

## TITLE 12

### BUILDING, UTILITY, ETC. CODES<sup>1,2</sup>

#### CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. RESIDENTIAL CODE.
4. ENERGY CONSERVATION CODE.
5. MECHANICAL CODE.

#### CHAPTER 1

#### BUILDING CODE

#### SECTION

- 12-101. Building codes adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Work commencing before permit issuance.
- 12-105. Violations and penalty.

**12-101. Building codes adopted.**<sup>3</sup> Pursuant to authority granted by the *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-504, and for the purpose of regulation the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building, structure, or any appurtenance connected or attached to any building or structure, the 2015 *International Building Code*, 2015 edition, and the *International Residential Code for One- and Two-Family Dwellings*, 2015 edition, with revisions, as prepared and adopted, by the International Code Council, is hereby adopted and incorporated by reference as part of this chapter, and is hereinafter referred to as the building codes. (Ord. #277, July 2010)

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<sup>1</sup>Municipal code reference

Property maintenance regulations: title 13.  
Zoning and land use control: title 14.

<sup>2</sup>State law reference

*Tennessee Code Annotated*, § § 68-18-101, *et seq.*

<sup>3</sup>Copies of these codes are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

**12-102. Modifications.** (1) Definitions. Whenever the building code refers to the "chief appointing authority" or the "Chief Administrator," it shall be deemed to be a reference to the board of commissioners. When the "Building Official" or "Director of Public Works" is named, it shall, for the purposes of the building code, mean such person as the board of commissioners has appointed or designated to administer and enforce the provisions of the building code.

(2) Permit fees. The schedule of permit fees to be collected shall be as follows, based on the value of the new construction or addition.

<b>Total valuation</b>	<b>Fee</b>
\$1,000.00 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged
\$1,000.00 to \$50,000.00	\$15.00 for the first \$1,000.00, plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,000.00 to \$100,000.00	\$260.00 for the first \$50,000.00, plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00, plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00
\$500,00.00 and up	\$1,660.00 for the first \$500,000.00, plus \$2.00 for each additional thousand or fraction thereof

(Ord. #277, July 2010)

**12-103. Available in recorder's office.** Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the adopted building codes have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #277, July 2010)

**12-104. Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a penalty of one hundred percent (100%) of the usual permit fee in addition to the required fees. (Ord. #277, July 2010)

**12-105. Violations and penalty.** Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the

fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. (Ord. #277, July 2010)

## 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/town, when such plumbing is or is to be connected with the city/town water or sewerage system, the *International Plumbing Code*,<sup>2</sup> 2015 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 plumbing code. (Ord. #331, Jan. 2017)

**12-202. Modifications.** The following sections are hereby revised to read as follows: Definitions. Whenever the words "Building Official" are used in the plumbing code, they shall refer to the person designated by the board of commissioners to enforce the provisions of the plumbing code.

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

**12-204. Violations and penalty.** 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. The violation of any section of this chapter

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

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 3

### RESIDENTIAL CODE

#### SECTION

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

**12-301. Residential code adopted.** Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions, the *International Residential Code*,<sup>1</sup> 2015 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 residential code. (Ord. #331, Jan. 2017)

**12-302. Modifications.** The following sections are hereby revised to read as follows:

(1) **Definitions.** Whenever the words "Building Official" are used in the residential code, they shall refer to the person designated by the board of commissioners to enforce the provisions of the residential code.

(2) **Automatic sprinkler system standards.** Section R 313 pertaining to automatic sprinkler systems for townhouses and residential dwellings for single family and double family dwellings is hereby deleted.

**12-303. 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.

**12-304. Violations and penalty.** 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. 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.

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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 4

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

#### SECTION

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

**12-401. Energy 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> 2015 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. (Ord. #331, Jan. 2017)

**12-402. Modifications.** The following sections are hereby revised to read as follows: "Building Official." Whenever in the energy code these words are used, they shall refer to the person designated by the board of commissioners shall have appointed or designated to administer and enforce the provisions of the energy code.

**12-403. Available in recorder's office.** Pursuant to the requirements of *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the energy code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

**12-404. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be

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<sup>1</sup>Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

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

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 5

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

#### SECTION

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

**12-501. 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> 2015 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 mechanical code. (Ord. #331, Jan. 2017)

**12-502. Modifications.** The following sections are hereby revised to read as follows: Definitions. Whenever the words "Building Official" are used in the mechanical code, they shall refer to the person designated by the board of commissioners to enforce the provisions of the mechanical code.

**12-503. Available in recorder'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 recorder's office and shall be kept there for the use and inspection of the public.

**12-504. 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. The violation of any section of this chapter shall be punishable by a

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

penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.