

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. MECHANICAL CODE.
4. RESIDENTIAL CODE.
5. CODE ADMINISTRATION.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Violations.
- 12-105.--12-109. Deleted.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Building Code,² 2012 edition, as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code.(as replaced by Ord. #05-04-01, May 2005, Ord. #11-05-01, Aug. 2011, and Ord. #16-03-03, March 2016)

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

12-102. Modifications. The following sections of the International Building Code, 2012 edition, are hereby revised as follows:

(1) The Town of Atoka shall be inserted in all blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 105.5 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) In Section 1612.3 "June 7, 2011" is to be inserted in the date of issuance blank.

(4) Chapter 11, relating to accessibility, is deleted in its entirety

(5) In Section 34.12.2 "May, 2005" is to be inserted in the date blank.

(6) All engineered drawings of multi-family, commercial or industrial structures to be built in the Town of Atoka are subject to code enforcement review.

(7) Permit fees required to be collected under the building code shall be established from time to time by resolution adopted by the Board of Mayor and Aldermen. (as amended by Ord. #03-08-05, Sept. 2003, and replaced by Ord. #16-03-03, March 2016)

12-103. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, section 6-54-502 one (1) copy of the building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-104. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference and modified.

12-105.--12-109. Deleted. (as deleted by Ord. 16-03-03, March 2016)

CHAPTER 2

PLUMBING CODE¹

SECTION

12-201. Plumbing code adopted.

12-202. Modifications.

12-203. Available in recorder's office.

12-204. Violations.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the town, when such plumbing is or is to be connected with the town water or sewerage system, the International Plumbing Code,² 2012 edition with all amendments as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (as replaced by Ord. #16-03-04, March 2016)

12-202. Modifications. The following sections of the International Plumbing Code, 2012 edition, are hereby revised as follows:

(1) The Town of Atoka shall be inserted in the blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 106.5.3: "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) In Section 106.6.3, paragraphs #2 and #3 shall be deleted.

(4) In Section 108.4, the blanks referring to violations shall be inserted with "misdemeanor" and "fifty dollars" (\$50.00) as appropriate; and all references to imprisonment shall be deleted.

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

(5) In Section 305.6.1, "18 inches" shall be inserted into the blanks referring to minimum depths for underground sanitary sewer installations.

(6) In Section 603.2, Exception #2 shall be deleted.

(7) In Section 904.1 "12 inches" shall be inserted into the blanks referring to minimum heights for roof vents.

(8) Permit fees required to be collected under the building code shall be established from time to time by resolution adopted by the Board of Mayor and Aldermen. (as replaced by Ord. #16-03-04, March 2016)

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502 one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-204. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified.

CHAPTER 3

MECHANICAL CODE

SECTION

- 12-301. Mechanical code adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. Violations.

12-301. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-516 and for purpose of regulating the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances thereto, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy-related systems, the International Mechanical Code,¹ 2012 edition, as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the mechanical code. (as added by Ord. #16-03-05, March 2016)

12-302. Modifications. The following sections of the International Plumbing Code, 2012 edition, are hereby revised as follows:

(1) The Town of Atoka shall be inserted in the blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 106.5.3: "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) The fee schedule specified in Sections 106.6 and 106.6.2 shall be as periodically set by the Board of Mayor and Aldermen.

(4) In Section 108.4, the blanks referring to violations shall be inserted with "misdemeanor" and "fifty dollars" (\$50.00) as appropriate; and all references to imprisonment shall be deleted.

(5) In Section 108.5, "\$50.00" shall be inserted into the blanks specifying the maximum fine for violation of the code. (as added by Ord. #16-03-05, March 2016)

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

12-303. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as added by Ord. #16-03-05, March 2016)

12-304. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. (as added by Ord. #16-03-05, March 2016)

CHAPTER 4

RESIDENTIAL CODE

SECTION

- 12-401. Residential code adopted.
- 12-402. Modifications.
- 12-403. Available in recorder's office.
- 12-404. Violations.

12-401. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Residential Code,¹ 2012 edition, as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the residential code. (as added by Ord. #16-03-06, March 2016)

12-402. Modifications. The following sections of the International Residential Code, 2012 edition, are hereby revised as follows:

(1) The Town of Atoka shall be inserted in the blanks referring to the name of the jurisdiction.

(2) Add the following text to Section R105.5: "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) The following design criteria will be inserted in the blanks for design criteria of Table R301.2 (1).

- a. Ground Snow Load - 10
- b. Wind Speed - 90
- c. Topographic effects - No
- d. Seismic Design Category - D1
- e. Weathering Index for Concrete - Moderate
- f. Frost Line Depth - 15"
- g. Termite Infestation Probability - Moderate to Heavy
- h. Ice Barrier Underlayment Requirement - No

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- i. Flood Hazard - FIRM Map 47167C0310F dated 12/19/2006 and FIRM Map 47167C0320G dated 05/04/2009
 - j. Air Freeze Index - 393 per 100 year value
 - k. Mean Annual Temp - 59 degrees
- (4) Delete the following text from Section R302.2 "Exception: A common 1-hour fire-resistant wall" and substitute the following: "Exception: A common 2-hour fire-resistant wall"
- (5) Section R313 "Automatic Sprinkler Systems" shall be deleted in its entirety.
- (6) Chapter 11, relating to energy conservation, shall be deleted in its entirety.
- (7) In Section P2603.6.1 insert the words "18 inches" into the appropriate spaces for establishing sewer depths.
- (8) Chapters 34 through 43, inclusively, shall be deleted in their entirety.
- (9) That any building constructed for the purposes of residential occupancy and use, regardless of the zoning classification, shall have all floor joists, wall studs, ceiling joists, rafters, and trusses be installed at sixteen inches (16") on center. (as added by Ord. #16-03-06, March 2016)

12-403. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the residential code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as added by Ord. #16-03-06, March 2016)

12-404. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. (as added by Ord. #16-03-06, March 2016)

CHAPTER 5

CODE ADMINISTRATION

SECTION

12-501. Building inspector.

12-502. Necessity of building permit.

12-503. Application for permit.

12-504. Occupancy permit.

12-505. Permit fees.

12-505. Penalty for violations.

12-501. Building inspector. The provisions of this title shall be administered and enforced by the building inspector, appointed by the board of mayor and aldermen, who shall have the power to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this title. (as added by Ord. #16-03-07, March 2016)

12-502. Necessity of building permit. It shall be unlawful to commence excavation for the construction of any building, including accessory buildings, or to commence the moving or alteration of any building, including accessory buildings, until the building inspector has issued a building permit for such work. (as added by Ord. #16-03-07, March 2016)

12-503. Application for permit. In applying to the building inspector for a building permit, the applicant shall submit a dimensional sketch or a scale plan indicating the shape, size, height and location on the lot of all buildings to be erected, altered or moved and of any building already on lot. He shall also state the existing and intended use of all such buildings and supply such other information as may be required by the building inspector for determining whether the provisions of this section or any other applicable sections are being observed. If the proposed excavation or construction as set forth in the application are in conformity with the provisions of this and other applicable sections of the Town of Atoka, the building inspector shall issue a building permit for such excavation or construction. If a building permit is refused, the building inspector shall state such refusal in writing with the cause. The issuance of a building permit shall in no case be construed as waiving any provision of this section or any other applicable section. A building permit shall become void six months from the date of issuance unless substantial progress has been made by that date on the project described therein. No building permit shall be issued until the building inspector receives written approval of the proposed use from the Tipton County Health Department. A complete record of all such applications, sketches and plans shall be maintained in the town hall. (as added by Ord. #16-03-07, March 2016)

12-504. Occupancy permit. No land or building or part thereof hereafter erected or altered in its use or structure shall be used until the building inspector shall have issued a certificate of occupancy stating that such land, building, or part thereof and the proposed use thereof are found to be in conformity of the provisions of this chapter and other applicable ordinances. Within two days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the building inspector to make a final inspections thereof and to issue a certificate of occupancy if the land, building, or part thereof and the proposed use thereof are found to conform with the provisions of this chapter and other applicable ordinances; or if such certificate is refused, to state such refusal in writing with the cause. (as added by Ord. #16-03-07, March 2016)

12-505. Permit fees. The following fees shall be charged for permits issued by the Town. Unless otherwise noted below, the total valuation shall be based on seventy dollars (\$70.00) per square foot under roof. Under roof shall consist of all heated and unheated space.

Total Valuation	Permit Fee
\$1,000.00 and less	\$20.00
\$1,001 to \$50,000	\$20.00 for the first \$1,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000	\$167.00 for the first \$50,000.00 plus \$2.50 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000	\$292.00 for the first \$1,000.00 plus \$2.00 for each additional thousand or fraction thereof, to and including \$500,000.00
\$500,001 and above	\$1,092.00 for the first \$500,000.00 plus \$1.50 for each additional thousand or fraction thereof.

- Re-inspection fee shall be twenty-five dollars (\$25.00) for each failed inspection for a permit.

- All accessory structures, including but not limited to sheds, freestanding garages and carports shall be permitted at a flat fee of one hundred dollars (\$100.00).
- All manufactured homes, mobile homes, commercial, industrial, institutional and other construction shall be permitted at the same rate as listed in the schedule of permit fees in this section.
- Swimming pools shall be permitted at seventy-five dollars (\$75.00) or at the rate determined under the Schedule of Permit Fees in this section based upon the actual construction value, whichever is greater.
- Cellular communication towers shall be permitted at two percent (2%) of the total contracted cost for construction or upgrade.
- Temporary permits shall be permitted at one hundred and fifty dollars (\$150.00) each. Temporary permits shall be valid for up to thirty (30) days.
- Signs shall be permitted at a rate of fifty dollars (\$50.00) plus one dollar (\$1.00) per square foot of sign face. In the event of a double-sided sign, the square footage calculation shall include both sides of the sign. (as added by Ord. #16-03-07, March 2016, and replaced by Ord. #17-06-04, June 2017)

12-506. Penalty for violations. Any person violating this title shall be guilty of a misdemeanor, and conviction shall be fined not less than two dollars (\$2.00) nor more than fifty dollars (\$50.00) for each offense. Each day such violation shall constitute a separate offense. (as added by Ord. #16-03-07, March 2016)