



SEVIER COUNTY BOARD OF COMMISSIONERS
RESOLUTION

No. 2025-06-08

A RESOLUTION TO ADOPT AMENDMENTS TO VARIOUS STANDARD CODES RELATING TO INSPECTION ACTIVITIES FOR SEVIER COUNTY, TENNESSEE PURSUANT TO TENNESSEE CODE ANNOTATED, SECTIONS 5-20-101 THROUGH 5-20-106A

WHEREAS, the subject codes established minimum regulations to provide for the safe construction of building and health of inhabitants; and,

WHEREAS, Sevier County intends to amend provisions of various building code editions that were adopted by the Sevier County Board of Commissioners in June 2023; and,

WHEREAS, specifically, the intent of this resolution is to amend provisions of the 2018 International Building Code, 2018 International Fire Code, and the 2018 International Swimming Pool and Spa Code for Sevier County, Tennessee, pursuant to Tennessee Code Annotated, sections 5-20-101 through 5-20-106; and,

WHEREAS, pursuant to Tennessee Code Annotated Section 5-20-102(b) at least three (3) copies of the above referenced building codes have been filed in the Office of the County Clerk and kept there for public use, inspection and examination for the period beginning March 18, 2025, and continuing through June 30, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE SEVIER COUNTY, TENNESSEE BOARD OF COMMISSIONERS THAT:

- 1) International Building Code, 2018 Edition as published by the International Code Council.
 - Add “[F] **Section 903.3.1.3.1 Alarms.** An approved audible and visual device, located on the exterior of the building in an approved location shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

- Add “[F] **Section 903.3.1.3.2 Balconies and Decks.** Sprinkler protection shall be provided where exterior balconies, decks and ground floor patios of dwelling units are serving as part of the required *means of egress* where either of the following conditions exist: 1. The building is of Type V construction, provided that there is a roof or deck above. 2. Where constructed in accordance with Section 705.2.3.1, Exception 3 of the International Building Code.
 - Sidewall sprinklers that are used to protect areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152mm) below the structural members and a maximum distance of 14 inches (356mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction of Type V construction.”
 - [F]**Section 903.4.2 Alarms.** Insert “and visual” after “An approved audible”.
 - **Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD AND MINIMUM CONCENTRATED LIVE LOADS.** 25. Residential Hotels and multifamily dwellings insert at end “and R-3 Transient Dwellings”
 - insert “, sleeping rooms” after Private rooms
 - insert “, congregating rooms,” after Public rooms
- 2) International Swimming Pool and Spa Code, 2018 Edition as published by the International Code Council.
- **Section 305.4 Structure wall as barrier.** Requirement one (1) Insert “with bypass button on each side of door.” at the end of “The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017”
- 3) International Fire Code, 2018 Edition as published by the International Code Council.
- Add “**Section 903.3.1.3.1 Alarms.** An approved audible and visual device, located on the exterior of the building in an approved location shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

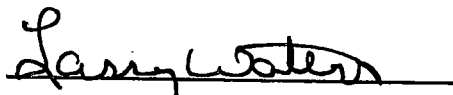
- Add **"Section 903.3.1.3.2 Balconies and Decks.** Sprinkler protection shall be provided where exterior balconies, decks and ground floor patios of dwelling units are serving as part of the required *means of egress* where either of the following conditions exist: 1. The building is of Type V construction, provided that there is a roof or deck above. 2. Where constructed in accordance with Section 705.2.3.1, Exception 3 of the International Building Code.
 - Sidewall sprinklers that are used to protect areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152mm) below the structural members and a maximum distance of 14 inches (356mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction of Type V construction."
- **Section 903.4.2 Alarms.** Insert "and visual" after An approved audible.

BE IT FURTHERED RESOLVED THAT:

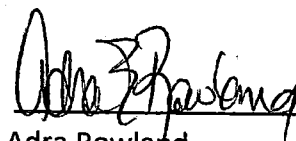
The Sevier County Board of Commissioners will allow a grace period for the submission of construction plans that comply with the previous building codes adopted in June 2023 for a limited time period. This grace period shall expire on October 31, 2025.

BE IT FURTHERED RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

Done this 30th day of June 2025, in Sevier County, Tennessee.



Honorable Mayor Waters
County Mayor

Attest: 

Adra Rowland
County Clerk