# Marshall County Building Codes 2020

**3301 Courthouse Annex**

**Lewisburg, TN 37091**

**931-359-0567**

**Policy Statement**

## The Marshall County Building Codes Department currently enforces

## 2018 International Residential Code for one and two-family dwellings

## 2018 International Building Code

## 2018 International Plumbing Code

## 2018 International Mechanical Code

## 2018 International Fuel Gas Code

## 2009 International Energy Conservation Codes

## FOOTER INSPECTION:

# Porta Potty and Trash Receptacle MUST be onsite at the footer inspection, Porta Potty must be maintained and serviced in sanitary condition.

Marshall County does **NOT** warranty setbacks only a licensed surveyor can.

A minimum of two (2) runs of ½ “ rebar tied on chairs with laps tightly wired is required. If you run into rock too large to remove, pad the rock with gravel and add a third run of steel extending at least 4’ beyond the rock, considering the degree of rock encountered, a design from an engineer may be required.

**FOOTER DEPTH MUST BE 12” BELOW GRADE MINIMUM.**

See Footer Inspection Report for further details

**FOR POLE BARNS:**

A post hole inspection must be performed before the post are set. Typically, unless otherwise specified by engineered drawings, the post hole must be 3’ 6” deep, 12-16” diameter, with 8” inches of **mixed with water,** (no dry mix) concrete in the bottom of the post hole. **For decks**, the post hold must be 2’ deep, 12-16” diameter with 8” inches of **mixed with water**, (no dry mix) concrete. Then other appropriate inspections as required i.e. framing, slab, final will follow.

**FOUNDATION INSPECTION:**

Have your letter from your termite company on the job board.

**The Foundation must:**

* Have a positive drain
* Have a vent within 3’ of every corner
* ½ “ bolts within 12” of every corner, then a maximum of 6’ on center
* Piers exceeding four (4) times their least dimension must be core filled or double, i.e. **a 12” x 16” pier can only rise 48” without being core filled.**
* Piers must be capped or solidly grouted
* The foundation must be damp proofed below grade
* Have brick ties installed every 2 2/3 square feet when foundation is to be bricked
* Solid brick ledge must be provided-i.e.12” cap block

See Foundation Inspection Report for further details

**SLAB INSPECTION:**

* Is required before pouring any slab.
* Attached garage: Vapor barrier is required
* Save receipt if using fibermesh

See Slab Inspection Report for further details

**ROUGH-IN INSPECTION:**

The Rough-In Inspection is very important, problems not corrected at the Rough-In Inspection can cause a Final Inspection to fail and delay a closing. Of special importance are:

**Framing:**

* **Stairs – Residential:** 10” **minimum** tread depth, 73/4” **maximum** rise 3/8” **maximum** difference over the stairway from finish floor to finish floor. Headroom a minimum of 80” measured vertically from the nose of the stair tread. A nosing not less than ¾” but not more than 1 1/4” shall be provided on stairways with solid risers. Open risers are permitted provided that the opening between the treads does not permit the passage of a 4” sphere.

At the bottom of a stairway, a 36” landing is required

**Commercial:** 11” **minimum** tread depth, 7” **maximum** rise, 3/8” **maximum** variance difference in the height of the stairs from finish floor to finish floor.

All exterior doorways must have a **landing,** minimum of 36” x 36” . **Please Ask.**

**Tempered Glass:** Windows within 24” of a door, or windows larger than 9 square feet, or windows less than 18” off the floor or windows less than 60” from the floor of a tub may need to be tempered**. Please** **Ask.**

**Egress Windows:** Any sleeping area, or habitable space above the first floor, or basement **must** have a means of escape in the event of a fire. It can be a door that opens directly outside, or a window. If it is a window, it usually must have a minimum opening of 5.7 square feet. A copy of the appropriate code is available for the asking.

**Windows** more than 72” above grade must be at least 24” above the finished floor.

We will look at the stairs on the Rough-In Inspection, but often temporary treads are in place at that time. **It is the permit holder’s responsibility to ensure that the stairs** **meet code compliance.** A copy of the appropriate code is available for the asking.

**Vaulted Ceiling must meet code – please ask.**

A termite shield is required between the foundation and the sill plate.

Use steel shims for girders.

6’ Headers **must** be double jacked.

Where Ridges, Hip or Valley Rafters intersect, a brace **must** be installed.

Roof bracing should not run to ceiling joist unless they are designed for the load

All penetrations of the top and bottom plates **must** be fire calked.

Windows **must** be taped or calked according to manufacturer’s instructions.

Where ceiling joist run perpendicular to rafters, a connection **must** be provided to connect outside walls, including tray ceilings or a designed ridge beam.

**Fireplace Clearance:** Follow manufacturer’s instructions and have them on site for review.

* **Decks must be bolted to the house,( 2) ½ Bolts 32” O.C. rim boards bolted to support post (2) ½ Bolts at each connection.**

**Handrails Must:**

* Be between **34”** and **38”** high measured vertically from the tread nosing and be provided.
* Be installed on at least one side of any stairway with (4) or more.
* Be returned or terminate into a newel post.
* Stairs with 4 or more risers- must have a graspable handrail, with the ends returned (no open hook to catch Grandma’s purse strap).

**Any door** **between an attached garage and the house must be**

* solid, no glass
* must be self closing and latching.
* No door may lead from the garage directly into a sleeping area.
* Any house with an attached garage, or fuel-fired appliances must have carbon monoxide detectors.

**Appliances located in the garage:**

* Appliances that generate a glow, spark, or flame capable of igniting gasoline vapors and located in a garage shall be installed with burners, burner ignition devices, or heating elements and switches at least **18”** above the floor level and protected from impact.

See Rough in Inspection Report for further details

**PLUMBING INSPECTION:**

* An accessible main shutoff valve located near the water service entrance into the house is required. P2903.9.1

# A readily accessible full open valve in the cold water line at the water heater is required. P2903.9.2

# 2 X 6 wall is required at washer box.

# Every fixture must be vented.

# Rodent proof around tubs: Metal flashing or plywood is acceptable. Asphalt shingles are NOT.

# Dishwasher loop to be fastened to bottom of counter top.

# Nail guards are required whenever a trim nail can penetrate plumbing.

* Ventilation exhaust fans **must** run to the outside and be metal, flex or solid.
* Expansion tank and cut-off valve are required at water heater.
* Water Heater pans must be routed outside the foundation.
* Water Heaters or any other appliance capable of producing a spark located in the garage **must** be elevated a minimum of **18”** off the floor.
* Water Heater TPR release valve **must** be routed within **6”** of the floor or pan.

See Plumbing Inspection Report for further details

**INSULATION INSPECTION:**

Before any walls are covered make sure you have an approved Insulation Inspection Report.

*Insulation paper must be removed behind shower or any concealed spaces*

Marshall County requires at a minimum:

.35 or less U factor windows

R-13 Walls

R-19 Floors or R-10/13 exterior foundation walls

R-38 Ceilings

Exterior walls calked and sealed

Insulation paper must be removed behind shower or any concealed spaced

See Insulation Inspection Report for further details

**MECHANICAL INSPECTION:**

* Ductwork must be properly taped and sealed and insulated to R-8
* Units in attic must have a pan, primary, and secondary drains, cutoff switch
* Gas pipe must be inspected
* Exhaust ductwork for bathrooms and dryers must be metal, flex or solid, no plastic

See Mechanical Inspection Report for further details

**BRICKWORK INSPECTION:**

* Weep holes and flashing are required.
* Codes requires a brick tie every 2 2/3 square foot.

**DRYWALL INSPECTION:**

## Special Note : If a house has an attached garage, and there is living area above the garage, the ceiling must have 5/8 “ type X sheetrock, the walls supporting the ceiling must have ½” sheetrock minimum, and inspection prior to taping.

## FINAL INSPECTION:

## Call for AND complete this inspection a minimum of two weeks before you need your Certificate of Occupancy. This will give you time to correct anything that may not have passed inspection. This will help avoid confusion and the panic that often accompanies a closing.

**DO NOT** MOVE IN, OR ALLOW YOUR CLIENT TO MOVE IN, **WITHOUT A CERTIFICATE OF OCCUPANCY.**

**House Numbers**- Must be a minimum of 4” tall, affixed to a plaque, which is affixed to the house.

**Fireplace Mantels and surrounding woodwork-** Follow manufacturer’s instructions and have them onsite for review.

**Insulation-**vapor barrier (paper backing) may not be exposed in concealed spaces, unfinished rooms, attics or crawlspaces, or behind showers, it can be a fire hazard.

**Crawlspace - NO WATER IN CRAWLSPACE**

floor, vapor barrier must be 6 mil thick minimum.

**Finish Grade-** The finish grade must fall a minimum of 6” within the first 10’ around the house. Water under the house generates a lot of bad publicity for everyone involved. Positive Drain must be identified.

**Trash in the crawlspace-** remove all.

**Stairs with 4 or more risers-** must have a graspable handrail, with the ends returned (no open hook to catch Grandma’s purse strap).

**Driveway Connection-** In the county, you must have a signed approval form from the Marshall County Road Department to obtain a Certificate of Occupancy.

See Final Inspection Report for further details

By no means does this list cover all items to be inspected, this Policy Statement is an effort to make the building process less confusing and encourage dialog between the permit holder and the Marshall County Building Codes Department. Feel free to call the office between the hours of 8:00 a.m. to 4:30 p.m. for further information. 931-359-0567



