

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

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. FUEL GAS CODE.
5. RESIDENTIAL CODE.
6. SWIMMING POOL AND SPA CODE.
7. MECHANICAL CODE.
8. EXISTING BUILDING CODE.
9. ENERGY CONSERVATION CODE.
10. PROPERTY MAINTENANCE CODE.

**CHAPTER 1****BUILDING CODE**<sup>1</sup>**SECTION**

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Violations and penalty.

**12-101. Building code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 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 (IBC)*,<sup>2</sup> 2012 edition, as prepared 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. (2003 Code, § 12-101, as amended by Ord. #32-2015, Nov. 2015)

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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.

**12-102. Modifications.** (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of commissioners by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners. (2003 Code, § 12-102)

**12-103. 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. (2003 Code, § 12-103)

**12-104. Violations and penalty.** 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. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (2003 Code, § 12-104)

## CHAPTER 2

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

#### SECTION

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Available in recorder's office.
- 12-204. Violations and penalty.

**12-201. Plumbing code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 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 *International Plumbing Code (IPC)*,<sup>2</sup> 2012 edition, as prepared 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 plumbing code. (2003 Code, § 12-201, as amended by Ord. #32-2015, Nov. 2015)

**12-202. Modifications.** (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, that the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of commissioners by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners. (2003 Code, § 12-202)

**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. (2003 Code, § 12-203)

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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.

**12-204. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the codes as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (2003 Code, § 12-204)

## CHAPTER 3

### ELECTRICAL CODE<sup>1</sup>

#### SECTION

- 12-301. Electrical code adopted.
- 12-302. Available in recorder's office.
- 12-303. Permit required for doing electrical work.
- 12-304. Enforcement.
- 12-305. Violations and penalty.

**12-301. Electrical code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, the *National Electrical Code*,<sup>2</sup> 2017 edition, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code.

**12-302. Available in recorder's office.** Pursuant to the requirements of *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the electrical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

**12-303. Permit required for doing electrical work.** No electrical work shall be done within this town until a permit therefor has been issued by the town. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician.

**12-304. Enforcement.** The electrical inspector shall be such person as the mayor shall appoint or designate. It shall be his duty to enforce compliance with this chapter and the electrical code as herein adopted by reference. He is authorized and directed to make such inspections of electrical equipment and wiring, etc., as are necessary to insure compliance with the applicable regulations, and may enter any premises or building at any reasonable time for

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<sup>1</sup>Municipal code references

Fire protection, fireworks, and explosives: title 7.

<sup>2</sup>Copies of this code are available from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

the purpose of discharging his duties. He is authorized to refuse or discontinue electrical service to any person or place not complying with this chapter and/or the electrical code.

**12-305. Violations and penalty.** It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

**CHAPTER 4****FUEL GAS CODE**<sup>1</sup>**SECTION**

- 12-401. Title and definitions.
- 12-402. Fuel gas code adopted.
- 12-403. Use of existing piping and appliances.
- 12-404. Bond and license.
- 12-405. Gas inspector and assistants.
- 12-406. Powers and duties of inspector.
- 12-407. Permits.
- 12-408. Inspections.
- 12-409. Certificates.
- 12-410. Fees.
- 12-411. Nonliability.
- 12-412. Modifications.
- 12-413. Available in recorder's office.
- 12-414. Violations and penalty.

**12-401. Title and definitions.** This chapter and the code herein adopted by reference shall be known as the fuel gas code of the municipality and may be cited as such. The following definitions are provided for the purpose of interpretation and administration of the fuel gas code.

(1) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city manager.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers. (2003 Code, § 12-401, as amended by Ord. #32-2015, Nov. 2015)

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<sup>1</sup>Municipal code reference

Gas system administration: title 19, chapter 2.

**12-402. Fuel gas code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of governing the safe installation of consumers' gas pipe lines and gas appliances for fuel gases, the *International Fuel Gas Code (IFGC)*,<sup>1</sup> 2012 edition, published 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 fuel gas code. (2003 Code, § 12-402, as amended by Ord. #32-2015, Nov. 2015)

**12-403. Use of existing piping and appliances.** Notwithstanding any provision in the fuel gas code to the contrary, consumer's piping installed prior to the adoption of the fuel gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the fuel gas code. (2003 Code, § 12-403, as amended by Ord. #32-2015, Nov. 2015)

**12-404. Bond and license.** (1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city recorder a good and sufficient bond in the penal sum of ten thousand dollars (\$10,000.00), with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the fuel gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in

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



conformity with all other provisions of the fuel gas code, including those relating to permits, inspections, and fees. (2003 Code, § 12-404, as amended by Ord. #32-2015, Nov. 2015)

**12-405. Gas inspector and assistants.** To provide for the administration and enforcement of the fuel gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed by the city manager. (2003 Code, § 12-405)

**12-406. Powers and duties of inspector.** (1) The inspector is authorized and directed to enforce all of the provisions of the fuel gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the fuel gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration. (2003 Code, § 12-406, as amended by Ord. #32-2015, Nov. 2015)

**12-407. Permits.** (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city recorder; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved, the gas company shall not be required to obtain permits to set meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system. (2003 Code, § 12-407)

**12-408. Inspections.** (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of a column of mercury six inches (6") in height, and the piping shall hold this air pressure for a period of at least ten (10) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping. (2003 Code, § 12-408)

**12-409. Certificates.** The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the fuel gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service. (2003 Code, § 12-409, as amended by Ord. #32-2015, Nov. 2015)

**12-410. Fees.** All fees for inspections and permits under the fuel gas code shall be those fees as adopted by the Board of Commissioners of the City of Gallaway by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners and, the board shall have the power to adopt any subsequent additions of the fuel gas code by resolution. (2003 Code, § 12-410, as amended by Ord. #32-2015, Nov. 2015)

**12-411. Nonliability.** This chapter shall not be construed as imposing upon the municipality any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the municipality, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspection. (2003 Code, § 12-412)

**12-412. Modifications.** (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, that the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of commissioners by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners. (2003 Code, § 12-413)

**12-413. Available in recorder's office.**<sup>1</sup> One (1) copy of the fuel gas code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (2003 Code, § 12-414)

**12-414. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the codes as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (2003 Code, § 12-411)

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<sup>1</sup>State law reference

*Tennessee Code Annotated*, § 6-54-502.

## CHAPTER 5

### RESIDENTIAL CODE

#### SECTION

- 12-501. Residential code adopted.
- 12-502. Modifications.
- 12-503. Available in recorder's office.
- 12-504. Violations and penalty.

**12-501. Residential code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the 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 (IRC)*,<sup>1</sup> 2012 edition, as prepared 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 residential code.

Sections R313.1 and R313.2 of the 2012 *International Residential Code*, requiring the placement of fire suppression systems ("sprinklers") in one-family and two-family dwellings and townhouses that have a two (2) hour fire wall between units are hereby repealed in their entirety. (2003 Code, § 12-501, as amended by Ord. #32-2015, Nov. 2015 and Ord. #34-2016, Jan. 2016)

**12-502. Modifications.** (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, that the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of commissioners by resolution and said fees for inspections and permits, may be changed by resolution of the board of commissioners. (2003 Code, § 12-502)

**12-503. 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. (2003 Code, § 12-503, as amended by Ord. #32-2015, Nov. 2015)

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

**12-504. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the residential code as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (2003 Code, § 12-504, as amended by Ord. #32-2015, Nov. 2015)

## CHAPTER 6

### SWIMMING POOL AND SPA CODE<sup>1</sup>

#### SECTION

- 12-601. Swimming pool and spa code adopted.
- 12-602. Modifications.
- 12-603. Fees.
- 12-604. Available in recorder's office.
- 12-605. Violations and penalty.

**12-601. Swimming pool and spa code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of regulating and governing the design, construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment, the *International Swimming Pool and Spa Code*,<sup>2</sup> 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code and is hereinafter referred to as the swimming pool and spa code.

**12-602. Modifications.** (1) Definitions. Whenever in the swimming pool and spa code reference is made to the duties of a certain official named therein, the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above code shall be those fees as adopted by the board of commissioners by resolution and said fees for inspections and permits, may be changed by resolution of the board of commissioners. (2003 Code, § 12-702)

**12-603. Fees.** All fees for inspections and permits under the swimming pool code shall be those fees as adopted by the Board of Commissioners of the City of Gallaway by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners, and the board shall have

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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) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

the power to adopt any subsequent additions of the swimming pool code by resolution. (2003 Code, § 12-703)

**12-604. Available in recorder's office.** One (1) copy of the swimming pool and spa code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (2003 Code, § 12-704)

**12-605. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the swimming pool and spa code as herein adopted. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continued shall constitute a separate offense. (2003 Code, § 12-705)

## CHAPTER 7

### MECHANICAL CODE<sup>1</sup>

#### SECTION

- 12-701. Mechanical code adopted.
- 12-702. Modifications.
- 12-703. Fees.
- 12-704. Available in recorder's office.
- 12-705. Violations and penalty.

**12-701. Mechanical code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the 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*,<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 mechanical code. (2003 Code, § 12-901, as amended by Ord. #32-2015, Nov. 2015)

**12-702. Modifications.** (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, that the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of commissioners by resolution and said fees for inspections and permits, may be changed by resolution of the board of commissioners. (2003 Code, § 12-902)

**12-703. Fees.** All fees for inspections and permits under the mechanical code shall be those fees as adopted by the Board of Commissioners of the City of Gallaway by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners, and the board shall have

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<sup>1</sup>Municipal code references

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.



the power to adopt any subsequent additions of the mechanical code by resolution. (2003 Code, § 12-903)

**12-704. Available in recorder's office.** One (1) copy of the mechanical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (2003 Code, § 12-904)

**12-705. Violations and penalty** It shall be unlawful for any person to violate or fail to comply with any provisions of the codes as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continued shall constitute a separate offense. (2003 Code, § 12-905)

## CHAPTER 8

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

#### SECTION

- 12-801. Existing building code adopted.
- 12-802. Modifications.
- 12-803. Fees.
- 12-804. Available in recorder's office.
- 12-805. Violations and penalty.

**12-801. Existing building code.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of providing a concise set of regulations and procedures to effect safety in occupancy, the *International Existing Building Code*,<sup>2</sup> 2012 edition, and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the existing building code.

**12-802. Modifications.** When reference is made to the duties of a certain official named in the existing building code, that designated official of the City of Gallaway, Tennessee, who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the existing building code are concerned. (2003 Code, § 12-1002)

**12-803. Fees.** All fees for inspections and permits under the existing buildings code shall be those fees as adopted by the Board of Commissioners of the City of Gallaway by resolution and said fees for inspections and permits may be changed by resolution of the board of commissioners and, the board shall have the power to adopt any subsequent additions of the existing building code by resolution. (2003 Code, § 12-1003)

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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) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

**12-804. Available in recorder's office.** One (1) copy of the existing 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.

**12-1004. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the existing building code as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense.

## CHAPTER 9

### ENERGY CONSERVATION CODE<sup>1</sup>

#### SECTION

12-901. Energy conservation code adopted.

12-902. Modifications.

12-903. Available in recorder's office.

12-904. Violations and penalty.

**12-901. Energy conservation code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the *International Energy Conservation Code*,<sup>2</sup> 2012 edition, and all subsequent amendments or additions to said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the energy code.

**12-902. Modifications.** (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, that the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

(2) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of commissioners by ordinance, and said fees for inspections and permits may be changed by ordinance of the board of commissioners. (2003 Code, § 12-1202, as amended by Ord. #32-2015, Nov. 2015)

**12-903. Available in recorder's office.** Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the energy

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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) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

conservation code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (2003 Code, § 12-1203)

**12-904. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the energy conservation code as herein adopted by reference and modified. The violation of any section of this chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continued shall constitute a separate offense. (2003 Code, § 12-1204)

## CHAPTER 10

### PROPERTY MAINTENANCE CODE

#### SECTION

12-1001. Property maintenance code adopted.

12-1002. Modifications.

12-1003. Available in recorder's office.

12-1004. Violations and penalty.

**12-1001. Property maintenance code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said *International Property Maintenance Code*,<sup>1</sup> 2012 edition, and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the property maintenance code.

**12-1002. Modifications. Definitions.** Whenever in the property maintenance code, reference is made to the duties of a certain official named therein, that the designated official of the City of Gallaway who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the codes.

**12-1003. Available in recorder's office.** Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the property maintenance code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

**12-1004. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the property maintenance code as herein adopted by reference and modified. The violation of any section of this

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<sup>1</sup>Copies of this code (and any amendments) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

chapter shall be punished by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continued shall constitute a separate offense.