

## ORDINANCE NO. 25-08

### AN ORDINANCE AMENDING THE TOWN CODE OF ORDINANCES, TITLE 12 BUILDING AND UTILITY CODES, CHAPTER 1 REQUIRING 5/8-INCH TYPE X GYPSUM BOARD ON CEILING IN RESIDENTIAL STRUCTURES UTILIZING COMBUSTIBLE TRUSS SYSTEMS, AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Oakland, Tennessee finds that the use of combustible truss systems in residential construction can present increased fire risks; and

**WHEREAS**, the application of fire-resistant building materials such as Type X gypsum board provides critical time for evacuation and fire suppression in the event of a structural fire; and

**WHEREAS**, the Town desires to enhance public safety and align local building regulations with best practices in fire prevention.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF OAKLAND, TENNESSEE AS FOLLOWS:

#### **Section 1. Adoption**

This ordinance shall supplement the current building regulations enforced by the Town of Oakland, including the 2021 International Residential Code (IRC) as adopted and amended.

#### **Section 2. Applicability**

This ordinance shall apply to all newly constructed one- and two-family dwellings and townhouses within the jurisdiction of the Town of Oakland that utilize **engineered wood trusses, wood I-joists, or other combustible truss systems** in ceiling or floor framing.

#### **Section 3. Fire Protection Requirement**

For all applicable structures as defined in Section 2:

**a.** Ceilings located directly beneath any floor or roof system constructed of combustible truss components shall be protected with **a minimum of 5/8-inch Type X gypsum board**, installed in accordance with manufacturer specifications and the current IRC.

**b.** This requirement shall apply to:

- Basements
- Garages
- Attics with storage or mechanical equipment
- Any habitable or non-habitable space where combustible truss systems are used

c. Exceptions may be granted for spaces protected by an approved automatic sprinkler system conforming to NFPA 13D standards or other fire-resistance-rated assemblies as approved by the Building Official.

#### **Section 4. Enforcement**

The Building Official or his/her designee shall have the authority to enforce the provisions of this ordinance. Failure to comply shall constitute a violation of the building code and shall be subject to penalties as provided by law.

#### **Section 5. Severability**

If any section, clause, or provision of this ordinance is declared unconstitutional or invalid for any reason, the remaining provisions shall not be affected and shall remain in full force and effect.

#### **Section 6. Effective Date**

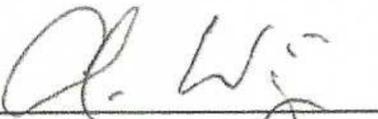
This ordinance shall become effective thirty (30) days from the date of final passage, the public welfare requiring it.

**PASSED AND APPROVED** this 17<sup>th</sup> day of July, 2025.

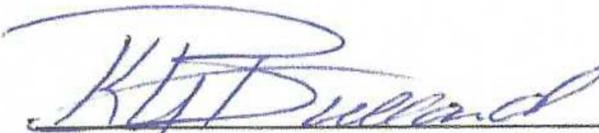
**First reading: June 19, 2025**

**Public hearing: July 17, 2025**

**Final reading: July 17, 2025**

  
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Adrian Wiggins, Mayor

**ATTEST:**

  
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Yvonne Bullard, Town Recorder