, except party walls, including foundations and basement walls located on the lot involved in razing operation, shall be reduced to a level at least 18 inches (46 cm) below the final grade. Excavations, holes, and depressions shall be filled and leveled to provide a final grade, which will affect good drainage. The finished surface of

the lot shall be free of holes and depressions, which could accumulate water or be hazardous to pedestrians. All grade slabs shall be removed from the site.

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1518.2 Fill

No materials other than clean earth may be used in filling depressions and grading the site. All excess earth, brick, lumber, and other building materials and debris shall be removed from the site, and the premises shall be left in a safe, clean, and sanitary condition.

1519 Failure to Clean Premises

Failure of a person, firm, or corporation to comply with the provisions dealing with the cleaning of premises shall be sufficient cause to withhold a demolition contractor's privilege of obtaining demolition permits until there has been compliance with the cleaning provisions. Repeated failure to properly clean premises shall be cause for suspension or revocation of a contractor's license.