

## TITLE 12

BUILDING, UTILITY, ETC. CODES

## CHAPTER

1. STANDARD CODES ADOPTED.
2. AUTOMATIC SPRINKLER SYSTEMS.
3. STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES FOR CONSTRUCTION OF INFRASTRUCTURE.

## CHAPTER 1

STANDARD CODES ADOPTED<sup>1</sup>

## SECTION

- 12-101. Standard codes adopted.
- 12-102. Conflicting ordinances repealed.
- 12-103. Responsible official.
- 12-104. Modifications.
- 12-105. Available in city clerk's office.
- 12-106. Violations.

12-101. Standard codes adopted. It is the desire of the Town of Ashland City to adopt, in all respects, the various standard codes relating to building, fire prevention, gas, housing, mechanical, plumbing, and swimming pools and the adoption of these codes is done to facilitate proper inspection activities by Ashland City relating to construction and to maintenance of buildings within said Ashland City and relating to public safety, health and general welfare.

The following codes are hereby adopted by reference as though they were copied herein fully:

- 2012 International Building Code
- 2012 International Residential Code adding appendix G & J
- 2012 Fuel Gas Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Property Maintenance Code

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<sup>1</sup>Municipal code references:

- Fire code: title 7.
- 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.
- Steep slope ordinance: title 14

2012 International Fire Code adding appendix B, C, D, H, I, J  
 2012 International Existing Building Code  
 2012 Wildland Urban Interface Code  
 2012 NFPA Life Safety Code  
 2012 International Zoning Code  
Accessibility Code ICC/A117.1 - 2003  
 2009 Energy Code  
NFPA 96 Appendix B (1973 Code, § 4-101, as replaced by Ord. #172, June 1997, Ord. #188, Sept. 1998, Ord. #289, Jan. 2005, Ord. #397, Sept. 2012, Ord. #431, Aug. 2015, Ord. #458, Dec. 2016 **Ch12\_6-11-19**, Ord. #460, Jan. 2017 **Ch12\_6-11-19**, Ord. #508, July 2018 **Ch12\_6-11-19**)

12-102. Conflicting ordinances repealed. Any matters in said codes which are contrary to existing ordinances of the town shall prevail and that ordinance no. 172 is hereby repealed and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (Ord. #172, June 1997, as replaced by Ord. #188, Sept. 1998, modified)

12-103. Responsible official. Within said codes, when reference is made to the duties of a certain official named therein, that designated official of the Town of Ashland City, 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. (Ord. #172, June 1997, as replaced by Ord. #188, Sept. 1998, modified)

12-104. Modifications. (1) The amount of the building permit fees for all residential (i.e., one (1) and two (2) family dwellings) construction is determined by the International Code Council Valuation Table, subject to a fifty dollar (\$50.00) minimum fee. If the residence is lost due to fire building fees will be waived; however, a permit is required for inspection purposes.

(2) That the schedule of building permit fees for non-residential construction is determined by the International Code Council Valuation Table, subject to a fifty dollar (\$50.00) minimum fee.

(3) The fees for building permits that are issued for remodeling of existing structures is forty cents (\$0.40) per square foot subject to a fifty dollar (\$50.00) minimum fee. If the residence is lost due to fire building fees will be waived; however, a permit is required for inspection purposes.

(4) The fee for accessory structures is seventy-five dollars (\$75.00).

(5) The fee for blasting and grading is fifty dollars (\$50.00) for one (1) acre to ten (10) acres of land, is one hundred dollars (\$100.00) for ten (10) acres and above, and if the tract is under one (1) acre no permit is required.

(6) The fee for driveway is twenty-five dollars (\$25.00).

(7) The fee for a deck is fifty dollars (\$50.00).

(8) The fee for a fence is twenty-five dollars (\$25.00).

(9) The fee for a sign is fifty dollars (\$50.00).

(10) The fee for a swimming pool is twenty-five dollars (\$25.00).

(11) The fee for replacement/repair of sprinkler/fire alarm system is seventy-five dollars (\$75.00).

(12) The fee for demolition shall be fifty dollars (\$50.00) for any demolition with a cost of zero to one hundred thousand dollars (\$0 to \$100,000.00) and one hundred dollars (\$100.00) for any demolition with a cost over one hundred thousand dollars (\$100,000.00). (1973 Code, § 4-102, as replaced by Ord. #114, Oct. 1994; Ord. #172, July 1997; and Ord. #188, Sept. 1998, modified, amended by Ord. #321, Aug. 2006, Ord. #458, Dec. 2016 **Ch12\_6-11-19**, and replaced by Ord. #488, Jan 2018 **Ch12\_6-11-19**, and amended by Ord. #505, July 2018 **Ch12\_6-11-19**)

12-105. Available in city clerk'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 city clerk's office and shall be kept there for the use and inspection of the public. (1973 Code, § 4-103, modified)

12-106. 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)

## CHAPTER 2

AUTOMATIC SPRINKLER SYSTEMS

## SECTION

- 12-201. New building construction.
- 12-202. Building additions and requirements of other codes.
- 12-203. Definitions.
- 12-204. Additional requirements of sprinkler systems.
- 12-205. Maintenance or system required.
- 12-206. Fire inspection.
- 12-207. Enforcement.
- 12-208. Authority and purpose.

12-201. New building construction. An approved automatic sprinkler system shall be installed in all areas of all new buildings according to the applicable code of NFPA 13, 13R, or 13D. 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. The term "building" also includes one-family, two-family dwellings, and townhouses.

The fire chief or the fire chief's designee may have the authority to allow a modified system to be installed in building. (as added by Ord. #242, Nov. 2001 and replaced by Ord. #295, Dec. 2004, Ord. #487, Dec. 2017 **Ch12\_6-11-19**, and Ord. #500, May 2018, **Ch12\_6-11-19**)

12-202. Building additions and requirements of other codes. An approved automatic sprinkler system shall also be installed in any of the following circumstances:

(1) When additions exceed fifty percent (50%) of the square footage of the original building, the addition and the original building shall have an approved automatic sprinkler system installed throughout.

(2) If a building is equipped with a fire protection system prior to the addition then the fire protection system shall be extended into the addition.

(3) 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 subsection (1) and subsection (2).

(4) When any other applicable ordinances, code, regulation, rule of statute so requires, an approved automatic sprinkler system must be installed accordingly.

Any attached garage, or basement shall also be fully protected by an approved automatic sprinkler system.

(5) NFPA 13D systems must be installed in areas that are not subject to freezing. Any modification to this must be approved by the fire chief or the fire chief's designee. (as added by Ord. #295, Dec. 2004, and replaced by Ord. #500, May 2018 *Ch12\_6-11-19*)

12-203. Definitions. (1) "An approved automatic sprinkler system" means a system installed in accordance with National Fire Protection Association Standards or a system approved by the state fire marshal's office.

(2) "Modified system" means a NFPA 13 sprinkler system that is modified to a minimum of a NFPA 13R or NFPA 13D sprinkler system. This system may be allowed to be installed in commercial occupancies when the fire chief or his designee deems necessary.

(3) "Approved supervisory alarm system" means it must be connected to an UL listed and approved central station facility meeting the requirements of NFPA 72.

(4) "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. The term "building" shall also include any garage, out building or other accessory building used for any commercial or industrial purposes. The term "building" also includes one-family and two-family dwellings and townhouse. 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.

(5) "Townhouse" means a single family dwelling unit constructed in a group of three (3) or more attached units that extends from foundation to roof, not more than three (3) stories in height, with a separate means of egress, and an open space or public way on at least two (2) sides.

(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. (as added by Ord. #295, Dec. 2004, and replaced by Ord. #487, Dec. 2017 *Ch12\_6-11-19*, and Ord. #500, May 2018 *Ch12\_6-11-19*)

12-204. 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 Chief for Ashland City. 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 NFPA 72.

(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 NFPA 72.

(7) Where building fire alarm facilities are not provided in one (1) or two-family dwellings, all control valves must have a locking device that is approved by the Fire Chief for Ashland City. 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 NFPA 72.

(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 chief 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 shall be provided outside the main entrance to any buildings regulated hereunder, excluding one- and two-family dwellings and manufactured homes, containing a key to allow access to all fire department areas, except duplexes and multi-family dwellings which shall only provide access to fire department control valves. The lock box shall be a standard brand and shall be approved by the Fire Chief for Ashland City. 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 Chief for Ashland City. Lock boxes on existing systems shall be installed within one hundred eighty (180) days of the adoption of this chapter.

(11) A locking FDC (Fire Department Connection) cap shall be provided on all sprinkler systems equipped with a FDC. The cap shall be a standard brand and shall be approved by the Fire Chief for Ashland City. The caps shall

be installed on all new construction and shall be installed on existing FDC within one hundred eighty (180) days of the adoption of this chapter.

(12) Plans for an approved automatic sprinkler system shall be certified engineered plans and shall be subject to a third party plans review. All owners, developers and applicants shall reimburse the Town of Ashland City for any engineering services as required by § 14-301 of the Town of Ashland City Municipal Code. (as added by Ord. #295, Dec. 2004, replaced by Ord. #500, May 2018 *Ch12\_6-11-19*)

12-205. 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. Exceptions: single-family dwellings. (as added by Ord. #295, Dec. 2004, and replaced by Ord. #500, May 2018 *Ch12\_6-11-19*)

12-206. Fire inspection. The Fire Chief for Ashland City 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 insure that the system exists. This inspection shall also afford the property owner a safety inspection of the facility to provide proactive planning for fire prevention.

Further, all automatic sprinkler systems and appurtenances shall be installed, tested, inspected, and maintained in accordance with National Fire Protection Association (NFPA) Standards and the International Code Council (ICC).

Any building containing an approved automatic sprinkler system excluding NFPA 13D systems (one- and two-family dwellings and manufactured homes) shall be tested annually by a qualified sprinkler technician. A written copy of the yearly test report shall be forwarded to the fire chief's office. (as added by Ord. #295, Dec. 2004, and replaced by Ord. #500, May 2018 *Ch12\_6-11-19*)

12-207. 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 Chief for Ashland City, 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 city, including, but not limited to, the issuance of a "stop work" order to aid in the enforcement any of the provisions of this chapter. (as added by Ord. #295, Dec. 2004, and replaced by Ord. #500, May 2018 ***Ch12\_6-11-19***)

12-208. Authority and purpose. This chapter is adopted pursuant to the Charter of Ashland City, Tennessee, and all applicable laws of the State of Tennessee. (as added by Ord. #295, Dec. 2004, and replaced by Ord. #500, May 2018 ***Ch12\_6-11-19***)



## CHAPTER 3

STANDARD SPECIFICATIONS AND INSTALLATION GUIDELINES  
FOR CONSTRUCTION OF INFRASTRUCTURE

## SECTION

12-301. Standard specifications and installation guidelines for construction of infrastructure.

12-301. Standard specifications and installation guidelines for construction of infrastructure. The Ashland City "Standard Specifications and Installation Guidelines for Construction of Infrastructure," was adopted by Ordinance #302, May 2005.<sup>1</sup> (as added by Ord. #302, May 2005)

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<sup>1</sup>Ordinance #302, May 2005, and any amendments thereto, are of record in the office of the city clerk.