



**HISTORIC
FRANKLIN
TENNESSEE**

City of Franklin Adopted Construction Codes (effective January 1, 2019)

- 2018 International Building Code including Appendices D, G, and K
 - 2018 International Energy Conservation Code (for buildings reviewed under the IBC)
- 2018 International Fire Code including Appendices B, C, and D
- 2018 NFPA Life Safety Code 101
- 2017 National Electric Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2017 ICC A 117.1 Accessible and Useable Buildings and Facilities
- 2018 International Existing Building Code
- 2018 International Residential Code including Appendices G and J.
 - 2009 International Energy Conservation Code (for buildings reviewed under the IRC)
- 2018 International Property Maintenance Code
- 2018 International Swimming Pool and Spa Code

**** Any plans/and or revisions submitted before January 1, 2019, will be reviewed and inspected under the 2012 IBC Code. If there are any concerns, please contact Building and Neighborhood Services at 615 794 7012 for a case by case assessment. Reference the Municipal Code for amendments to these publications.**

Summary of Municipal Code Provisions and Amendments to the Adopted Construction Codes for Builders and Contractors

7-211 thru 7-215	Above Ground Fuel Tanks – size and number limited
7-224	Open Burning
7-225	Fire Lanes
7-226	Obstructing Fire protection equipment and hydrants
7-227	Knox boxes required
7-229	Protecting Gas Equipment – Bollards
7-230	Fire Department Connection – City approved locking caps required
7-231	Combustible Mulch prohibited next to buildings
7-232	Fire Sprinkler requirements Fire Sprinklers required for Commercial buildings larger than 5000 square feet
7-233	Safeguarding Construction – NFPA 241 adopted
7-234	Building Address – Numbers required on building
11-404	Hours of Construction Limited – Noise Ordinance
12-102(10) c.	Contractors must be licensed in accordance with State Contractor Licensing Laws
12-202(6) f.	Car Wash Recycling Required
12-202(6) g.	Commercial Properties Require Backflow device
12-502(3)	Driveways and Parking Pads – Permit required
12-702	Swimming Pool Barriers and Fencing
12-902(3)	Inspections by State Boiler Inspection Division required
12-902(5)	Regulations for Ventless Gas Fireplaces
12-1002(1)	Permits required for Accessory Structures and Sidewalks
12-1002(3)	Fire Sprinklers in One and Two Family Dwellings not required by IRC – can be required by Site Plan considerations
12-1002(4)	Concrete Footings required
12-1002(5)	Footing dimensions specified
12-1002(5)	2 runs of reinforcing steel required in footings
12-1002(6) and (7)	Damp-proofing and Water-Proofing of Foundations
12-1002 (8) and (9)	Wood Foundations and Wood Columns prohibited
12-1002(10)	Positive Foundation Drain Required
12-1002(11)	One and Two-Family Dwelling Energy Code is 2009 IECC, Chapter 4
12-1002(12)	Unvented Crawl Spaces
12-1104(2)	Location of Accessible Parking Spaces
16-103	Obstructing View at Intersections Prohibited
16-104	Structures projecting over Right of Way
16-106	Doors and Gates opening over Sidewalks and Streets prohibited
16-107	Mud in Streets prohibited – Cost of cleanup for removal
18-111(2)	Blocking water meters prohibited
18-111(2)	Damaged water meter vaults must be replaced
18-5	Residential Grinder Pumps serving a structure regulated
23-109(4)(r)	Stormwater discharge – Swimming pool discharge must be dechlorinated or directed to the Sanitary Sewer
23-109(4)	Stormwater discharge – crawlspace pumps, footing/foundation drains, HVAC condensate allowed

Please refer to the City of Franklin Municipal Code for complete reference and context at www.franklintn.gov at the Building and Neighborhood Services pages. Review Handouts and Notices to Contractors/Builders for important information.

**BUILDING AND
NEIGHBORHOOD SERVICES**

Chris Bridgewater
Director



Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

**HISTORIC
FRANKLIN
TENNESSEE**