

**TITLE 12****BUILDING, UTILITY, ETC. CODES****CHAPTER**

1. RESIDENTIAL CODE.
2. BUILDING CODE.
3. VIOLATIONS.
4. PLUMBING CODE.

**CHAPTER 1****RESIDENTIAL CODE****SECTION**

12-101. Residential building code.

**12-101. Residential building code.** (1) The City of Dresden, Tennessee opts out of adopting and enforcing a residential building code for detached one- and two-family dwellings and townhouses not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures within the corporate limits and elects to have the Tennessee Department of Commerce and Insurance to enforce the International Residential Code as set out in Tennessee Code Annotated, § 68-120-101, et seq. and the Administrative Law Rules of the Tennessee Department of Commerce and Insurance, Division of Fire Prevention as set out in 0780-02-23-.01, et seq. of the Tennessee Administrative Rules.

(2) The City of Dresden shall apply for and become an issuing agent for the State of Tennessee Building Permits and make available for purchase state building permits at Dresden City Hall during normal business hours.

(3) Violations. It shall be unlawful and a breach of city ordinance for any person to fail to apply for a state building permit required within the scope of Tennessee Code Annotated and the Tennessee Administrative Rules and/or to obtain any state inspections required by Tennessee law. (as added by Ord. #2014-05, March 2014)

## CHAPTER 2

### BUILDING CODE<sup>1</sup>

#### SECTION

- 12-201. Building code adopted.  
 12-202. Enforcement and permit fees  
 12-203. Available in recorder's office.  
 12-204--12-205. [Deleted.]

**12-201. 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, other than one-family and two-family dwellings, the International Building Code,<sup>2</sup> 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code. (1988 Code, § 4-101, as amended by Ord. #2011-03, Sept. 2010, and Ord. #2013-10, June 2013, and replaced by Ord. #2014-05, March 2014)

**12-202. Enforcement and permit fees.** (1) Definitions. Whenever in the building code when reference is made to the duties of a certain official named therein, that designated official of the City of Dresden who has duties corresponding to those of the named official in said code shall be deemed to be

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<sup>1</sup>Municipal 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.

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

the responsible official insofar as enforcing the provisions of the building code are concerned.

(2) Permit fees. The schedule of permit fees shall be in accordance with the schedule adopted by the Board of Mayor and Aldermen for the City of Dresden and on file with the office of city recorder. (1988 Code, § 4-102, as replaced by Ord. #2014-05, March 2014)

**12-203. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 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. (1988 Code, § 4-103, as amended by Ord. #2011-03, Sept. 2010, and replaced by Ord. #2014-05, March 2014)

**12-204--12-205. [Deleted.]** (1988 Code, §§ 4-104 and 4-105, as amended by Ord. #2011-03, Sept. 2010, and Ord. #2013-10, June 2013, and deleted by Ord. #2014-05, March 2014)

**CHAPTER 3****VIOLATIONS****SECTION**

## 12-301. Violations.

**12-301. Violations.** It shall be unlawful for any person to violate or fail to comply with any provisions of the International Building Code as herein adopted by reference. The code enforcement officer or public officer for the Town of Dresden shall be empowered to investigate and enforce the provisions of this title by the issuance of a notice of non-compliance, or in the event of a refusal to comply with the provisions of this title, by the issuance of a citation citing such person or persons violating any provision thereof into city court. In addition to any other action the city may take to enforce the provisions of this title, such violation shall be punishable by fine up to fifty dollars (\$50.00) per offense and the assessment of court cost for each violation or such other general penalties of this municipal code of ordinances. (as added by Ord. #2014-05, March 2014)

## CHAPTER 4

### PLUMBING CODE<sup>1</sup>

#### SECTION

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

**12-401. 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 city, when such plumbing is or is to be connected with the city water or sewerage system, the Standard Plumbing Code,<sup>2</sup> 1985 edition, with 1986 and 1987, and any subsequent amendments, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (1988 Code, § 4-201, modified, as renumbered by Ord. #2014-05, March 2014)

**12-402. Modifications.** (1) Definitions. Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the board of mayor and aldermen.

Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the mayor to administer and enforce the provisions of the plumbing code.

(2) Penalty clause deleted. Section 110 of the plumbing code is hereby deleted. (1988 Code, § 4-202, as renumbered by Ord. #2014-05, March 2014)

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<sup>1</sup>Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

**12-403. 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. (1988 Code, § 4-203, modified, as renumbered by Ord. #2014-05, March 2014)

**12-404. 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. (1988 Code, § 4-204, as renumbered by Ord. #2014-05, March 2014)