

ORDINANCE NO. 2020-13
CITY OF FAYETTEVILLE, TENNESSEE

International Residential Code

An ordinance of the City of Fayetteville adopting the 2018 edition of the *International Residential Code*, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress in the City of Fayetteville; providing for the issuance of permits and collection of fees therefor; repealing **Ordinance No. 2014-24** of the City of Fayetteville and all other ordinances or parts of laws in conflict therewith.

The Mayor and Aldermen of the City of Fayetteville do ordain as follows:

Section 1. That a certain document, two (2) copies of which are on file in the office of the Planning and Codes Enforcement Department of the City of Fayetteville, being marked and designated as the *International Residential Code*, 2018 edition, including Appendix Chapters **A, B, C, D, E, F, G, H, I, J, K, M, N, O, P, Q** (see *International Residential Code* Section R102.5, 2018 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Fayetteville, in the State of Tennessee for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the City of Fayetteville are hereby referred to, adopted, and made a part hereof, as it fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

- (a) Section R101.1 City of Fayetteville
- (b) Section R313.1 requiring automatic sprinkler systems in townhouses is amended so that an automatic residential fire sprinkler system shall not be required in townhouses if a two (2) hour fire resistance rated wall exists between units, provided such walls do not contain plumbing and/or mechanical equipment, ducts or vents; and
- (c) Section 313.2 pertaining to automatic sprinkler systems in one- and two- family dwellings shall not be adopted by the City of Fayetteville.
- (d) Section P2603.5.1 4" (101.6 mm), 4" (101.6 mm)

Section 3. That **Ordinance No. 2014-24** of the City of Fayetteville and all other ordinances or parts of ordinances in conflict herewith are repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. That nothing in this ordinance or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the City Administrator is hereby ordered and directed to cause this ordinance to be published.

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

Adopted this 9th day of June, 2020



Michael T. Whisenant, Mayor



Scott Collins, City Clerk