

PUBLIC INFORMATION

AMEND ZR ARTICLE VII, ADMINISTRATION AND ENFORCEMENT, SECTION 7.030 TO ADD SUBPART (H) BUILDING CODES ADOPTED

PROPOSED RECOMMENDATION

Add in its entirety, the following -

ARTICLE VII, ADMINISTRATION AND ENFORCEMENT, SECTION 7.030 (H),
BUILDING, UTILITY, ETC. CODES.

Pursuant to the authority granted by *Tennessee Code Annotated*, §5-20-102 to 5-20-106, and for the purpose of regulating the construction, alteration, repair, use, occupancy and location of every building or structure within the unincorporated areas of Lincoln County, TN, the following codes, listed Appendices and subsequent amendments or additions to said codes, as prepared and adopted by the International Code Council and ADA Standards issued by the Department of Justice, are hereby adopted and incorporated as part of the Zoning Resolution as fully as if copied herein verbatim, and is hereinafter referred to as the building code.

This Resolution shall not be construed as limiting or affecting in any way or controlling the agricultural uses of land as stipulated in TCA 13-7-114.

The listed codes and standards are hereby adopted into the Lincoln County Zoning Resolution;

A. 2018 International Building Code

Including,

1. Appendix A - Employee Qualifications
2. Appendix E - Supplementary Accessibility Requirements
3. Appendix F - Rodent Proofing
4. Appendix G - Flood Resistant Construction
5. Appendix I - Patio Covers
6. Appendix J - Grading
7. Appendix N - Replicable Buildings

B. 2018 International Plumbing Code

Including,

1. Appendix C - Structural Safety
2. Appendix D - Degree Day and Design Temperatures
3. Appendix E - Sizing of Water Piping System

C. 2018 International Mechanical Code

Including,

1. Appendix A - Chimney Connector Pass-Through

D. 2018 International Fuel Gas Code

Including,

1. Appendix A - Sizing and Capacities of Gas Piping
2. Appendix B - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
3. Appendix C - Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
4. Appendix D - Recommended Procedure for Safety Inspection of an Existing Appliance Installation

E. 2018 International Residential Code

Excluding,

1. Section R313.2 One and Two-Family Dwelling Automatic Fire Sprinkler Systems

Including,

1. Appendix A - Sizing and Capacities of Gas Piping
2. Appendix B - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed For Use with Type B Vents
3. Appendix C - Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
4. Appendix D - Recommended Procedure for Safety Inspection of an Existing Appliance Installation
5. Appendix E - Manufactured Housing Used As Dwelling
6. Appendix F - Radon Control Methods
7. Appendix G - Piping Standards for Various Applications
8. Appendix H - Patio Covers
9. Appendix J - Existing Buildings and Structures
10. Appendix K - Sound Transmission
11. Appendix M - Home Day Care, R-3 Occupancy
12. Appendix N - Venting Methods
13. Appendix O - Automatic Vehicular Gates
14. Appendix P - Sizing of Water Piping System
15. Appendix Q - Tiny Houses
16. Appendix T - Solar Ready Provisions; Detached one and Two-Family Dwellings and Townhouses

F. 2018 International Energy Conservation Code

Including,

1. Appendix RA - Solar Ready Provisions; Detached one and Two-Family Dwellings and Townhouses

- G. 2018 International Property Maintenance Code
Excluding,
1. Chapter 3, Section 302 - Exterior Property Areas
 2. Chapter 3, Section 308 - Rubbish and Garbage
 3. Chapter 3, Section 309 - Pest Elimination
 4. Chapter 7 - Fire Safety Requirements

H. 2010 ADA Standards for Accessible Design

EXPLANATION OF EXEMPTED APPENDICES OR CODE SECTIONS

2018 International Building Code

Appendix B - Board of Zoning Appeals TCA provides for regulations for the BZA. App. B requires members to be an engineer, plumber, architect, electrical engineer and fire protection contractor. Too restrictive and difficult to create a membership of this background.

Appendix C - Agricultural Buildings Lists requirements for agricultural buildings. TCA exempts agricultural buildings from code requirements.

Appendix D - Fire Districts Not appropriate for rural areas. More designed for urban, downtown.

Appendix H - Signs In the ZR, all signs are referred to meeting TDOT standards. Not sure if this is something we need to regulate or if it will create dissention. The standards are common in that it discusses the footers, height, vehicular impairment (lights), flashing signs, etc.

Appendix K - Administrative Provisions Concerns NFPA 70 (NEC) Handled by FPU and state electrical inspector.

Appendix L - Earthquake Recording Instrumentation Not prevalent enough in this area to adopt.

Appendix M - Tsunami-Generated Flood Hazard Not applicable to this area.

2018 International Plumbing Code

Appendix A - Plumbing Permit Fees We designed our own fee structure that includes all sub disciplines.

Appendix B - Rainfall Chart

2018 International Mechanical Code

Appendix B - Mechanical Permit Fees We designed our own fee structure that includes all sub disciplines.

2018 International Fuel Gas Code

Adopted all appendices

2018 International Residential Code

Chapter 3, Section R313.2 One and Two-Family Dwelling Automatic Fire Sprinkler Systems Until the county has a Fire Inspector, this is an area that should remain excluded. Other factors to consider are ample water pressure

Appendix I - Private Sewage Disposal Governed by TDEC

Appendix L - Permit Fees We designed our own fee structure that includes all sub disciplines.

Appendix R - Light Straw-Clay Construction Not applicable in this area.

Appendix S - Strawable Construction Not applicable in this area

2018 International Energy Conservation Code

Adopted appendix (only had 1)

2018 International Property Maintenance Code

Chapter 3, Section 302 Exterior Property Areas Open for discussion

Chapter 3, Section 308 Rubbish and Garbage Open for discussion

Chapter 3, Section 309 Pest Elimination Open for discussion

Chapter 7 Fire Safety Requirements Until the county has a Fire Inspector, this is an area that should remain excluded.

2010 Americans with Disabilities Act - Standards for Accessible Design

Adopted in its entirety

PUBLIC HANDOUT

REQUEST: PROPOSED AMENDMENT TO ZONING RESOLUTION
ARTICLE VII ADMINISTRATION AND ENFORCEMENT,
SECTION 7.030 (E) FEES

OVERVIEW: Following the approval of a county building inspector, a schedule of fees for permitting applicable construction was formulated.

The International Code Council (ICC) is the most recognized building code and is typically adopted by jurisdictions nationwide. ICC covers all aspects of construction and occupancy types, providing invaluable information for the industry.

To accurately determine a fair valuation of structures, ICC publishes the **Building Valuation Data** (BVD) chart as an aid for jurisdictions.

ICC updates the codes every three (3) years to be consistent with growing trends. The BVD chart is updated more frequently to represent the average cost of construction as it relates to market prices and growth.

Attached are copies of BVD charts from 2006 thru 2018. The highlighted sections reflect the same type of occupancy, construction and valuation determined throughout the years. The intent of the submitted information is to offer a clear view of the increased valuations throughout the years, using the same example each year.

As noted within the BVD publication, the chart represents national average costs, allowing the jurisdiction to use the chart as an aide for determining permit costs. It's interesting to note in 2006, the average value for a single family dwelling was \$95.91 psf. Looking at the enclosed **Permit Fee Comparison** sheet, it reveals a drastic difference of average costs (BVD) and what is used to determine valuation by the compared jurisdictions.

SECTION 7.030 (E) FEES - **Currently Reads**

The Lincoln County Commission shall from time to time establish a schedule of fees and a collection procedure for Building Permits. The schedule of fees shall be posted in the Office of the Building Commissioner. Only the County Commission may alter or amend the fee schedule. Until the appropriate fee has been paid in full, no action shall be taken on any application.

Proposed amended text

SECTION 7.030 (E) FEES

The Lincoln County Commission shall from time to time establish a schedule of fees and a collection procedure for Building Permits. The schedule of fees shall be posted in the Office of the Building Commissioner. Only the County Commission may alter or amend the fee schedule. Until the appropriate fee has been paid in full, no action shall be taken on any application. *Permit fees shall be calculated using the ICC Building Valuation Data Chart reflected in Appendix A.*

Appendix A - Permit Fee Schedule (attached)

PERMIT FEE SCHEDULE

RESIDENTIAL - No plans required at this time	
New Construction – Single Family Dwelling Based on Feb. 2018 Building Valuation Data Chart, Type VB R3	Total Conditioned Area x 118.45 x .004 = Fee Total Unconditioned Area x 47.80 x .004 = Fee Add both calculated fees for TOTAL PERMIT FEE
New Construction – Duplex	Same as above
Mobile Home	\$25.00
Remodeling Including but not limited to, Structural Alterations, Window Replacement (egress), Decks w/ Railing.	Valuation x 1.0 %
Agricultural Use Structures	Exempt. See TCA 13-7-114 for criteria.
Detached Non-Living	Total Unconditioned Area x 47.80 x .004
Decks	\$25.00
Pools – Above Ground	\$25.00
Pools – In Ground	\$25.00 + (Valuation x 1.0 %)
Demolition	\$25.00
Re-inspection Fee	\$30.00

MULTI-FAMILY Requires Utility Committee and Planning Commission approval. Contact Planning & Zoning Dept. Once UC & PC approved, submit 2-ea sets of <i>sealed (>3 stories, >5,000 sq. ft.)</i> plans with site plan	
New Construction Based on Feb. 2018 Building Valuation Data Chart, Type VB R2	Total Conditioned Area x 108.61 x .004 = Fee Total Unconditioned Area x 47.80 x .004 = Fee Add both calculated fees for TOTAL PERMIT FEE
Remodeling Including but not limited to, Structural Alterations, Window Replacement (egress), Decks w/ Railing.	Valuation x 1.0 %

COMMERCIAL INDUSTRIAL Requires Utility Committee and Planning Commission approval. Contact Planning & Zoning Dept. Once UC & PC approved, submit 2-ea sets of <i>sealed (>3 stories, >5,000 sq. ft.)</i> plans with site plan	
New Construction Based on Feb. 2018 Building Valuation Data Chart	Sq. Ft. x Occupancy & Type of Constr. x .004 = Fee
Remodeling Including but not limited to, Alterations in path of egress, Change in Occupancy	Valuation x 1.0 %
Re-inspection Fee	\$30.00

RELIGIOUS FACILITIES, SCHOOLS AND OTHER NON-PROFITS ARE FEE EXEMPT

*Agricultural uses complying with TCA 13-114 are exempt
For all other uses, please check with Planning & Zoning Dept.*



Lincoln County Planning & Zoning

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PUBLIC INFORMATION

FILE # 2018-R6

REQUEST: REZONE FROM A-1 AGRICULTURE-FORESTRY-RURAL RES. TO A-2 SUBURBAN RESIDENTIAL

SITE LOCATION: PROSPECT RD (EAST)-PARCEL 127 020.00

OWNER: SUCCESSUS, LLC (a.k.a. HYDE HOMES)

MEETING DATE: JANUARY 15, 2019 – PUBLIC HEARING
5:00 PM LC COURTHOUSE | CIRCUIT COURTROOM

OVERVIEW: Applicant is requesting favorable recommendation to rezone parcel from A-1 to A-2 for the purpose of a proposed major subdivision.

FINDINGS:

Natural Land Features Property is level at the road, gradually sloping downhill for approximately 330 ft. Beyond, property rolls. Appears to have a natural drainage area running through the property that could easily be addressed during site prep.

Adjacent or Area Uses Property is surrounded by A-1, Agriculture-Forestry-Rural Residential zoned lands to the north, south and west. To the east, there is a large concentration of A-2, consisting of Green Acres Village SD, Pioneer Acres SD, Stoneybrook Estates SD, Walker Ridge SD, Colton Creek Estates SD, and Willowbrook Farm SD.

Proposed site is directly adjacent to both Green Acres Village SD and Pioneer Acres SD.

Also adjacent is Cedar Grove SD. The official zoning map reflects this SD as A-1, although it is this writer's opinion this is a mapping error. Opinion based of the lot sizes, less than 1 acre. The A-1 district requires a minimum 1 acre.

Lot Size and Layout Property is a legal standing 23.04+/- ac parcel. Visibility to the west is not impeded. Visibility to the east is clear for approximately 375 ft.

Floodplain or Floodway Property is not located in a special hazard flood area. Panel 47103C0285D, dated Sept. 19, 2007.

Rights-of-Way | Roads Property access is a 50 ft. flag between parcel 020.11 and 020.12, fronting onto Prospect Rd.

