

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

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CHAPTER 1**IN GENERAL****SECTION**

- 12-101. Duration of building permits.
12-102. Board of appeals.

12-101. Duration of building permits. (1) A building permit issued by the city shall become invalid unless the work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work commenced. One (1) or more extensions of time, for periods of not more than ninety (90) days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Any extension shall be in writing and signed by the city manager or such person designated.

(2) It shall be unlawful for any person to permit an unfinished structure to remain on property owned, leased, rented, controlled or occupied by that person. An "unfinished structure" shall mean any building or other structure or part thereof which is partially completed and which is not presently being constructed under an existing and valid building permit issued by the city.

(3) Once a building permit has been issued, it shall be unlawful for any person to store, accumulate, or to permit the storage or accumulation of, any building materials on property owned, leased, rented, controlled or occupied by that person for any period longer than reasonably necessary for the immediate use of such materials on such premises under the building permit. "Building

materials" shall mean any lumber, bricks, concrete, cinder blocks, plumbing materials, electrical wiring or equipment, heating or cooling ducts or equipment, shingles, mortar, cement, nails, screws or other material commonly used in the construction or repair of buildings or structures.

12-102. Board of appeals. Whenever any code adopted in title 7, chapter 2 or in title 12, chapters 2--10 provides for a board of appeals or similar body, the jurisdiction and authority conferred upon such board or body by that code shall be exercised by the board of commissioners notwithstanding anything to the contrary in such code. Any provision in a code which is in conflict with this section, or which conflicts with the creation, qualifications, membership or procedures of the board of building appeals, is hereby repealed.

CHAPTER 2¹

BUILDING CODE

SECTION

- 12-201. Building code adopted.
- 12-202. Modifications.
- 12-203. Available in recorder's office.
- 12-204. Amendments.
- 12-205. Violations and penalty.

12-201. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506 and for the purpose of regulating the construction, alteration, repair, use, and 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,² 2012 edition, and Appendices C, E, F, G, H, I, J and K thereto, as prepared and published 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 building code.

12-202. Modifications. (1) Definitions. Whenever the building code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Building Official," it shall be deemed a reference to such person as the city manager shall have appointed or designated to administer and enforce the provisions of the building code.

(2) Modifications and insertions. The following modifications and insertions are made to the building code:

- 101.1 Title - Insert "City of St. Joseph Tennessee"
- 103 Department of Building Safety - Delete
- 105.2 Work exempt from permit - Delete all items under the heading "building," except for items numbered 2, 7, 9, 10, 11, and 13, which remain
- 105.5 Expiration - Delete
- 107.2.5 Site plan - Insert the following sentence in between the first and second sentence: "The building official may require a boundary line survey

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.

prepared by a licensed land surveyor. Such boundary line survey may be required after the footers or foundation is in place, in which case it shall show the location of the footers or foundation in relation to required setback requirements."

- H102.1 General - Delete the definition for "roof sign"
- H105.2 Permits, drawings and specifications - In the first sentence, delete the word "shall" and replace with "may"
- H110 Roof Signs - Delete
- H 114.1 General - In the first sentence delete the word "roof"

12-203. Available in 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.

12-204. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the building code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

12-205. Violations and penalty. 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.

CHAPTER 3

RESIDENTIAL CODE

SECTION

- 12-301. Residential code for one- and two-family dwellings adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. Amendments.
- 12-305. Violations and penalty.

12-301. Residential code for one- and two-family dwellings adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506, the International Residential Code for One- and Two-Family Dwellings,¹ 2012 edition, and Appendices A, B, C, E, F, G, H, I, J, K, M, N, O, P and Q thereto, as prepared and published 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 residential code.

12-302. Modifications. (1) Definitions. Whenever the residential code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Building Official," it shall be deemed a reference to such person as the city manager shall have appointed or designated to administer and enforce the provisions of the residential code.

(2) Modifications and insertions. The following modifications and insertions are made to the residential code:

- R101 Title - Insert "City of St. Joseph Tennessee"
- R103 Department of Building Safety - Delete
- R105.2 Work exempt from permit - Delete all items under the heading "building", except for items numbered 2, 6, 7, 8, and 9, which shall remain in their entirety
- R105.5 Expiration - Delete
- R106.2 Site plan or plot plan - Insert the following sentence in between the first and second sentence: "The building official may require a boundary line survey prepared by a licensed land surveyor. Such boundary line survey may be required after the footers or foundation is in place, in which case it shall show the location of the footers or foundation in relation to required setback requirements."
- R301.2(1) Climatic and geographic design criteria - Insert:
 - "10 PFS" for ground snow load

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

- o "90" for wind speed
- o "C" for seismic design category
- o "Severe" for the frost line depth
- o "Moderate to heavy" for termites
- o "17 degrees" Fahrenheit for winter design temperature
- o "No" for ice barrier underlayment
- o "1500 or less" for air freezing index
- o "57.6 degrees Fahrenheit" for mean annual temperature
- R302.5.1 Opening protection - Put a period, ".", after the word "doors" and delete the remainder of the sentence
- R311.7.9 Illumination - Revise the section reference to "R303.7"
- R313 Automatic fire sprinkler systems - Delete
- P2603.5.1 Sewer depth - Insert "twelve" in both places before "inches." Delete "(mm)" in both places.
- P2904 Dwelling unit fire sprinkler systems - Delete

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. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the residential code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

12-305. 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.

CHAPTER 4

PLUMBING CODE¹

SECTION

- 12-401. Plumbing code adopted.
- 12-402. Modifications.
- 12-403. Available in recorder's office.
- 12-404. Amendments.
- 12-405. Violations and penalty.

12-401. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--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, when such plumbing is or is to be connected with the city water or sewerage system, the International Plumbing Code,² 2012 edition, and Appendices B, C, D, E and F thereto, as prepared and published 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.

12-402. Modifications. (1) Definitions. Whenever the plumbing code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Plumbing Official," it shall be deemed a reference to the city manager or such person designated by the city manager to administer and enforce the provisions of the plumbing code.

(2) Modifications and insertions. the following modifications and insertions are made to the plumbing code:

- 101.1 Title - Insert "City of St. Joseph Tennessee"
- 103 Department of Plumbing Inspection - Delete subsections 103.1, 103.2, and 103.3
- 106.5.3 Expiration - Delete
- 106.6.2 Fee schedule - Amend to read as follows: "A permit shall not be issued until the fees as established by the board of commissioners is paid"
- 106.6.3 Fee refunds - Delete

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.

- 108.4 Violation penalties - Delete
- 305.4.1 Sewer depth - Insert "twelve" in both places for the number of inches and delete all references to "(mm)"
- 903.1 Roof extension - Insert "twelve" in front of inches, and delete the first reference to "(mm)"

12-403. 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.

12-404. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the plumbing code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

12-405. 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.

CHAPTER 5
ELECTRICAL CODE¹

SECTION

12-501. Electrical code; state regulation.

12-502. Available in recorder's office.

12-503. Violations and penalty.

12-501. Electrical code; state regulation. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506, the National Electrical Code,² 2011 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; provided further that the electrical code shall incorporate all modifications employed by the Office of the State Fire Marshal, Department of Commerce and Insurance, Fire Prevention Division.

12-502. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of these regulations will be kept on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-503. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provisions of these regulations as herein adopted by reference.

¹Municipal code reference

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.

CHAPTER 6

FUEL GAS CODE¹

SECTION

- 12-601. Fuel gas code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Amendments.
- 12-605. Violations and penalty.

12-601. Fuel gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506 and for the purpose of regulating gas installations, including alterations, repairs, equipment, appliances, fixtures, fittings and the appurtenances thereto within the city, the International Fuel Gas Code,² 2012 edition, and Appendices A, B, C and D thereto, as prepared and published 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.

12-602. Modifications. (1) Definitions. Whenever the fuel gas code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Building Official," it shall be deemed a reference to the city manager or such person designated by the city manager to administer and enforce the provisions of the gas code.

(2) Modifications and insertions. The following modifications and insertions are made to the fuel gas code:

- 101.1 Title - Insert "City of St. Joseph Tennessee"

12-603. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the fuel 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.

12-604. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the fuel gas code as prepared and published from time to time

¹Municipal code reference

Gas system administration: title 19, chapter 2.

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

by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

12-605. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the fuel gas code as herein adopted by reference and modified.

CHAPTER 7

MECHANICAL CODE

SECTION

- 12-701. Mechanical code adopted.
- 12-702. Modifications.
- 12-703. Available in recorder's office.
- 12-704. Amendments.
- 12-705. Violations and penalty.

12-701. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506, the International Mechanical Code,¹ 2012 edition, and Appendix A thereto, as prepared and published 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.

12-702. Modifications. (1) Definitions. Whenever the mechanical code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Building Official," it shall be deemed a reference to the city manager or such person designated by the city manager to administer and enforce the provisions of the mechanical code.

(2) Modifications and insertions. The following modifications and insertions are made to the mechanical code:

- 101.1 Title - Insert "City of St. Joseph Tennessee"

12-703. 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.

12-704. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the mechanical code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

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

12-705. 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 by reference and modified.

CHAPTER 8

ENERGY CONSERVATION CODE¹

SECTION

- 12-801. Energy conservation code adopted.
- 12-802. Modifications.
- 12-803. Available in recorder's office.
- 12-804. Amendments.
- 12-805. Violations and penalty.

12-801. Energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506, and in accordance with Tennessee Code Annotated, § 13-19-101, the International Energy Conservation Code,² 2012 edition, as prepared and published 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 energy conservation code.

12-802. Modifications. (1) Definitions. Whenever the energy code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Code Official," it shall be deemed a reference to the city manager or such person designated by the city manager to administer and enforce the provisions of the energy conservation code.

(2) Modifications and insertions. The following modifications and insertions are made to the energy code:

- C101.1 Title - Insert "City of St. Joseph Tennessee"

12-803. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy conservation code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-804. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official,

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.

shall adopt administrative regulations to incorporate subsequent changes and amendments to the energy conservation code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

12-805. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the energy conservation code as herein adopted by reference and modified.

CHAPTER 9

PROPERTY MAINTENANCE CODE

SECTION

- 12-901. Property maintenance code adopted.
- 12-902. Modifications.
- 12-903. Available in recorder's office.
- 12-904. Amendments.
- 12-905. Violations and penalty.

12-901. Property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--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 Property Maintenance Code,¹ 2012 edition, and Appendix A thereto, as prepared and published 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 property maintenance code. (Ord. #98, Dec. 2015)

12-902. Modifications. (1) Definitions. Whenever the property maintenance code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the property maintenance code refers to the "Code Official," it shall be deemed a reference to such person as the city manager shall have appointed or designated to administer and enforce the provisions of the property maintenance code.

(2) Modifications and insertions. The following modifications and insertions are made to the property maintenance code:

- 101.1 Title - Insert "City of St. Joseph Tennessee"
- 103.5 Fees - Delete
- 112.4 Failure to Comply - Delete
- 302.4 Weeds - Insert "twelve (12) inches"
- 304.14 Insect Screens - Insert "April to October"
- 602.3 Heat Supply - Insert "November 1 to March 31." (Ord. #98, Dec. 2015)

12-903. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the property

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maintenance code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #98, Dec. 2015)

12-904. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the property maintenance code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

12-905. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the property maintenance code as herein adopted by reference and modified. (Ord. #98, Dec. 2015, modified)

CHAPTER 10

EXISTING BUILDING CODE

SECTION

- 10-1001. Existing building code adopted.
- 10-1002. Modifications.
- 10-1003. Available in recorder's office.
- 10-1004. Amendments.
- 10-1005. Violations and penalty.

10-1001. Existing building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--6-54-506 and for the purpose of regulating the alteration, repair, removal, demolition, use and occupancy of existing buildings and structures, the International Existing Building Code,¹ 2012 edition, and Appendices A, B and C thereto with Resource A, as prepared and published 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 existing building code.

10-1002. Modifications. (1) Definitions. Whenever the existing building code refers to the "Chief Appointing Authority" it shall be deemed a reference to the city manager. Whenever the code refers to the "Code Official," it shall be deemed a reference to the city manager or such person designated by the city manager to administer and enforce the provisions of the existing building code.

(2) Modifications and insertions. The following modifications and insertions are made to the existing building code:

- 101.1 Title - Insert "City of St. Joseph Tennessee"

10-1003. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the existing 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.

10-1004. Amendments. In accordance with Tennessee Code Annotated, § 6-54-502(c), the city manager, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the existing building code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the city manager as to date and source and shall take effect as

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provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the board of commissioners.

10-1005. Violations and penalty. 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 and modified.