

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
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5. RESIDENTIAL CODE.
6. MECHANICAL CODE.
7. EXISTING BUILDINGS CODE.
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CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Violations.
- 12-105. Building permit fees.
- 12-106. Small projects fees and schedule.
- 12-107. Demolition fees.
- 12-108. Moving fee.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating 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 occupancy; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the City of Lafayette, Tennessee, the 2012 edition of the

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

International Building Code,¹ excluding all appendix chapters, is hereby adopted and incorporated by reference as part of this code, and is hereafter referred to as the building code. (Ord. #546, Sept. 2008, as replaced by Ord. #683, April 2016)

12-102. Modifications. (1) Definitions. Whenever the building code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the governing body. When the "Building Official" is named it shall, for the purposes of the building code, mean such person as the governing body shall have appointed or designated to administer and enforce the provisions of the building code.

No building permit shall be issued to any builder who proposes to construct any structure in the City of Lafayette, which fronts or backs on any state highway until said builder or property owner has obtained an entrance permit from the Tennessee Department of Transportation. The obtaining of the entrance permit shall be a prerequisite to obtaining a building permit from the City of Lafayette, Tennessee.

No building permit shall be issued to any builder who proposes to construct any structure in the City of Lafayette until said builder or property owner has obtained and purchased all Lafayette Utility tap fees required for said property. (1973 Code, § 4-102, modified, as amended by Ord. #654, Dec. 2013)

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. (1973 Code, § 4-103)

12-104. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference and modified. (1973 Code, § 4-104)

12-105. Building permit fees. Building permit fees shall be figured at forty cents (.40) per square foot on all new construction. Any and all structures where square footage can be used as a measure, there shall be forty cents (.40) per square foot fee. No fee shall be assessed to an unheated attached porch on the new construction. This is to include up to five (5) inspections per permit, excluding industrial and commercial structures that might require multiple inspections. Additional inspections are sixty dollars (\$60.00) per inspection as

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

needed. (as added by Ord. #683, April 2016, as replaced by Ord. #769, Oct 2020
Ch4_06-01-21)

12-106. Small projects fees and schedule. Small projects where square footage is not a measure shall be assessed a set fee of sixty dollars (\$60.00).

Example: Pools, Decks, Porches, Roofs, Gazebos, Fences, Plumbing, Mechanical, and Signs.

Exception: Small projects of this type over fourteen thousand dollars (\$14,000.00), the fee shall be assessed using the fee schedule below.

\$14,000.00	\$60.00	\$37,000.00	\$106.00	\$60,000.00	\$152.00	\$83,000.00	\$198.00
\$15,000.00	\$62.00	\$38,000.00	\$108.00	\$61,000.00	\$154.00	\$84,000.00	\$200.00
\$16,000.00	\$64.00	\$39,000.00	\$110.00	\$62,000.00	\$156.00	\$85,000.00	\$202.00
\$17,000.00	\$66.00	\$40,000.00	\$112.00	\$63,000.00	\$158.00	\$86,000.00	\$204.00
\$18,000.00	\$68.00	\$41,000.00	\$114.00	\$64,000.00	\$160.00	\$87,000.00	\$206.00
\$19,000.00	\$70.00	\$42,000.00	\$116.00	\$65,000.00	\$162.00	\$88,000.00	\$208.00
\$20,000.00	\$72.00	\$43,000.00	\$118.00	\$66,000.00	\$164.00	\$89,000.00	\$210.00
\$21,000.00	\$74.00	\$44,000.00	\$120.00	\$67,000.00	\$166.00	\$90,000.00	\$212.00
\$22,000.00	\$76.00	\$45,000.00	\$122.00	\$68,000.00	\$168.00	\$91,000.00	\$214.00
\$23,000.00	\$78.00	\$46,000.00	\$124.00	\$69,000.00	\$170.00	\$92,000.00	\$216.00
\$24,000.00	\$80.00	\$47,000.00	\$126.00	\$70,000.00	\$172.00	\$93,000.00	\$218.00
\$25,000.00	\$82.00	\$48,000.00	\$128.00	\$71,000.00	\$174.00	\$94,000.00	\$210.00
\$26,000.00	\$84.00	\$49,000.00	\$130.00	\$72,000.00	\$176.00	\$95,000.00	\$212.00
\$27,000.00	\$86.00	\$50,000.00	\$132.00	\$73,000.00	\$178.00	\$96,000.00	\$214.00
\$28,000.00	\$88.00	\$51,000.00	\$134.00	\$74,000.00	\$180.00	\$97,000.00	\$216.00
\$29,000.00	\$90.00	\$52,000.00	\$136.00	\$75,000.00	\$182.00	\$98,000.00	\$218.00
\$30,000.00	\$92.00	\$53,000.00	\$138.00	\$76,000.00	\$184.00	\$99,000.00	\$220.00
\$31,000.00	\$94.00	\$54,000.00	\$140.00	\$77,000.00	\$186.00	\$100,000.00	\$222.00
\$32,000.00	\$96.00	\$55,000.00	\$142.00	\$78,000.00	\$188.00		

\$33,000.00	\$98.00	\$56,000.00	\$144.00	\$79,000.00	\$190.00		
\$34,000.00	\$100.00	\$57,000.00	\$146.00	\$80,000.00	\$192.00		
\$35,000.00	\$102.00	\$58,000.00	\$148.00	\$81,000.00	\$194.00		
\$36,000.00	\$104.00	\$59,000.00	\$150.00	\$82,000.00	\$196.00		

(1) A permit for any project would be sixty (\$60,000) for the first fourteen thousand dollars (\$14,000.00), then two dollars (\$2.00) per one thousand dollars (\$1,000.00) up to one hundred thousand dollars (\$100,000.00).

(2) Any permit for projects over one hundred thousand dollars (\$100,000.00) would be one dollar fifty cents (\$1.50) per one thousand dollars (\$1,000.00) up to five hundred thousand dollars (\$500,000.00).

(3) Any permit for projects at five hundred thousand (\$500,000.00) would be eight hundred twenty-six dollars (\$826.00); projects over five hundred thousand dollars (\$500,000.00) would be one dollar (\$1.00) per one thousand dollars (\$1,000.00). (as added by Ord. #683, April 2016, and replaced by Ord. #769, Oct. 2020 *Ch4_06-01-21*)

12-107. Demolition fees. The fee for demolition of any building or structure shall be:

0 to 100,000 cubic feet	\$50.00
Over 100,000 cubic feet	\$0.50 per 1,000

(as added by Ord. #683, April 2016)

12-108. Moving fee. The fee for moving any building or structure over six hundred fifty (650) square feet shall be: \$100.00. (as added by Ord. #683, April 2016)

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Available in recorder's office.
- 12-204. Violations.
- 12-205. Permit fees.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating and plumbing installation, including alteration, repairs, equipment, appliances, fixtures, fittings, and the appurtenance thereto, within, or without the municipality, when such plumbing is or is to be connected with the municipal water or sewerage system, the 2012 edition of the International Plumbing Code,² including Appendix Chapters E, F, is hereby adopted and incorporated by reference as part of this code, and is hereafter referred to as the plumbing code. (Ord. #547, Sept. 2008, as replaced by Ord. #684, April 2016)

12-202. Modifications. Wherever the plumbing code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the governing body.

Wherever "Code Official" is named or referred to, it shall mean the person appointed or designated by the governing body to administer and enforce the provisions of the plumbing code. (1973 Code, § 4-202, modified)

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. (1973 Code, § 4-203)

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

12-204. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. (1973 Code, § 4-204)

12-205. Permit fees. Any and all plumbing projects being performed inside the corporate limits of the City of Lafayette shall be assessed a fee of forty dollars (\$40.00) per permit. All plumbing projects over fourteen thousand dollars (\$14,000.00) shall be governed by provisions of § 12-106 "Small projects fees and schedule" in this code. (as added by Ord. #684, April 2016)

CHAPTER 3

ELECTRICAL CODE¹

SECTION

- 12-301. Electrical code adopted.
- 12-302. Available in recorder's office.
- 12-303. Permit required for doing electrical work.
- 12-304. Violations.
- 12-305. Enforcement.
- 12-306. Fees.

12-301. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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,² 2008 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. (1973 Code, § 4-302, modified)

12-303. Permit required for doing electrical work. No electrical work shall be done within this city until a permit therefor has been issued by the city. 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. (1973 Code, § 4-303)

12-304. Violations. 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. (1973 Code, § 4-304)

¹Municipal code references

Fire protection, fireworks and explosives: title 7.

²Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

12-305. Enforcement. The electrical inspector shall be such person as the governing body 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 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. (1973 Code, § 4-305)

12-306. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, § 68-102-143, for electrical inspections by deputy inspectors of the state fire marshal. (1973 Code, § 4-306, modified)

CHAPTER 4

GAS CODE

SECTION

- 12-401. Gas code adopted.
- 12-402. Available in recorder's office.
- 12-403. Gas permit required.
- 12-404. Enforcement.
- 12-405. Violations.
- 12-406. Fees.

12-401. Gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing regulations for fuel gas systems and gas-fired appliances using prescriptive and performance-related provisions, the International Gas Code,¹ 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 gas code. (Ord. #549, Sept. 2008, as replaced by Ord. #685, April 2016)

12-402. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the 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. (1973 Code, § 4-403, modified)

12-403. Gas permit required. No property owner shall cause or permit, nor shall any person make any service connection, install, modify, or change any gas piping or any gas, appliance or fixture within the municipality or its gas service territory until the person proposing to do the work shall have first obtained a permit therefor from the municipality. (1973 Code, § 4-404)

12-404. Enforcement. The gas inspector shall be such person as the governing body shall appoint or designate to enforce the provisions of this chapter and the gas code. He shall inspect the installations and/or modifications or repair of all piping, connections, appliances, and fixtures. He may enter any building or premises at any reasonable time for the purpose of discharging his duties. He shall not approve any gas piping installation, connection, repair, modification, or appliance which fails to meet the minimum requirements of this chapter and/or this gas code. Immediately upon the completion of the inspection,

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

the gas inspector shall notify the owner, his agent, or the occupant of the inspected property whether or not the inspection has been satisfactory. When the inspection reveals defective workmanship or material or any violation of this chapter or the gas code, written notice of the same shall be given by the inspector and he shall not authorize gas service until the defects have been corrected. (1973 Code, § 4-405)

12-405. Violations. It shall be unlawful for any person to do or authorize any gas installation or repair work or to use any gas in such manner or under such circumstances as to not comply with this chapter and/or the requirements and standards prescribed by the gas code. (1973 Code, § 4-406)

12-406. Fees. There shall be charged a fee of five dollars (\$5.00) for each permit issued. Such fee shall include the cost of inspections to be made by city gas department personnel. (1973 Code, § 4-407)

CHAPTER 5**RESIDENTIAL CODE****SECTION**

- 12-501. Residential code adopted.
- 12-502. Modifications.
- 12-503. Available in recorder's office.
- 12-504. Violations.
- 12-505. Fees.

12-501. Residential code adopted. For the purpose of regulating the construction, alteration, movement, enlargement, replacement, repair equipment, location, removal, and demolition of detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress in the City of Lafayette; the International Residential Code,¹ 2012 edition, including appendix chapters E, G, H, J, K, M, is hereby adopted and incorporated by reference as a part of this code; with the exception that an automatic residential fire sprinkler system shall not be required if a two (2) hour fire resistance rated wall exists between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents in the common wall. (Ord. #550, Sept. 2008, as replaced by Ord. #686, April 2016, and Ord. #718, March 2018 *Ch3_03-05-19*)

12-502. Modifications. Whenever the residential code refers to the "Chief Appointing Officer," it shall be deemed to be a reference to the governing body of the municipality. When the "Chief Appointing Authority" is named, it shall mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the residential code. (1973 Code, § 4-502, modified)

12-503. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the housing code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1973 Code, § 4-503)

12-504. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. (1973 Code, § 4-504)

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

12-505. Fees. Building permit fees shall be figured at twenty cents (.20) per square foot on all new construction. Any and all structures where square footage can be used as a measure, there shall be twenty cents (.20) per square foot fee. No fee shall be assessed to unheated attached garages, carports, and porches on new dwellings. Any small project permit fees over fourteen thousand dollars (\$14,000.00) shall be governed by provisions of § 12-106, "Small projects fees and schedule," § 12-107, "Demolition fees," § 12-108, "Moving fee," in this code. This is to include up to five (5) inspections per permit, excluding industrial and commercial structures that may require multiple inspections. Additional inspections at forty dollars (\$40.00) per inspection as needed. (1973 Code, § 4-505, as replaced by Ord. #686, April 2016)

CHAPTER 6

MECHANICAL CODE¹

SECTION

- 12-601. Mechanical code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations.
- 12-605. Permit fees.

12-601. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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,² 2012 edition, including Appendix A, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the mechanical code. (Ord. #552, Sept. 2008, as replaced by Ord. #687, April 2016)

12-602. Modifications. Whenever the mechanical code refers to the "Chief Appointing Officer," it shall be deemed to be a reference to the governing body of the municipality.

When "Code Official" is named, it shall for the purpose of this existing building code name such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the mechanical code. (Ord. #552, Sept. 2008)

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

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

12-603. Available in recorder's office. One (1) copy of the mechanical code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #552, Sept. 2008, modified)

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the existing mechanical code as herein adopted by reference. (Ord. #552, Sept. 2008)

12-605. Permit fees. Any and all mechanical projects being performed inside the corporate limits of the City of Lafayette shall be assessed a fee of forty dollars (\$40.00) per permit. All mechanical projects over fourteen thousand dollars (\$14,000.00) shall be governed by provisions of § 12-106 "Small projects fees and schedule" in this code. (as added by Ord. #687, April 2016)

CHAPTER 7

EXISTING BUILDINGS CODE¹

SECTION

- 12-701. Existing buildings code adopted.
- 12-702. Modifications.
- 12-703. Available in recorder's office.
- 12-704. Violations.

12-701. Existing buildings code adopted. The purpose of regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City of Lafayette, Tennessee and for providing for the issuance of permits and collection of fees therefore; the International Existing Building Code, 2012 edition, including Appendix B, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the existing building code. (Ord. #551, Sept. 2008, as replaced by Ord. #688, April 2016)

12-702. Modifications. Whenever the building code refers to the "Chief Appointing Officer," it shall be deemed to be a reference to the governing body of the municipality. When "Code Official" is named, it shall for the purpose of this existing building code name such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the existing building code. (Ord. #551, Sept. 2008)

12-703. Available in recorder's office. One (1) copy of the existing building code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #551, Sept. 2008, modified)

12-704. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the existing building code as herein adopted by reference. (Ord. #551, Sept. 2008)

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

CHAPTER 8

MULTI-FAMILY HOUSING DESIGN STANDARDS

SECTION

- 12-801. Purpose and objective.
- 12-802. Foundation materials.
- 12-803. Exterior walls.
- 12-804. Soffit materials.
- 12-805. Roofing materials and minimum thickness.
- 12-806. Roofing over porches, decks and stairways.
- 12-807. Porches foundations.

12-801. Purpose and objective. The City of Lafayette's environment is an important asset in seeking to attract residences, businesses and employment opportunities. The City of Lafayette seeks to preserve its quality of life and recognize its heritage and history while planning for its future. The city also recognizes that the physical appearance of the city impacts its economic growth. These guidelines communicate a set of designs standards for new multi-family development that are aimed at ensuring that the City of Lafayette maintains its citizens quality of life and provides a positive impact on economic development.

These designs standards apply to the exterior of any multi-family housing units, including duplexes, triplexes, and larger units; and to any house modified. (as added by Ord. #705, May 2017 *Ch3_03-05-19*)

12-802. Foundation materials. Foundations shall have no exposed regular concrete block split faced block can be used upon approval. Brick, rock, or stone veneer is acceptable. (as added by Ord. #705, May 2017 *Ch3_03-05-19*)

12-803. Exterior walls materials. All exterior walls shall be brick, rock, or stone veneer with exception of gable ends, and gables over porches. Fiber cement board siding or minimum .040" vinyl siding may be used on the gable ends and area covered by the porches for architectural expression. Variance may be allowed for more than six (6) units or to match the aesthetics of the existing complex. No additional land may be purchased to enlarge the existing complex for this rule to apply.

Wood siding may be approved as a variance. All exterior materials shall be installed according to manufacturer's recommended application procedure. (as added by Ord. #705, May 2017 *Ch3_03-05-19*)

12-804. Soffit materials. Soffit shall be wood, cement board, or vinyl soffit. All soffit materials shall be installed according to manufacturer's

recommended application procedure. (as added by Ord. #705, May 2017 **Ch3_03-05-19**)

12-805. Roofing materials and minimum thickness. Roofing shall be architectural type fiberglass shingles, installed as per manufacture's specifications. Metal roof is allowed when installed over minimum three fourths inch (3/4") CDX plywood or seven sixteenths inch (7/16") OSB and stripped with one by four inch (1" x 4") wood laths, maximum twenty-four inches (24") on center, with approved moisture barrier. Minimum thickness of metal roofing shall be 29 Ga., #1 paint grade. All roofing materials shall be installed according to manufacturer's recommended application procedure. (as added by Ord. #705, May 2017 **Ch3_03-05-19**)

12-806. Roofing over porches, decks, and stairwells. All porches, decks, and stairwells must be covered with a roof that matches roof on main building structure in which it is attached. No variance allowed. (as added by Ord. #705, May 2017 **Ch3_03-05-19**)

12-807. Porches foundations. All lower level porches must have a solid foundation to match foundation on the main structure. No variance allowed. (as added by Ord. #705, May 2017 **Ch3_03-05-19**)