

## TITLE 12

### BUILDING, UTILITY, ETC. CODES

#### CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. PROPERTY MAINTENANCE CODE.
4. FUEL GAS CODE.
5. EXISTING BUILDING CODE.
6. MECHANICAL CODE.
7. ENERGY CONSERVATION CODE.
8. AUTOMATIC SPRINKLER SYSTEM ORDINANCE.

#### CHAPTER 1

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

#### SECTION

- 12-101. Building code adopted.
- 12-102. Definitions.
- 12-103. Permit fees.
- 12-104. Available in building and codes inspector's office.
- 12-105. Violations and penalty.

**12-101. Building code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, as amended, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or appurtenance connected or attached to any building or structure, the *International Residential Code (IRC)* and *International Building Code (IBC)*<sup>2</sup>, 2015 editions, and Appendices G (Swimming Pool) and J (Existing Building Code), of the *International Residential Code*, 2015 edition, together with a new permit fee schedule as appended hereto, as prepared, published and adopted by

---

<sup>1</sup>Municipal code references

Engineering review and inspections: title 20, chapter 3.

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 International Code Council, are hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the building code. (1996 Code, § 12-101, as amended by Ord. #18-05, Nov. 2018, and Ord. #18-08, Jan. 2019)

**12-102. Definitions.** (1) Whenever the building code refers to the "chief appointing authority," "chief administrator" or "jurisdiction," it shall be deemed to be a reference to the board of commissioners. When the "building official" or "enforcement officer" is named it shall, for the purposes of the building code, mean town's building inspector or such other person as the town manager shall have appointed or designated to administer and enforce the provisions of the building code.

(2) The definition of "built space," as to be calculated on a per square foot basis for issuance of a permit in this chapter shall mean all space under roof, enclosed or not, basement and garage areas, but shall not include attic area not intended for use as a living area or capable of being converted to a future use living area by plan or design submitted by an applicant for permit issuance. (1996 Code, § 12-102)

**12-103. Permit fees.** (1) For all new structures erected, either built on site or off site, or to be constructed or placed, as well as structures or buildings to be altered, repaired, remodeled, used and occupied or any appurtenance connected or attached to any building or structure, or construction requiring improvements for which an inspection is required in this chapter, or for construction or placement of accessory structures, demolition of structures, connections of driveways to a structure connecting to a public street, installation of swimming pools, retaining walls, certain fences, temporary use structures, moving of structures, site preparation requiring grading, excavation or blasting, a permit as required will be issued by the town's building inspector upon payment of the sums according to a permit fee schedule as set and established by the board of commissioners in Appendix A to the Town of Kingston Springs Municipal Code, as amended by the board of commissioners from time to time.

(2) For work for which a permit is required by this chapter and ordinance of the municipality for building, utility and housing codes, and work has started or proceeded prior to obtaining the required permit, the fees herein shall double, but the payment of such double fees shall not relieve any persons from fully complying with the requirements of the building, utility and housing codes in the execution of the work, nor from any other penalties prescribed herein.

(3) The building inspector shall be the person authorized to issue all permits and is hereby authorized to issue any necessary stop work orders for the failure to secure a proper permit and for failure to comply with any and all building codes or other related construction ordinances of the town.

(4) A reinspection fee is authorized for failure of an applicant who has obtained a permit to perform work in accordance with the building code for any

scheduled inspection required and said reinspection fee must be paid prior to requesting reinspection.

(5) All permit fees are payable to the Town of Kingston Springs, Tennessee. (1996 Code, § 12-103, as amended by Ord. #21-001, Feb. 2021)

**12-104. Available in building and codes inspector'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 building and codes inspector's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-105, modified)

**12-105. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the code herein adopted by reference and modified or amended. The violation of any section shall be punishable by a penalty under the general penalty provision of the municipal code of ordinances, each day a violation is allowed to continue constituting a separate offense. (1996 Code, § 12-106)

## CHAPTER 2

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

#### SECTION

12-201. Plumbing code adopted.

12-202. Modifications.

12-203. Available in building and codes inspector'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 town, when such plumbing is or is to be connected with the town water or sewerage system, the *International Plumbing Code (IPC)*,<sup>2</sup> 2015 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 plumbing code. (1996 Code, § 12-201, as amended by Ord. #2018-05, Nov. 2018 and Ord. #18-08, Jan. 2019)

**12-202. 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 commissioners.

Wherever "town engineer," "engineering department," "plumbing official," or "inspector" is named or referred to, it shall mean the person appointed or designated by the town manager to administer and enforce the provisions of the plumbing code.

(2) Permit fees. Plumbing permit fees are included in the building permit fee.

**12-203. Available in building and codes inspector'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 building and codes

---

<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.

inspector's office and shall be kept there for the use and inspection of the public.  
(modified)

**12-204. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the code herein adopted by reference and modified or amended. The violation of any section shall be punishable by a penalty under the general penalty provision of the municipal code of ordinances, each day a violation is allowed to continue constituting a separate offense. (1996 Code, § 12-204)

## CHAPTER 3

### PROPERTY MAINTENANCE CODE

#### SECTION

- 12-301. Property maintenance code adopted.
- 12-302. Local modifications.
- 12-302. Available in recorder's office.
- 12-303. Violations and penalty.
- 12-304. Enforcement.

**12-301. Property maintenance code adopted.** Pursuant to the authority granted by *Tennessee Code Annotated*, §§ 6-54-501 through 6-54-510 and for the purpose of 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, the *International Property Maintenance Code*,<sup>1</sup> 2015 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated herein by reference as a part of this code, except as otherwise specifically stated in this chapter, and is hereinafter referred to as the "property maintenance code." (Ord. #20-011, Nov. 2020)

**12-302. Local modifications.** The following sections and appendices of the *International Property Maintenance Code*, 2015 edition, are hereby amended in the Town of Kingston Springs, as hereinafter provided:

(1) Definition of "codes official." Wherever the property maintenance code refers to the "codes official," it shall mean the Town of Kingston Springs Codes Official, which codes official is appointed or designated by the city manager to administer and enforce the provisions of this section.

(2) Chapter 1, Scope and Administration: Section 101.1 Title. is hereby amended locally in the Town of Kingston Springs by inserting "Town of Kingston Springs" as the name of the jurisdiction.

(3) Chapter 1, Scope and Administration: Section 103.5 Fees. is hereby amended locally in the Town of Kingston Springs by deleting the section in its entirety with no replacement.

(4) Chapter 1, Scope and Administration: Section 106.3 Prosecution of violation. is hereby amended locally in the Town of Kingston Springs by deleting

---

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

the section in its entirety and replacing with: "Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor and of a violation of the Town Code. If the notice of violation is not complied with the Code Official may in his or her discretion institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate."

(5) Chapter 1, Scope and Administration: Section 106.4 Violation Penalties. is hereby amended locally in the Town of Kingston Springs by deleting the section in its entirety and replacing with: "Violation Penalties. Any person who shall violate a provision of this Code or fail to comply therewith or of any of the requirements thereof shall be prosecuted and may be penalized pursuant to the general penalty clause of the Town of Kingston Springs Municipal Code or Ordinances. Each day that violation continues after due notice has been served shall be deemed a separate offense regardless of whether an additional citation has been issued. Additionally, violators may in the discretion of the Town be subject to fines and penalties to be imposed by the Administrative Hearing Officer pursuant to *Tennessee Code Annotated*, § 6-54-1001 *et seq.* as adopted locally in the Town of Kingston Springs Municipal Code."

(6) Chapter 1, Scope and Administration: Section 109.6 Hearing. is hereby amended locally in the Town of Kingston Springs by deleting the last sentence in its entirety with no replacement.

(7) Chapter 1, Scope and Administration: Section 111 Means of Appeal. is hereby amended locally in the Town of Kingston Springs by deleting the section and all of its subsections in their entirety with no replacement.

(8) Chapter 1, Scope and Administration: Section 112.4 Failure to comply. is hereby amended locally in the Town of Kingston Springs by deleting the section in its entirety and replacing with: "Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law."

(9) Chapter 3, General Requirements: Section 302.4 Weeds. is hereby amended locally in the Town of Kingston Springs by inserting "twelve inches (12)" as the height to be inserted.

(10) Chapter 3, General Requirements: Section 304.14 Insect screens. is hereby amended locally in the Town of Kingston Springs by inserting "January 1 to December 31" as the dates to be inserted.

(11) Chapter 6, Mechanical and Electrical Requirements: Section 602.3 Heat supply. is hereby amended locally in the Town of Kingston Springs by inserting "January 1 to December 31" as the dates to be inserted.

(12) Chapter 6, Mechanical and Electrical Requirements: Section 602.4 Occupiable work spaces. is hereby amended locally in the Town of Kingston Springs by inserting "January 1 to December 31 " as the dates to be inserted. (Ord. #20-011, Nov. 2020, as amended by Ord. #21-002, March 2021 *Ch1\_03-17-22*, and Ord. #21-005, June 2021 *Ch1\_03-17-22*)

**12-303. Available in building and codes inspector's office.** The Commission of the Town of Kingston Springs hereby declares that one (1) copy of the aforesaid code and revisions, as modified, has been filed with the recorder of the town for a period of fifteen (15) days prior to the passage of this chapter and that all public hearing and notice requirements in *Tennessee Code Annotated*, § 6-54-501 *et seq.* have been or will be met by the time of the final passage of this chapter. (Ord. #20-011, Nov. 2020)

**12-304. Violations and penalty.** Any person who shall violate a provision of this § 12-301 *et seq.* of the Town of Kingston Springs Municipal Code, adopting by reference the *International Property Maintenance Code*, 2015 edition, with local modifications, or fail to comply therewith or of any of the requirements thereof shall be prosecuted and may be penalized pursuant to the general penalty clause of the Town of Kingston Springs Municipal Code of Ordinances. Each day that violation continues after due notice has been served shall be deemed a separate offense regardless of whether an additional notice, order, or citation has been issued. Additionally, violators may in the discretion of the town be subject to fines and penalties to be imposed by the administrative hearing officer pursuant to *Tennessee Code Annotated*, § 6-54-1001 *et seq.* as adopted locally in the Town of Kingston Springs Municipal Code or may be subject to injunctive remedies in state or federal court as appropriate. (Ord. #20-011, Nov. 2020)

**12-305. Enforcement.** (1) It shall be the duty of the building inspector or other official as appointed by the city manager to enforce this section to serve notice upon the owner of record of the violation of the provisions of this chapter. Such Notice of Violation (NOV) shall:

- (a) Be in writing.
- (b) Include a description of the real estate sufficient for identification.
- (c) Include a statement in plain language of the violation or violations and why the notice is being issued.
- (d) Include a statement in plain language of the specific actions required to remedy the condition from which the violation arises.



(e) Include a specified period of days, not to exceed sixty (60) days, to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this section of the code.

(f) Include a description of the process and/or penalty the owner may incur should the conditions not be remedied.

(g) Include the person, office, address, and telephone number of the department or person giving the notice.

The NOV may, but is not required to, contain additional information such as the procedure for requesting a meeting with the building inspector or other official to discuss specific needs and have questions of the property owner answered if possible.

The NOV shall be sent by certified United States Mail, return receipt requested, addressed to the last known address of the owner of record. When an attempt at notification by United States Mail fails or no valid last known address exists for the owner of record, the town may publish the notice in a newspaper of general circulation in the county where the property sits for no less than two (2) consecutive issues or personally deliver the NOV to the owner of record. For purposes of this section, such publication shall constitute receipt of notice effective on the date of the second publication of the notice.

(2) In the event that the owner of the property shall fail or refuse to remedy the violation within the time prescribed within the aforesaid NOV, then the building inspector, codes enforcer, or city manager may, in his or her discretion, issue a citation for same to municipal court, or may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation. Such citation shall:

(a) Be in writing.

(b) Include a description of the real estate sufficient for identification.

(c) Include a statement in plain language of the violation or violations for which the citation is being issued.

(d) Include a statement as to whether the structure or property can be brought into compliance for a habitable structure.

(e) Include court date, time, and location for the hearing in municipal court.

(f) Include a statement of possible fees or fines that may be assessed by the municipal court if the recipient is found to have committed the violations specified in the citation, as well as the following statement: "Each day that violation continues after the recipient has been served with this citation shall be deemed a separate offense regardless of whether an additional notice, order, or citation has been issued."

(3) The requirements contained in this section shall not be applicable in emergency situations where imminent danger to life, limb, and property exists, and nothing herein shall be construed as limiting the authority of the

building inspector, city manager, public safety officers, public works officials, or other town official to require immediate evacuation of a property or other actions necessary to abate such imminent danger. (as added by Ord. #22-003, March 2022 *Ch1\_03-17-22*)

## CHAPTER 4

### FUEL GAS CODE<sup>1</sup>

#### SECTION

- 12-401. Title and definitions.
- 12-402. Purpose and scope.
- 12-403. Use of existing piping and appliances.
- 12-404. Gas inspector and assistants.
- 12-405. Powers and duties of inspector.
- 12-406. Permits.
- 12-407. Inspections.
- 12-408. Certificates.
- 12-409. Fees.
- 12-410. Nonliability.
- 12-411. Violations and penalty.

**12-401. Title and definitions.** This chapter adopts the *International Fuel Gas Code*,<sup>2</sup> 2015 edition by reference and shall be known as the fuel gas code of the town. The following definitions are provided for the purpose of interpretation and administration of the fuel gas code.

(1) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers.

(2) "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.

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

(4) "Inspector" shall be deemed the inspector for the gas utility provider.

(5) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals. (1996 Code, § 12-401, as amended by Ord. #18-005, Nov. 2018)

**12-402. Purpose and scope.** The purpose of the fuel gas code is to provide minimum standards, provisions, and requirements for safe installation

---

<sup>1</sup>Municipal code reference

Gas system administration: title 19, chapter 1.

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

of consumers' gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the model fuel gas code which is currently enforced by the local gas utility provider which provides all inspections. (1996 Code, § 12-402)

**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. (1996 Code, § 12-403)

**12-404. 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 or designated by the board of commissioners. (1996 Code, § 12-405)

**12-405. 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. (1996 Code, § 12-406)

**12-406. 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 town manager; 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. (1996 Code, § 12-407)

**12-407. 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. (1996 Code, § 12-408)

**12-408. 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. (1996 Code, § 12-409)

**12-409. Fees.** Gas permit fees are included in the building permit fee. (1996 Code, § 12-410)

**12-410. 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 inspector. (1996 Code, § 12-412)

**12-411. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the code herein adopted by reference and modified or amended. The violation of any section shall be punishable by a penalty under the general penalty provision of the municipal code of ordinances, each day a violation is allowed to continue constituting a separate offense. (1996 Code, § 12-411)

## CHAPTER 5

### EXISTING BUILDING CODE

#### SECTION

12-501. Existing building code adopted.

12-502. Modifications.

12-503. Available in building and codes inspector's office.

12-504. Violations and penalty.

**12-501. Existing building code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506 and for the purpose of regulating buildings and structures to ensure structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, within or without the town, the *International Existing Building Code* (IEBC),<sup>1</sup> 2015 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 existing building code. (1996 Code, § 12-901, as amended by Ord. #18-05, Nov. 2018, and Ord. #18-08, Jan. 2019)

**12-502. Modifications.** Whenever the existing building code refers to the "chief appointing authority," or the "chief administrator" it shall be deemed to be a reference to the town council. When the "building official" is named it shall, for the purposes of the existing building code, mean such person as the town council has appointed or designated to administer and enforce the provisions of the existing building code. (1996 Code, § 12-902)

**12-503. Available in building and codes inspector's office.** Pursuant to the requirements of *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the existing building code has been placed on file in the building and codes inspector's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-903, modified)

**12-504. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the code herein adopted by reference and modified or amended. The violation of any section shall be punishable by a penalty under the general penalty provision of the municipal

---

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

code of ordinances, each day a violation is allowed to continue constituting a separate offense. (1996 Code, § 12-904)



## CHAPTER 6

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

#### SECTION

12-601. Mechanical code adopted.

12-602. Modifications.

12-603. Available in building and codes inspector's office.

12-604. Violations and penalty.

**12-601. Mechanical code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-516 and for the purpose of regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems, the *International Mechanical Code (IMC)*<sup>2</sup>, 2015 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. (1996 Code, § 12-1001, as amended by Ord. #18-05, Nov. 2018, and Ord. #18-08, Jan. 2019)

**12-602. Modifications.** Wherever the mechanical code refers to the "building department," "mechanical official," or "building official," or "inspector" it shall mean the person appointed or designated by the town council to administer and enforce the provisions of the mechanical code. (1996 Code, § 12-1002)

**12-603. Available in building and codes inspector's office.** Pursuant to the requirements of *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the building and codes inspector's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-1003, modified)

**12-604. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified or amended. The violation of any section shall

---

<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.

be punishable under the general penalty provision of the municipal code of ordinances, each day a violation is allowed to continue constituting a separate offense. (1996 Code, § 12-1004)

## CHAPTER 7

### ENERGY CONSERVATION CODE

#### SECTION

12-701. Energy conservation code adopted.

12-702. Modifications.

12-703. Available in building and codes inspector's office.

12-704. Violations and penalty.

**12-701. 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* (IECC),<sup>1</sup> 2015 edition, as prepared and maintained 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 energy code. (1996 Code, § 12-1101, as amended by Ord. #18-05, Nov. 2018)

**12-702. Modifications.** Whenever the energy conservation code refers to the "responsible government agency," it shall be deemed to be a reference to the Town of Kingston Springs. When the "town building official" is named it shall, for the purposes of the energy conservation code, mean such person as the town/town manager shall have appointed or designated to administer and enforce the provisions of the energy conservation code. (1996 Code, § 12-1102)

**12-703. Available in building and codes inspector's office.** Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the energy conservation code has been placed on file in the building and codes inspector's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-1103, modified)

**12-704. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the code as herein adopted by reference and modified or amended. The violation of any section shall be punishable under the general penalty provision of the municipal code of ordinances, each day a violation is allowed to continue constituting a separate offense. (1996 Code, § 12-1104)

---

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

## CHAPTER 8

### AUTOMATIC SPRINKLER SYSTEM ORDINANCE

#### SECTION

- 12-801. New building construction.
- 12-802. Building additions and requirements of other codes.
- 12-803. Definitions.
- 12-804. Additional requirements of sprinkler systems.
- 12-805. Maintenance of system required.
- 12-806. Fire inspection.
- 12-807. Enforcement.
- 12-808. Authority and purpose.

**12-801. New building construction.** For the purpose of this chapter, the term "building" shall mean any structure (excluding any barn or stable used exclusively for agricultural purposes) having a roof supported by columns or walls and intended for the shelter, storage, housing use, or enclosure of persons, animals or property.

The term "building" shall also include any garage, out building or other accessory building used for any commercial or industrial purposes. An approved automatic sprinkler system shall be installed in all areas of all new buildings according to the applicable adopted fire code.

Exceptions:

- (1) (For single-family detached dwelling only) Any detached accessory structure containing no life hazards upon review and written justification and approval by the fire marshal and building commissioner.
- (2) Open bay car wash. (1996 Code, § 12-1201)

**12-802. Building additions and requirements of other codes.** An approved automatic sprinkler system shall also be installed in any of the following circumstances:

- (1) When a building is altered or renovated, an approved automatic sprinkler system must be installed in the, altered or renovated portion if, as a result of the alteration or renovations, the building as a whole will meet any of the criteria listed in § 12-801. Exception: single-family dwelling, business occupancy, factory-industrial occupancy, mercantile occupancy. When the area and/or volume of such altered or renovated portion, together with the area and/or volume of any other alterations or renovations occurring since the effective date of this chapter, exceeds twenty-five percent (25%) of the area and/or volume of the building existing on the effective date of this chapter, then an approved automatic sprinkler system must be installed in the entire building.

(2) When building is enlarged, an approved automatic sprinkler system must be installed in the enlarged portion if, as a result of the enlargement, the building will meet any of the criteria listed in § 12-801. Notwithstanding the foregoing, an existing commercial structure built and approved for occupancy on or before July 20, 2006, the final passage date of Ordinance #06-005, there shall be allowed an enlargement whereby the to be built enlargement and existing building shall be required to have installed thereupon or therein an automatic sprinkler system, so long as the cumulative total enlargement shall not exceed twenty-five percent (25%) of the existing commercial structure.

(3) When an existing building containing two (2) or more units of occupancy is enlarged, altered or renovated and the enlarged, altered or renovated portion, together with the area and/or volume of any other enlargements, alterations, or renovations occurring since the effective date of this chapter, does not exceed ten percent (10%) of the area and/or volume of the building existing on the effective date of this chapter, then an approved automatic sprinkler system is not required for existing buildings. When the area and/or volume of such enlarged, altered or renovated portion, together with the area and/or volume of any other enlargements, alterations or renovations occurring since the effective date of this chapter, exceeds ten percent (10%) of the area and/or volume of the building existing on the effective date of this chapter, then an approved automatic sprinkler system must be installed in the entire building.

(4) When a new dwelling or lodging unit is created in or added to an existing building, an approved automatic sprinkler system must be installed in the entire building if, as a result of the creation of the new unit, the building as a whole will meet the criteria of §§ 12-801, 12-802(1) and (2).

(5) When any other applicable ordinance, code, regulation, rule or statute so requires, an approved automatic sprinkler system must be installed accordingly.

(6) When an automatic sprinkler system is installed in a single-family dwelling or duplex, it must comply with *International Fire Code* (IFC), 2015 edition. If the contractor/owner chooses to partially sprinkler a single-family dwelling or duplex, the attic space shall not be used for storage at any time. (1996 Code, § 12-1202, modified)

**12-803. Definitions.** (1) "An approved automatic sprinkler system" means a system installed in accordance with *International Fire Code* (IFC), 2015 edition or a system approved by the state fire marshal's office.

(2) "Approved supervisory alarm system" means it must be connected to an UL listed and approved central station facility meeting the requirements of *International Fire Code* (IFC), 2015 edition.

(3) "Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing, use or enclosure of persons,

animals or property. For purposes of determining when an approved automatic sprinkler system is required by this chapter, portions of buildings separated from other portions by a fire wall shall not be considered separate buildings.

(4) "Dwelling unit." One (1) or more rooms arranged for the use of one (1) or more individuals living together, as in a single housekeeping unit normally having cooking, living, sanitary and sleeping facilities. For purposes of this standard, dwelling unit includes hotel rooms and lodging facilities, dormitory rooms, apartments, condominiums, sleeping rooms in nursing homes and similar living units.

(5) "Riser." The vertical supply pipes in a sprinkler system. (*International Fire Code* (IFC), 2015 edition).

(6) "Unit of occupancy" means any interior space with defined boundaries described in a deed, lease, license or agreement in which a discreet business, commercial, office, service, professional, institutional or industrial activity is conducted and which is separated from any other business, commercial, office, service, professional, institutional or industrial activity by interior or exterior walls. (1996 Code, § 12-1203, modified)

**12-804. Additional requirements of sprinkler systems.** (1) Any building having more than one (1) sprinkler riser shall have the risers separately zoned and wired to a local energy alarm panel to provide zone identification upon activation. The energy alarm panel shall be located as near as possible to the main exit door. There shall also be a building map located at the energy alarm panel showing each zone of the building.

(2) An approved automatic sprinkler system shall be equipped with an approved supervisory alarm system, which will transmit to an approved receiver. The determination of what systems and receivers are "approved" shall be made by the Fire Codes Official for the Town of Kingston Springs. Exception: Single-family dwelling.

(3) Where a system may be disabled by closing of valves, interruption of power, etc., adequate supervision shall be provided to sound at least a local alarm when the system is deactivated, and a trouble signal to the central station facility. Exception: Single-family dwelling.

(4) Automatic sprinkler flow alarms shall be zoned to indicate a water flow and not a general fire alarm to the central station.

(5) Where building fire alarm facilities are provided, actuation of the extinguishing system shall also cause the building alarm to sound in accordance with *International Fire Code* (IFC), 2015 edition.

(6) Where building fire alarm facilities are not provided, actuation of the extinguishing system shall require at least one (1) building alarm to sound within the facility. Alarms shall be installed in accordance with *International Fire Code* (IFC), 2015 edition.

(7) Where building fire alarm facilities are not provided in one (1) or two (2) family dwellings, all control valves must be placed in a locked cabinet

with an approved locking device. Actuation of the extinguishing system shall require at least one (1) building alarm to sound within the facility. Alarms shall be installed in accordance with *International Fire Code (IFC)*, 2015 edition.

(8) Any building that is required to be equipped with a fire department connection shall be located on the front street side of the facility. Special circumstances that would prevent this shall be reviewed and altered only by the fire codes official or his designee on a case-by-case basis. All fire department connections shall be within one hundred feet (100') of a fire hydrant. Exception: Buildings below five thousand (5,000) square feet must be within four hundred feet (400'). Exception: High hazard buildings must have FDC within one hundred feet (100') of hydrant.

(9) An approved automatic sprinkler system shall include an evacuation alarm which will sound and be audible throughout the entire building when the sprinkler system is activated. An internal fire alarm system may be utilized to meet this requirement, provided it is interconnected to activation of the sprinkler system.

(10) A lock box containing a key to allow access to all fire department areas shall be provided outside the main entrance to any buildings regulated hereunder, except single family residences and except duplexes and multi family dwellings, which shall only provide access to fire department control valves required under the provisions of this chapter or otherwise in the Town of Kingston Springs Municipal Code. The lock box shall be a standard brand and shall be approved by the fire codes official for the Town of Kingston Springs. The lock box shall be installed on all new construction and shall be installed in existing buildings having monitored systems. Each lock box installation location shall be approved by the fire codes official for the Town of Kingston Springs. Lock boxes on existing systems shall be installed within one hundred eighty (180) days of the adoption of this section.

(11) Plans for an approved automatic sprinkler system shall be prepared in accordance with and satisfy the requirements of the most recently published *Reference Manual for Building Officials and Design Professionals* as prepared by the Tennessee Board of Architectural and Engineering Examiners. All such plans shall be subject to review by the Town of Kingston Springs and its third party review service provider, and the applicant submitting such plans shall be responsible for the review cost of the third party review service provider and any other costs incurred or fees adopted by the Town of Kingston Springs for such review. (1996 Code, § 12-1204, modified, as amended by Ord. #20-014, Dec. 2020)

**12-805. Maintenance of system required.** Occupied or unoccupied buildings or portions thereof having a sprinkler system in place, whether or not such system is required by this chapter, shall maintain all sprinklers and standpipe systems and all component parts in workable condition at all times, and it shall be unlawful for any owner or occupant or agent of either to reduce

the effectiveness of the protection those systems provide. This section does not prevent the owner or occupant of a building from temporarily reducing or discontinuing the protection when necessary in order to conduct testing, repairs, alterations or additions to the system, provided that the testing, repairs, alterations or additions are done in such a way to avoid the creation of a safety hazard, and provided that the fire department has been notified that the work will be done, informed of the time the system will be shut down and then notified when the system is put back on line. (1996 Code, § 12-1205)

**12-806. Fire inspection.** The Fire Codes Official for the Town of Kingston Springs or his designee shall provide an initial inspection of the automatic fire suppression system or automatic sprinkler system for structures meeting the criteria for this chapter. This inspection shall not guarantee proper installation of said system, but will ensure that the system exists.

Further, all automatic sprinkler systems and appurtenances shall be installed, tested, inspected, and maintained in accordance with *International Fire Code* (IFC), 2015 edition and the International Code Council (ICC).

Any building containing an approved automatic sprinkler system shall be tested annually by a qualified sprinkler technician. A written copy of the yearly test report shall be forwarded to the fire codes official office. (1996 Code, § 12-1206, modified)

**12-807. Enforcement.** Any person, firm or corporation being the owner or having control or use of any building or premises who violates any of the provisions of this chapter, shall be guilty of a civil offense and shall be fined not in excess of fifty dollars (\$50.00) for each offense. Each day such violation is permitted to exist after notification shall constitute a separate offense.

When any violation of any provision of this chapter shall be found to exist, the Fire Codes Official for the Town of Kingston Springs, or his designee, is hereby authorized and directed to institute any and all actions and proceedings either legal or equitable, that may be appropriate or necessary to enforce the provisions of this chapter in the name of the town, including but not limited to the issuance of a "stop work" order to aid in the enforcement any of the provisions of this chapter. (1996 Code, § 12-1207)

**12-808. Authority and purpose.** This chapter is adopted pursuant to the Charter of the Town of Kingston Springs, Tennessee, and all applicable laws of the State of Tennessee. (1996 Code, § 12-1208)