

# Local Amendments to the 2006 International Residential Code

1. Section R101.2 is hereby amended by deleting the reference to "...three stories..." and replacing with "...two stories...".

2. Section R102.2 is hereby amended by adding the following new Section:

*"R102.2.1 All references in this code to flood prone areas shall comply with Hendersonville's adopted Flood Insurance Program requirements as shown on the current Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) provided by the National Flood Insurance Program. Any conflicts between the requirements contained in this code and those contained in the Flood Insurance Program, the Flood Insurance Program shall apply."*

3. Section R102.5 is hereby amended by adding the following language:

*"Appendix G Swimming Pools, Spas and Hot Tubs is specifically adopted. All other appendices may be utilized at the discretion of the Building Official in accordance with Section 104.11 and to address specific special situations and/or conditions."*

4. Section R102 shall hereby be amended by adding the following new Section:

*"R102.8 Moved Buildings. All buildings or structures moved within the jurisdiction of the City of Hendersonville shall comply with Section 3408 of the International Building Code."*

5. All references to "department of Building Safety" in Section R103, as well as other references throughout the code, shall be construed to be the "Department of Building and Codes".

6. Section R105.2 is hereby amended by adding exception #10 under Building to read as follows:

*"10. Roof covering replacement that does not involve the replacement of roof decking or structural framing."*

7. Section R109.1.2 is hereby amended by adding the following sentence to the end.

*"All piping trenches shall be of a size adequate to allow for complete inspection"*.

8. Section R109.2 is hereby amended by adding the following language:

*“The Building Official is also authorized to accept other similar reports and/or affidavits to verify compliance with this Code. The form and substance of these reports and/or affidavits must be approved by the Building Official.”*

9. Section R111 is hereby amended by adding the following new section:

*“R111.4 Sanitary Requirements During Construction. Adequate sanitary facilities for the convenience of all workmen shall be provided throughout the duration of the project. This facility shall be enclosed, weatherproofed and shall be connected to sewer. Upon removal of such temporary facilities the sewer connection shall be removed and capped. In lieu of connecting to sewer a portable, enclosed, chemically treated, tank-tight unit with a minimum of one (1) commode and one (1) urinal per thirty (30) workmen may be used. The location of required sanitary facilities shall be at the discretion of the Building Official or his designated representative”*

10. Section R202 shall be amended by deleting the existing definition of townhouse and replacing it with the following language:

*“TOWNHOUSE. A single-family dwelling unit constructed in a group of four or less attached units with no more than one unit per lot, each unit extending from foundation to roof and has open space on at least two sides.”*

11. Section R301.14 is hereby amended by adding the following language:

*“Annular spaces around pipes, electrical cables, conduits, or other openings in the wall shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or non-corrosive metal.”*

12. Table R301.2(1) is hereby amended by adding the following Design Criteria in the appropriate fields:

*“Ground Snow Load – 10#, Wind – 75 mph/90 mph 3 sec gust, Seismic Design Category – C, Weathering – Severe, Frost Line Depth – 12 in, Termite – Moderate to Heavy, Winter Design Temp – 14 deg F, Ice Shield Underlayment Required – No, Flood Hazard – See Section R102.2.1, Air Freezing Index – 300, Mean Annual Temperature – 60 deg F.”*

13. Section R301.2.4 is hereby amended by deleting it in its entirety and replacing with the following language:

*“R301.2.4 Floodplain Construction. Buildings and structures constructed in flood hazard areas shall be designed and constructed in accordance with Section R324.*

*Exception: Buildings and structures in floodplains that are designated on the Flood Insurance Rate Maps (FIRM) or the Flood Boundary and Floodway Maps (FBFM) that are provided by the National Flood Insurance Program shall comply with Hendersonville’s adopted Flood Insurance Program requirements.*

*Any conflict between these requirements and R324, the duly adopted Flood Insurance Program shall apply.”*

14. Section R309.5 is hereby deleted without replacement.
15. Section R405.1 is amended by deleting the first sentence and replacing it with the following language:

*“Drains shall be provided around all concrete or masonry foundations that retain earth.”*

16. Section R406.1 is amended by deleting the first sentence and replacing it with the following language:

*“Except where required by Section R406.2 to be waterproofed foundation walls that retain earth shall be damp proofed from the top of the footing to the finished grade”.*

17. Section 406.1 is amended by adding the following new Section:

*“Section 406.1.1 Porous Fill: The space between the excavation and the foundation wall shall be backfilled with gravel or stone one-half the backfill height. The remainder of the excavated area may be backfilled with same type of soil as was removed during excavation.”*

18. Section R406.2 is amended by deleting the following portion of the first sentence:

*“In areas where a high water table or other severe soil-water conditions are known to exist,..”*

19. Section 406.2 is amended by adding the following new Section:

*“Section 406.2.1 Porous Fill: The space between the excavation and the foundation wall shall be backfilled with gravel or stone one-half the backfill height. The remainder of the excavated area may be backfilled with same type of soil as was removed during excavation.”*

20. Section R408.3.2.1 and 408.3.2.2 is amended by deleting the phrase “...including a return pathway to the common area (such as a duct or transfer grille)...” in the first sentence and add the following language at the end of each section:

*“Should a return pathway to the common area (such as a duct or transfer grille) be installed then an acceptable system must be provided to insure acceptable air quality is being transferred to the common area.”*

21. Section R801.3 is amended by deleting the following portion of the first sentence:

*“In areas where expansive or collapsible soils are known to exist....”*

22. Table M1507.3 is hereby amended by replacing “50 cfm” with “1 cfm per sq. ft. of floor space” and “20 cfm” with “50 cfm”.

23. Section G2414.5.3 is hereby amended by adding the following language:

*“Corrugated stainless tubing shall not be used for gas meter stub-out piping or installations where not adequately protected.”*

24. Section P2603.6 Freezing is hereby amended by adding the following language “...and sanitary P traps...” in the first sentence after “... a water, soil or waste pipe...” and replacing “...12 inches...” with “...18 inches...”.

25. Section P2603.6.1 is hereby amended by substituting the following language:

*“Building sewers that connect to private sewage disposal systems shall be a minimum of 18” inches below finished grade at the point of septic tank connection. The depth of the service field lines shall meet the minimum requirements as set forth by the Sumner County Environmental Office. If the outlet from the septic tank has a stepdown in grade to the service field lines then the minimum depth required shall apply.”*

26. Section P2704.1 is hereby amended by adding the following sentence “Shower and bathtubs set head to head shall be prohibited except where adequate access is provided for repairs or maintenance” to the end of the section.

27. Section P2718.1 is hereby amended by substituting the following language:

*“The discharge from a clothes washing machine shall be through an air break. The trap and fixture drain for the associated standpipe shall be a minimum of 2” inches in diameter. The associated fixture drain shall be connected to a branch drain or drainage stack a minimum of three (3”) inches in diameter.  
Exception: A two (2”) inch drain pipe is acceptable if no additional fixtures are connected”.*

28. Section P2902.1 is hereby amended by adding at the end the following sentence:

*“A strainer shall be required to protect the backflow preventer from foreign objects in the line installed in the horizontal position. A valve shall be installed on the downstream side of the strainer to allow for servicing”.*

29. Section P2903.5 is hereby amended by adding the following new sentence:

*“Other methods may be utilized upon approval of the Plumbing Official.”*

30. Section P2903.7 is hereby amended by modifying the first sentence to add the following language:

*“...nominal diameter from the meter to the water heater.”*

31. Section P2903.9.1 is hereby amended by deleting the following phrase:

*“...near the entrance of the water service.”*

and replace it with the following:

*“... accessible from the living portion of the dwelling unit.”*

32. Section P2903.9.3 is hereby amended by adding the following phrase to the end of the first sentence:

*“... on the same floor and within view of the fixture.”*

33. Section P3005.1.2 is hereby amended by substituting the following language:

*“Heel or side-inlet quarter bends shall be an acceptable means of connection, except where the quarter bend services a water closet.*

*Exception: The heel or side-inlet connection of a quarter bend may be used as a vent if the quarter bend is located directly below a water closet and the inlet fittings are washed by a bathroom fixture group.”*

34. Section P3005.2.7 is hereby amended by replacing the second sentence:

*“This cleanout shall be located outside the building wall and brought up to finish grade or lowest floor level.”*

35. Section P3005.2.10 is hereby amended by adding the following language:

*“...with approval by the Plumbing Official.”*

36. Section P3005.4.1 is hereby amended by substituting “...2 inches...” for “...1.5 inches...”.

37. Table P3005.4.2 is hereby amended by adding a footnote “c” to read as follows:

*“No building sewer shall be less than four (4”) inches in size.”*

38. Appendix G is hereby amended by adding the following new section:

*“AG103.3 Pool Drainage - Discharges from any swimming pool, as defined by this code, shall not be allowed to directly or indirectly drain across any adjacent properties. Such discharges may be directed to a storm drain or approved drainage channel or structure. Nothing in this section shall be considered to supercede any State or Federal requirement regarding hazardous materials”.*

39. Appendix G is hereby amended by adding the following new subsection:

*“AG106.3(3). Entrapment protection in accordance with United States Consumer Protection Services Commission (USCPSC) Guidelines for Entrapment Hazards dated March 2005.”.*