

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. GAS CODE.
5. SWIMMING POOL AND SPA CODE.
6. MECHANICAL CODE.
7. MANUFACTURED HOUSING.
8. RESIDENTIAL CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
 12-102. Modifications.
 12-103. Available in recorder's office.
 12-104. Other requirements.
 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, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure, the *International Building Code*,² 2015 edition, as prepared by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and is hereinafter referred to as the building code. (2004 Code, § 12-101, modified)

¹Municipal code references

- Fire protection, fireworks, and explosives: title 7.
- Planning and zoning: title 14.
- Streets and sidewalks, etc.: title 16.
- Swimming pools: title 13, ch. 4.
- 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.

12-102. Modifications. (1) Definitions. Whenever in any code, reference is made to the duties of a certain official named therein, that the designated official(s) of the Town of Rossville who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official(s) insofar as enforcing the provisions of the codes.

(2) Permits. Section 105 is modified by adding the following to the section: Ordinary minor repairs or alterations to existing buildings or structures such as, but not limited to: painting; wallpapering; replacing sheetrock; tile, or floor covering; adding inside cabinets or storage space; re-roofing; adding siding or storm windows and doors, etc., may be made with the approval of building inspector without a building permit. A building permit is required for repairs, alterations, remodeling, etc.; which involve moving or change to exterior walls; roof lines; load-bearing inside walls; plumbing; electrical; or heating, ventilation, and air-conditioning (HVAC) systems.

Modifications to existing buildings or structures that add to the foundation or change the "footprint" (aerial view) of the building or structure require a site plan as specified in section 2(a), article XII, of the zoning ordinances prior to the issuance of a building permit.

(3) Permit fees. All fees for inspections and permits under the above codes shall be those fees as adopted by the board of mayor and alderman by resolution and said fees for inspections and permits may be changed by the resolution of the board. (2004 Code, § 12-102)

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. (2004 Code, § 12-103)

12-104. Other requirements. (1) A copy of the building permit will be forwarded to the Fayette County Property Assessor after the building inspector completes all required inspections and issues a certificate of occupancy.

(2) Town services such as water and sewer connections and garbage pickup will not begin until a building permit is issued.

(3) In addition to the requirements in Section 2, Article XII of the Zoning Ordinance, a building permit is required prior to any grading, excavating, leveling, etc., which may change the water drainoff from the property whether or not a building or structure is planned for the property. (2004 Code, § 12-104)

12-105. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of this code as herein adopted by reference and modified. The violation of any section in this chapter shall be punished by the penalty of up to fifty dollars (\$50.00).

Each day a violation is allowed to continue shall constitute a separate offense.
(2004 Code, § 12-105)

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Permits and inspections.
- 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 town, when such plumbing is or is to be connected with the town water or sewerage system, the *International Plumbing Code*,² 2015 edition as prepared by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and is hereinafter referred to as the plumbing code. (2004 Code, § 12-201, modified)

12-202. Permits and inspections. No permits shall be issued nor shall any inspections be made by town personnel for any plumbing work done by the town. (2004 Code, § 12-202)

12-203. Available in recorder's office. Pursuant to the requirements of the *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. (2004 Code, § 12-203)

12-204. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of this code as herein adopted by reference and modified. The violation of any section in this chapter shall be punished by the penalty of up to fifty dollars (\$50.00).

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.

Each day a violation is allowed to continue shall constitute a separate offense.
(2004 Code, § 12-204)

CHAPTER 3

ELECTRICAL CODE¹

SECTION

12-301. Permits and inspections.

12-301. Permits and inspections. No permits shall be issued nor shall any inspections be made by town personnel for any electrical work done within the town. (2004 Code, § 12-302)

¹Municipal code references

Fire protection, fireworks and explosives: title 7.

CHAPTER 4

GAS CODE¹

SECTION

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

12-401. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the town. The following definitions are provided for the purpose of interpretation and administration of the 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" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the mayor.

(5) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals. (2004 Code, § 12-401)

12-402. Gas code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of governing the safe installation of consumers' gas pipe lines and gas appliances for fuel gases,

¹Municipal code reference

Gas system administration: title 19, chapter 2.

the *International Fuel Gas Code*,¹ 2015 edition, published by the International Code Council, Inc., is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the gas code. (2004 Code, § 12-402, modified)

12-403. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the 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 gas code. (2004 Code, § 12-403)

12-404. Bond and license. (1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the recorder a good and sufficient bond in the penal sum of ten thousand dollars (\$10,000.00), with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the recorder.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees. (2004 Code, § 12-404)

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

12-405. Gas inspector and assistants. To provide for the administration and enforcement of the 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 mayor and aldermen. (2004 Code, § 12-405)

12-406. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the 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 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. (2004 Code, § 12-406)

12-407. 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 mayor; 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. (2004 Code, § 12-407)

12-408. 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. (2004 Code, § 12-408)

12-409. 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 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. (2004 Code, § 12-409)

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. (2004 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 this code as herein adopted by reference and modified. The violation of any section in this chapter shall be punished by the penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (2004 Code, § 12-411)

CHAPTER 5**SWIMMING POOL AND SPA CODE**¹**SECTION**

12-501. Swimming pool code adopted.

12-502. Amendments.

12-503. Available in recorder's office.

12-504. Violations and penalty.

12-501. Swimming pool code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-516, and for the purpose of regulating the minimum requirements for the design, construction, alteration, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities, the *International Swimming Pool and Spa Code*,² 2012 edition, with Appendices _____ as prepared by the International Code Council, is hereby adopted and incorporated by reference as part of this code except as otherwise specifically stated in the chapter and is hereinafter referred to as the swimming pool code.

12-502. Amendments.

12-503. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the swimming pool 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, firm or corporation to violate the provisions of this code, or cause same to be done, in conflict with or in violation of any of the provisions of the code.

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: title 18 and 19.

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

CHAPTER 6

MECHANICAL CODE¹

SECTION

- 12-601. Mechanical code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations and penalty.

12-601. Mechanical code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of regulating the installation of mechanical systems, including alterations, 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 2015 edition as prepared by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and is hereinafter referred to as the mechanical code. (2004 Code, § 12-601, modified)

12-602. Modifications. Definitions. 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 board of mayor and aldermen to administer and enforce the provisions of the mechanical code. (2004 Code, § 12-602)

12-603. 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. (2004 Code, § 12-603)

12-604. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of this code as herein adopted by reference and modified. The violation of any section in this chapter shall be punished by the penalty of up to fifty dollars (\$50.00).

¹Municipal code references

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.

Each day a violation is allowed to continue shall constitute a separate offense.
(2004 Code, § 12-604)

CHAPTER 7

MANUFACTURED HOUSING

SECTION

12-701. Manufactured homes and/or off-site housing.

12-701. Manufactured homes and/or off-site housing.
Manufactured homes and/or off-site housing in the Town of Rossville for all such homes classified as R-1 or R-2 shall be at least fifty one percent (51%) brick, and have a covered attached garage or carport. (2004 Code, § 12-701)

CHAPTER 8

RESIDENTIAL CODE

SECTION

- 12-801. Residential code adopted.
- 12-802. Addition to residential code.
- 12-803. Available in recorder's office.
- 12-804. Violations and penalty.

12-801. Residential code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 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, the *International Residential Code*, 2015 edition (the "residential code") as prepared by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and is hereinafter referred to as the residential code. Provided, however, that section R313 of the *International Residential Code*, 2009 edition, Automatic Fire Sprinkler Systems, is expressly omitted and is not adopted by the town. (2004 Code, § 12-801, modified)

12-802. Addition to residential code. The provisions set out below in this section are hereby added and incorporated into the residential code as adopted by the Town of Rossville:

"Framing members shall be placed no more than sixteen inches (16") on center. An exception to this spacing shall be allowed for rafters. Rafters may be placed twenty-four inches (24") on center provided that: roof sheathing is no less than five-eighths inch (5/8") plywood with approved clips or three-fourths inch (3/4") nominal thickness boards. Rafters not nailed directly to ceiling joists must be installed at the top plate with approved metal fastening straps (hurricane clips)." (2004 Code, § 12-802)

12-803. 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 of and inspection by the public. (2004 Code, § 12-803)

12-804. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as adopted by the town and as such code may hereafter be modified. Any such violation shall subject the violator to a penalty of up to fifty dollars (\$50.00) and each day that a violation continues shall constitute a separate offense. (2004 Code, § 12-804)