



SEVIER COUNTY BOARD OF COMMISSIONERS
RESOLUTION

No. 2026-06-13

A RESOLUTION TO ADOPT THE 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 establish minimum regulations to provide for the safe construction of building and health of inhabitants; and,
- WHEREAS,** Sevier County intends to adopt provisions of various building codes; and,
- WHEREAS,** Sevier County intends to update to new editions of various building codes; and,
- WHEREAS,** this resolution officially adopts provisions of the 2024 International Residential Code, 2024 International Building Code, 2024 International Plumbing Code, 2024 International Mechanical Code, 2024 International Fire Code, 2024 International Fuel Gas Code, 2024 International Existing Building Code, 2024 International Swimming Pool and Spa Code, and 2024 NFPA 101 Life Safety Code with amendments, for Sevier County, Tennessee, pursuant to Tennessee Code Annotated, sections 5-20-101 through 5-20-106 to replace the 2018 International Residential Code, 2018 International Building Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Fuel Gas Code, 2018 International Existing Building Code, 2018 International Swimming Pool and Spa Code, and 2018 NFPA 101 Life Safety Code; and,
- WHEREAS,** Sevier County intends for the codes to have the full force and effect of law with the full applicable ability to enforce said codes including any and all fire and life safety provisions via any and all permits as deemed necessary with applicable fees as approved via fee schedule resolutions by the Sevier County Board of Commissioners; and
- WHEREAS,** pursuant to Tennessee Code Annotated Section 5-20-102(b) at least three (3) copies of the above referenced building codes has been filed in the Office of the County Clerk and kept there for public use, inspection and examination for the period beginning March 17th 2026 and continuing through June 22nd, 2026.

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

the Sevier County Board of Commissioners adopts the following codes:

- 1. International Residential Code, 2024 Edition as published by the International Code Council.**
Including the following Appendices:

Appendix BB TINY HOUSES

Section R101.1 Title. Delete [NAME OF JURISDICTION] replace with "Sevier County, Tennessee"

Section R103.5 Creation of agency. Delete [INSERT NAME OF DEPARTMENT] replace with "Sevier County Building Inspections"

Section R202 Definitions. Insert "BEDROOM. 1) a habitable room intended for sleeping including sleeping rooms and sleeping loft. 2) a habitable room with dedicated full bathroom group in transient dwellings." after "BATHROOM GROUP".

Table R301.2 (1) Climatic and Geographic Design Criteria. Insert "19 PSF" in the table for Ground Snow Load. Insert "105" in the table for Wind Speed. Insert "No" in the table for topographic effects. Insert "C" in the table for Seismic Design Category. Insert "Severe" in the table for Weathering. Insert "12 inches" in the table for Frost Line Depth. Insert "Moderate to Heavy" in the table for Termite. Insert "19 degrees Fahrenheit" in the table for Winter Design Temp. Insert "No" in the table for Ice Barrier Underlayment Required. Insert "FEMA FIRM" in the table for Flood Hazards. Insert "210" in the table for Air Freezing Index. Insert "59.4" in the table for Mean Annual Temp. Delete footnote g. in its entirety and in its place insert "g. Flood hazard areas shall be determined by the FEMA FIRM as adopted by Sevier County, Tennessee."

Section R302.5.1 Opening Protection. Delete last sentence

Section R309.1 AUTOMATIC SPRINKLER SYSTEMS. Insert "; however, an automatic fire sprinkler system shall not be required if each unit is separated by a two (2) hour fire wall" after "installed in townhouses" and before".

Section R309.2 AUTOMATIC SPRINKLER SYSTEMS Delete the words "An automatic residential fire sprinkler system shall be installed in one- and two-family dwelling." Replace with "When an automatic residential fire sprinkler system is installed in one- and two-family dwellings, the following shall apply."

Section 317.5 Fire Sprinklers. Delete in its entirety

Section 321.1.1 Where Required Insert “, spas, hot tubs” after “landing” in first sentence.

Section 311.1.1.2 Height Insert “Required guards at open-sided walking surfaces adjacent to spas and hot tubs shall be not less than 36 inches (914mm) in height measured vertically from seat or step (whichever is taller) of spa or hot tub.” After the nosing in the first paragraph.

Section P2603.5.1 Sewer depth. Delete [NUMBER] in two places and insert “twelve inches” in both locations.

TABLE N1102.1.2 (R402.1.2) MAXIMUM ASSEMBLY U-FACTORS AND FENSTRATION REQUIRMENTS and **TABLE N1102.1.3 (R402.1.3) INSULATION MINIMUM R-VALUES AND FENTSTRATION REQUIREMENTS BY COMPONENT** delete and replace with **TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT** and **TABLE 402.1.3 EQUIVALENT U-FACTORS** of the 2009 INTERNATIONAL ENERGY CONSERVATION CODE.

SECTION N1102.5.1.2 (R402.5.1.2) AIR LEAKAGE TESTING. Delete in its entirety and replace with **SECTION 402.4.2.1 Testing option** and **Section 402.4.2.2 Visual Inspection option** of the 2009 International Energy Conservation Code

SECTION N1103.3.7 (R403.3.7) Duct system testing. Delete “shall” in first sentence and replace with “may”.

SECTION N1103.6.3 Testing Delete “shall” in first sentence and replace with “may”.

Chapters 34-43 Delete in the entirety.

2. **International Swimming Pool and Spa Code**, 2024 Edition as published by the International Code Council.

Section 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

Section 113.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.

Chapter 2 Definitions Residential. after the word “height” insert “and R-3 transient dwellings”

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"

Section 324: Safety. Insert “**324.3: Safety Signage.** Section 412.1 Safety Signage shall apply to R-3 Transient Dwelling occupancies where pools and spas are installed.”

Section 809.2: Entry and exit. At the end of the second sentence insert “with a walking surface of thirty-six inches (36”) adjacent to pool edge”

3. **International Plumbing Code**, 2024 Edition as published by the International Code Council. Including the following Appendices:

Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

Section [A] 114.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.

Section [A] 113. BOARD OF APPEALS Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2024 International Building Code.” In its place.

Section 305.4.1 Sewer Depth. Delete “[NUMBER]” in two places and insert “twelve” in its place.

Section 701.2 Sewer Required. Delete “that in accordance with the *International Private Sewage Disposal Code*”.

Section 903.1.1 Roof Extension. Delete “[NUMBER]” and insert “twelve” in its place. Delete “(mm)”

4. **International Mechanical Code**, 2024 Edition as published by the International Code Council.

Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

Section [A] 114.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.

Section 113: Board of appeals Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2024 International Building Code.” In its place.

5. International Existing Building Code, 2024 Edition as published by the International Code Council.

Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

Section [A] 109.3 Required inspections. Delete this section in its entirety and replace with “when required by the code official, the inspections set for in this Sections 109.3.1 through 109.3.11 shall be subject to the code official.”

Section [A] 112 Means of appeals Delete section in its entirety and insert “The Board of Construction Appeals shall be as established and regulated by the 2018 International Building Code.” In its place.

6. International Fuel Gas Code, 2024 Edition as published by the International Code Council. Including the following Appendices:

Appendix A (Sizing and Capacities of Gas Piping)

Appendix B (Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use With type B Vents (IFGS))

Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with “Sevier County, Tennessee”

Section [A] 113.4 Violation penalties. Delete “guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment” and insert “subject to penalties as prescribed by law” in its place.

7. International Building Code, 2024 Edition as published by the International Code Council. Including the following Appendices:

Appendix B (Board of Appeals),

Omitting **Chapter 11 Accessibility**

Section [A] 101.4.3 Plumbing. Delete the last sentence.

Omitting **Section [A] 101.4.4. Property maintenance.**

Section [A] 101.1 Title. delete [Name of Jurisdiction] replace with "Sevier County, Tennessee"

Section 202 Definitions. Insert "**BEDROOM.** 1) A HABITABLE ROOM INTENDED FOR SLEEPING INCLUDING SLEEPING ROOMS AND SLEEPING LOFT. 2) A HABITABLE ROOM WITH DEDICATED FULL BATHGROUP IN TRANSIENT DWELLINGS." after "**BED JOINT**" definition.

Section 202 Definitions. Add the following definition after **TRANSIENT AIRCRAFT** definition "**TRANSIENT RENTAL HOME.** A single dwelling unit providing complete independent living, sleeping, eating, cooking and sanitation occupied for thirty (30) days or less.

Section 310.4 Residential Group R-3. Add the following at the end of the section "Transient Rental Home (transient) with 13 or more occupants, 5000 gross square feet or greater than three stories above grade."

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 903.3.1.3.1.1 Manual Fire Alarm Group R-3 use classifications where occupancy load exceeds 20 occupants a manual fire alarm is required. Water flow alarm shall be installed and monitored in accordance with 2022 NFPA-13R 6.16. Upon activation, fire alarms shall initiate occupant notification and shall annunciate at the fire alarm control unit. An audible and visual alarm notification appliance shall be provided and emit a distinctive sound that is not be used for any purpose other than that of a fire alarm.

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.

o 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."

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT Insert footnote “b. For Group R-3 Transient Dwelling units the occupancy load calculated at one occupant for every two hundred (200) gross square feet of habitable space, excluding eating, cooking and fixed seating areas.”

Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD AND MINIMUM CONCENTRATED LIVE LOADS. 27. Residential Hotels and multifamily dwellings insert "and R-3 Transient Dwellings with an occupancy load greater than 20" after "Hotels and multifamily dwellings". Insert, "sleeping rooms (R3 transient dwellings)," after Private rooms. Insert "congregating/ gathering rooms (R3 transient dwelling)," after "Public rooms"

8. International Fire Code, 2024 Edition as published by the International Code Council including the following Appendices:

Appendix E (Hazard Categories)

Appendix F (Hazard Rankings)

Appendix I (Fire Protection Systems)

Amending the following sections:

Section [A] 101.1 Title. Delete [Name of Jurisdiction] replace with "Sevier County, Tennessee"

Delete Section 105.1.3 Multiple permits for the same location.

Section [A] 112 Means of Appeals. Delete Sections in its entirety and replace with **Section [A112] General** The Board of Construction Appeals shall be as established and regulated by the 2024 International Building Code."

Section [A] 105.5 Required operational permits. Delete the following **105.5.1** through **105.5.15**, **105.5.17** through **105.5.33**, **105.5.35**, **105.5.37** through **105.5.57** replace with **Section 105.5.1 Short-Term Rental unit.** An operational permit is required of the operation of a Short-term Rental Unit.

Add "**Section [A]105.5.1.1 Definition.** A Short- Term Rental Unit is a residential dwelling unit that is rented, either in full or in part, for less than 30 days (transient)."

Add "**Section [A]105.5.1.1.2 load.** 1)Occupancy load calculated at one occupant for every two hundred (200) gross square feet of habitable space, excluding eating, cooking and fixed seating areas. 2) Occupancy load shall be posted in a location that is acceptable to the fire code official".

Add "**Section [A]105.5.1.1.3 Floor Plan.** A floorplan showing the locations of sleeping areas shall be provided prior to permit being issued."

Section [A] 105.6 Required construction permits. Delete the following in their entirety **105.6.3, 105.6.4, 105.6.6, 105.6.9 through 105.5.18, 105.5.22, 105.6.23 and 105.6.25**

Section [A] 113.4 Violation penalties. Delete "guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment" and insert "subject to penalties as prescribed by law" in its place.

Section 903.2.8 Group R Add "Exemption: this section shall not apply to detached one and two-family dwellings and townhouses as defined by the 2024 International Residential Code.

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 "[F] **Section 903.3.1.3.1.1 Manual Fire Alarm** Group R-3 use classifications where occupancy load exceeds 20 occupants a manual fire alarm is required. Water flow alarm shall be installed and monitored in accordance with 2022 NFPA-13R 6.16. Upon activation, fire alarms shall initiate occupant notification and shall annunciate at the fire alarm control unit. An audible and visual alarm notification appliance shall be provided and emit a distinctive sound that is not be used for any purpose other than that of a fire alarm.

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."

9. **NFPA Life Safety Code**, 2024 Edition as published by the National Fire Protection Association,
Omitting the following chapter:

Chapter 24 (One and Two-family Dwellings).

BE IT FURTHERED RESOLVED THAT:

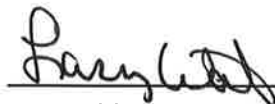
The effective date for the above referenced various codes will be July 1, 2026. The Sevier County Board of Commissioners will allow a grace period for the submission of construction plans that comply with the previously adopted building codes for a limited period. This grace period shall expire on October 31, 2026.

BE IT FURTHERED RESOLVED THAT:

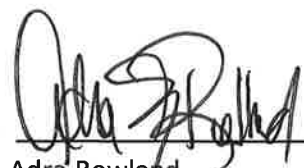
The above mentioned codes have the full force and effect of law with the full applicable ability to enforce said codes including any and all fire and life safety provisions via any and all permits as deemed necessary with applicable fees as approved via fee schedule resolutions by the Sevier County Board of Commissioners.

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

Done this 22nd day of June 2026, in Sevier County, Tennessee.



Honorable Mayor Waters
County Mayor

Attest: 

Adra Rowland
County Clerk