

## STAFF MEMORANDUM

**TO:** Board of Mayor and Aldermen  
**FROM:** Victor Woods | Chief Building Official  
**DATE:** 05/18/2026  
**SUBJECT:** Resolution | Ordinance 26-XX: Adoption of ICC 2024 Codes and NFPA 2023 NEC

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### STAFF RECOMMENDATION:

Staff recommends approval of the proposed ordinance amending the Municipal Code to adopt the 2024 editions of the International Code Council (ICC) model construction codes and the 2023 edition of NFPA 70, National Electrical Code, with applicable local administrative amendments.

### BACKGROUND:

Tennessee law authorizes municipalities to adopt such technical codes by reference and further requires that locally adopted building regulatory codes remain within an acceptable age of the most recently published editions unless otherwise approved by the Tennessee State Fire Marshal's Office. Under current state guidance, locally adopted model codes may not exceed seven (7) years older than the latest published edition, thereby limiting jurisdictions to no more than approximately two code cycles behind current national standards.

The attached ordinance has therefore been prepared to amend the City of Spring Hill Municipal Code by adopting the 2024 ICC Codes and the 2023 NFPA 70 National Electrical Code, together with local amendments.

### FINANCIAL IMPACT:

Financial impact to the City of Spring Hill is expected to be limited to administrative implementation, staff training, and updated code reference materials that were previously purchased within the normal departmental operating budget. Adoption of current model codes is anticipated to improve long-term permitting, plan review, and inspection efficiency while reducing regulatory and enforcement risks associated with outdated standards.

### SUPPORTING DOCUMENTS:

Proposed Ordinance and local amendments.



City of Spring Hill | Development Services

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## LIST OF NEW LOCAL AMENDMENTS:

1. In R310.03 (1), a heat detector shall be installed in each garage in addition to a smoke detector, unless the smoke detector is a combination device for both purposes.
2. Table N1101.1.3 (R402.1.3), will be replaced with the 2009 Equivalent U-Factor from the 2009 IRC to follow state of Tennessee required guidelines.
3. Common walls separating dwelling units in duplexes and townhouses shall be insulated with minimum of R-13 insulation. Insulation shall be installed within the wall cavity on all interior sides of such common walls.
4. Condensate that comes off any mechanical equipment shall not be discharged into the sanitary sewer.
5. The backwash of any swimming pool shall not be discharged in the sanitary sewer.
6. Table R302.6 Dwelling Unit Garage Separation. 5/8" Type X gypsum board on all walls and ceiling.



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