

TITLE 12

BUILDING, UTILITY, ETC. CODES¹

CHAPTER

1. ADMINISTRATION.
2. BUILDING CODE.
3. PLUMBING CODE.
4. ELECTRICAL CODE.
5. GAS CODE.
6. HOUSING CODE.

CHAPTER 1

ADMINISTRATION

SECTION

- 12-101. Definitions.
 12-102. Position established.
 12-103. Duties.
 12-104. Air pollution.
 12-105. Standards.

12-101. Definitions. Within the codes adopted by reference in this title, whenever reference is made to the duties of a certain official named therein, it shall mean building official designated in this chapter by the board of mayor and aldermen to administer and enforce the provisions of the codes adopted in this title. (Ord. #7-2001, July 2001)

12-102. Position established. There is established the position of building official. (Ord. #7-2001, July 2001)

12-103. Duties. The building official shall be charged with the enforcement of the various building, housing, plumbing, electrical, and gas codes of the town, including standards for existing buildings and unsafe building abatement. Included in his duties will be the review and compliance

¹Municipal code references

Electricity and gas: title 19.

Fire protection and fireworks: title 7.

Planning and zoning: title 14.

Streets and sidewalks, etc.: title 16.

Waters and sewers: title 18.

recommendations for all public buildings, structures, and installations owned by the town. The building official shall periodically review the permits and fees required under his areas of responsibility and shall recommend at least yearly any changes that he deems to be in the best interests of the town. Additionally, he shall have such other duties as are provided by ordinance or those that may be assigned by the board of mayor and aldermen. Nothing in this provision shall prevent the building official from delegating part of these duties to others including town employees or those contracted by the town. (Ord. #7-2001, July 2001)

12-104. Air pollution. The building official shall be the person in charge of all air pollution and air pollution related matters which require coordination with state and federal agencies. The building official may designate others to perform these duties as required for timely response. (Ord. #7-2001, July 2001)

12-105. Standards. JCC 2003 Edition (most current edition and any revisions or updates thereafter), is hereby adopted by reference and incorporated into this code as if it were set out at length herein and shall be controlling within the corporate limits. (Ord. #39-2004, July 2004)

CHAPTER 2

BUILDING CODE

SECTION

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

12-201. 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 Standard Building Code¹ 1994 edition, 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 building code. (1992 Code, § 12-101)

12-202. 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 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.

(2) Permit fees. The schedule of building permit fees shall be as follows:

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

**SCHEDULE OF BUILDING PERMIT FEES
SURGOINSVILLE, TN**

(a) Permit fees.

<u>Total Valuation</u>	<u>Fee</u>
\$100.00 and less	No fee, unless inspection required in which case a \$5.00 fee for each inspection shall be charged.
\$101.00 to \$2,000.00	\$5.00 per thousand or fraction thereof.
\$2,001.00 to \$15,000.00	\$10.00 for the first \$2,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$15,000.00.
\$15,001.00 to \$50,000.00	\$49.00 for the first \$15,000.00 plus \$2.50 for each additional thousand or fraction thereof to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$136.50 for the first \$50,000.00 plus \$2.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$236.50 for the first \$100,000.00 plus \$1.25 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up	\$736.50 for the first \$500,000.00 plus \$.75 for each additional thousand or fraction thereof.

(b) Moving of building or structures. For the moving of any building or structure, the fee shall be fifty dollars (\$50.00).

(c) Demolition of building or structures. For the demolition of any building or structures, the fee shall be twenty-five dollars (\$25.00).

(d) Where work for which a permit is required by this code is started or proceeded with 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. (1992 Code, § 12-102)

12-203. 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. (1992 Code, § 12-103)

12-204. Procedures. (1) Anyone desiring a building permit, demolition permit, or moving building permit shall apply at the recorder's office during normal business hours. Each application shall be accompanied by a non-refundable fifteen dollar (\$15.00) application fee payable to the recorder. If a building permit is issued, this amount shall be applied to reduce the building permit price.

(2) Anyone desiring to build a residence must obtain a septic permit from the Hawkins County Health Department before a building permit will be issued. (1992 Code, § 12-105)

12-205. 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. (1992 Code, § 12-104)

CHAPTER 3

PLUMBING CODE

SECTION

- 12-301. Plumbing code adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. Procedures.
- 12-305. Violations.

12-301. 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 town, when such plumbing is or is to be connected with the town water or sewerage system, the Standard Plumbing Code,¹ 1994 edition, 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. (1992 Code, § 12-201)

12-302. Modifications. (1) Definitions. 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.

Wherever "Town 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.

(2) Permit fees. The permit fee for a plumbing permit shall be twenty-five dollars (\$25.00). (1992 Code, § 12-202)

12-303. 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. (1992 Code, § 12-203)

12-304. Procedures. Anyone desiring a plumbing permit shall apply at the recorder's office during normal business hours. Each application shall be

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

accompanied by a non-refundable five dollar (\$5.00) application fee payable to the recorder. (1992 Code, § 12-205)

12-305. 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. (1992 Code, § 12-204)

CHAPTER 4

ELECTRICAL CODE¹

SECTION

- 12-401. Electrical code adopted.
- 12-402. Available in recorder's office.
- 12-403. Permit required for doing electrical work.
- 12-404. Enforcement.
- 12-405. Fees.
- 12-406. Violations.

12-401. 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,² 1994 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. (1992 Code, § 12-301)

12-402. 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. (1992 Code, § 12-302)

12-403. Permit required for doing electrical work. No electrical work shall be done within this town until a permit therefor has been issued by the electrical inspector. 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. (1992 Code, § 12-303)

12-404. Enforcement. Currently electrical inspectors are made by a representative of Holston Electric Cooperative. 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

¹Municipal code reference

Fire protection and fireworks: title 7.

²Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, Massachusetts 02269-9101.

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. (1992 Code, § 12-305)

12-405. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, § 68-17-143 for electrical inspections by deputy inspectors of the state fire marshal. (1992 Code, § 12-306)

12-406. 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. (1992 Code, § 12-304)

CHAPTER 5

GAS CODE¹

SECTION

- 12-501. Title and definitions.
- 12-502. Purpose and scope.
- 12-503. Use of existing piping and appliances.
- 12-504. Bond and license.
- 12-505. Gas inspector and assistants.
- 12-506. Powers and duties of inspector.
- 12-507. Permits.
- 12-508. Inspections.
- 12-509. Certificates.
- 12-510. Fees.
- 12-511. Violations and penalties.

12-501. 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) "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 board of mayor and aldermen.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "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.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers. (1992 Code, § 12-401)

12-502. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall

¹Municipal code reference

Gas system administration: title 19, chapter 2.

conform to the requirements of this chapter and to the Standard Gas Code,¹ 1994 edition, which is hereby incorporated by reference and made a part of this chapter as if fully set forth herein. One (1) copy of the gas code shall be kept on file in the office of the town recorder for the use and inspection of the public. (1992 Code, § 12-402)

12-503. 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. (1992 Code, § 12-403)

12-504. 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 town recorder a good and sufficient bond in the penal sum of ten thousand dollars (\$10,000), 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 town 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 town 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 town 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. (1992 Code, § 12-404)

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

12-505. 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. (1992 Code, § 12-405)

12-506. 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. (1992 Code, § 12-406)

12-507. Permits. 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. (1992 Code, § 12-407)

12-508. 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 (6) inches 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. (1992 Code, § 12-408)

12-509. 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. (1992 Code, § 12-409)

12-510. Fees. The permit fee for a gas installation permit shall be twenty-five dollars (\$25.00) per installation payable to the recorder. (1992 Code, § 12-410)

12-511. Violations and penalties. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances, or the license of such person may be revoked, or both fine and revocation of license may be imposed. (1992 Code, § 12-411)

CHAPTER 6

HOUSING CODE

SECTION

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

12-601. Housing 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 Standard Housing Code,¹ 1994 edition, 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. (1992 Code, § 12-501)

12-602. Modifications. (1) Definitions. Wherever the housing code refers to the "Housing 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 town attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the board of mayor and aldermen.

(2) Penalty clause deleted. Section 108 of the housing code is deleted. (1992 Code, § 12-502)

12-603. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the housing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1992 Code, § 12-503)

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the housing code as herein adopted by reference and modified. (1992 Code, § 12-504)

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