

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

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. GAS CODE.
5. RESIDENTIAL CODE.
6. INTERNATIONAL ENERGY CODE.
7. PROPERTY MAINTENANCE CODE.
8. [DELETED.]
9. MECHANICAL CODE.
10. HANDICAPPED 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.

**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 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<sup>2</sup>, 2018 edition, including Appendixes B, C, E, F, and G as prepared and adopted by the International Code Council, is hereby adopted

---

<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.

and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (1979 Code, § 4-101, modified, as amended by Ord. #02-29, Nov. 2002, Ord. #04-11, Aug. 2004, Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-01, March 2022 *Ch20\_08-17-23*)

**12-102. Modifications.** 1. 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 mayor and aldermen. 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 mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the building code. Permit fees shall be determined by a fee schedule adopted by the board of mayor and aldermen.

(2) 2018 International Building Code, Chapter 27, Section 2701 General, Item 2701.1 Scope shall be amended:

2701.1 Scope. This chapter governs the electrical components, equipment, and systems in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the State of Tennessee's current adopted electrical code. (1979 Code, § 4-102, as amended by Ord. #04-18, Nov. 2004, Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-01, March 2022 *Ch20\_08-17-23*)

**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. (1979 Code, § 4-103, modified)

**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. (1979 Code, § 4-104)

## 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.

**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 plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the municipality, when such plumbing is or is to be connected with the municipal water or sewerage system, the International Plumbing Code,<sup>2</sup> 2018 edition, including Appendixes B-E 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. (1979 Code, § 4-201, modified, as amended by Ord. #02-29, Nov. 2002, Ord. #04-11, Aug. 2004, Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-01, March 2022 *Ch20\_08-17-23*)

**12-202. Modifications.** Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the board of mayor and aldermen of the city.

Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the plumbing code. Section 107 of the plumbing code is hereby deleted. (1979 Code, § 4-202)

**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

---

<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.

been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1979 Code, § 4-203, modified)

**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. (1979 Code, § 4-204)

## 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. 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,<sup>2</sup> 2002 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. (1979 Code, § 4-301, modified, as amended by Ord. #02-29, Nov. 2002)

**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. (1979 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. (1979 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. (1979 Code, § 4-304)

---

<sup>1</sup>Municipal code references

Fire protection, fireworks and explosives: title 7.

<sup>2</sup>Copies 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 board of mayor and aldermen 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. (1979 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. (1979 Code, § 4-306)

## CHAPTER 4

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

#### SECTION

12-401. Gas code adopted.

12-402. Modifications.

12-403. Available in the city recorder's office.

12-404. Violations.

**12-401. Gas code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 and 6-54-502 and for the purpose of regulating gas installations and maintenance, within and without the municipality. This being done to secure interests of public safety, health and general welfare. The International Fuel Gas Code, 2018<sup>2</sup> edition including all appendixes, 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 gas code. (1979 Code, § 4-801, modified, as amended by Ord. #02-29, Nov. 2002, Ord. #04-11, Aug. 2004, Ord. #08-19, Sept. 2009, Ord. #15-28, Dec. 2015, and Ord. #22-01, March 2022 **Ch20\_08-17-23**)

**12-402. Modifications.** 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 mayor and aldermen of the city. When the "Building Official" or "Director of Public Works" is named it shall, for the purposes of the gas code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the building code. The recommended schedule of permit fees set forth in Appendix "B" of the gas code shall be followed. (1979 Code, § 4-802)

**12-403. Available in the city recorder's office.** Pursuant to the requirements of 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. (1979 Code, § 4-803)

**12-404. Violations.** 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. (1979 Code, § 4-804)

---

<sup>1</sup>Municipal code reference

Gas system administration: title 19, chapter 1.

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

## CHAPTER 5

### RESIDENTIAL CODE

#### SECTION

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

**12-501. Residential code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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,<sup>1</sup> 2018 edition, including Appendix G, Swimming Pools, Spas, and Hot Tubs. Excluding chapter 11 Energy Efficiency and replacing International Residential Code 2009 edition, chapter 11 Energy Efficiency 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 housing code. (1979 Code, § 4-401, modified, as amended by Ord. #02-29, Nov. 2002, Ord. #04-11, Aug. 2004, Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-02, April 2022 *Ch20\_08-17-23*)

**12-502. Modifications.** (1) Wherever the housing code refers to the "Building Official" it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the housing code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the board of mayor and aldermen. Section 108 of the housing code is deleted.

(2) The 2018 International Residential Code adoption does not include the following chapters. The electrical code shall be the State of Tennessee's current adopted electrical code.

2018 International Residential Code, Part VIII Electrical, Chapter 34, General Requirements, Chapter 35 Electrical Definitions, Chapter 36 Services, Chapter 37 Branch Circuit and Feeder Requirements, Chapter 38 Wiring Methods, Chapter 39 Power and Lighting Distribution, Chapter 40 Devices and Luminaries, Chapter 41 Appliance Installation, Chapter 42 Swimming Pools, and Chapter 43 Remote-Control Signaling and Power-Limited Circuits.

---

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



(3) 2009 International Residential Code Part IV Energy Conservation, Chapter 11 Energy Efficiency, Section N1102.2.9 Crawl Space walls shall be amended as follows:

N1102.2.9 Crawl Space walls. As an alternative to insulating floors over crawl space, insulation of crawl space walls when the crawl space is vented or not vented to the outside are permitted alternatives. (1979 Code, § 4-402, as amended by Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-02, April 2022 *Ch20\_08-17-23*)

**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. (1979 Code, § 4-403, modified)

**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. (1979 Code, § 4-404)

**CHAPTER 6****INTERNATIONAL ENERGY CODE****SECTION**

12-601. Adoption of code.

12-602. Designated official to enforce provisions

**12-601. Adoption of code.** The International Energy Conservation Code,<sup>1</sup> 2009 edition including the appendix is hereby adopted by reference as though it was copied herein fully. (1979 Code, § 4-901, as replaced by Ord. #04-11, Aug. 2004, and amended by Ord. #08-19, Sept. 2008, and Ord. #15-28, Dec. 2015)

**12-602. Designated official to enforce provisions.** Within said codes, when reference is made to the duties of a certain official named therein, that designated official of the City of White House 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 said code are concerned. (1979 Code, § 4-902)

---

<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 7

### PROPERTY MAINTENANCE CODE<sup>1</sup>

#### SECTION

- 12-701. Property maintenance code adopted.
- 12-702. Modifications.
- 12-703. Deleted.
- 12-704. Appeals.

**12-701. Property maintenance code adopted.** Pursuant to authority granted by Tennessee Code Annotated, the International Property Maintenance Code,<sup>2</sup> 2018 edition, is hereby adopted and incorporated by reference as part of this code and is hereafter referred to as the property maintenance code. (1979 Code, § 4-501, as amended by Ord. #02-29, Nov. 2002, replaced by Ord. #04-11, Aug. 2004, and amended by Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-01, March 2022 *Ch20\_08-17-23*)

**12-702. Modifications.** Wherever the term "Administrative Authority" is used in the code it shall be deemed to be the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the swimming pool code. The recommended schedule of permit fees as set forth in Appendix "B" of the building code. Provided however, that the minimum fee for an inspection shall be \$5.00. (1979 Code, § 4-502)

**12-703. Deleted.** (1979 Code, § 4-503, as deleted by implication by Ord. #04-11, Aug. 2004)

**12-704. Appeals.** The board of adjustments and appeals or other similar appeals board referenced and/or required by the adopted codes and/or standards shall be construed to be the City of White House Board of Adjustments and Appeals. (1979 Code, § 4-504)

---

<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.

**CHAPTER 8**

**[DELETED]**

(as deleted by Ord. #08-19, Sept. 2008)

## CHAPTER 9

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

#### SECTION

- 12-901. Mechanical code adopted.
- 12-902. Modifications.
- 12-903. Available in recorder's office.
- 12-904. Violations.

**12-901. Mechanical code adopted.** Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-516 and for the purpose of regulating mechanical installations and maintenance, within and without the municipality. This being done to secure the interest of public safety, health and general welfare. The International Mechanical Code,<sup>2</sup> 2018 edition, including all appendixes, 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. (1979 Code, § 4-701, modified, as amended by Ord. #02-29, Nov. 2002, Ord. #04-11, Aug. 2004, Ord. #08-19, Sept. 2008, Ord. #15-28, Dec. 2015, and Ord. #22-01, March 2022 *Ch20\_08-17-23*)

**12-902. Modifications.** Whenever the mechanical code refers to the "Chief Appointing Authority" or the "Chief Administrator", it shall be deemed to be a reference to the board of mayor and aldermen of the city. When the "Building Official" or "Director of Public Works" is named, it shall, for the purpose of the mechanical code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the building code. The recommended schedule of permit fees set forth in Appendix "B" of the mechanical code shall be followed. (1979 Code, § 4-702)

**12-903. 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 city recorder's office and shall be kept there for the use and inspection of the public. (1979 Code, § 4-703)

---

<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.

**12-904. Violations.** 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. (1979 Code, § 4-704)

**CHAPTER 10**

**HANDICAPPED CODE**

**SECTION**

12-1001. Adoption of handicapped code.

**12-1001. Adoption of handicapped code.** Adoption of 2009 ANSI A1171.1 (2009): Accessible and Usable Buildings and Facilities. (as added by Ord. #04-11, Aug. 2004, and amended by Ord. #06-23, June 2006, and replaced by Ord. #15-28, Dec. 2015)