

TITLE 12

BUILDING, UTILITY, ETC., CODES

CHAPTER

1. BUILDING CODE.
2. ENERGY CONSERVATION CODE.
3. RESIDENTIAL CODE.
4. PLUMBING CODE.
5. FUEL GAS CODE.
6. MECHANICAL CODE.
7. PROPERTY MAINTENANCE CODE.
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CHAPTER 1

BUILDING CODE

SECTION

- 12-101. Building code adopted.
- 12-102. Modification and fees.
- 12-103. Available in recorder's office.
- 12-104. 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 or any appurtenance connected or attached to any building or structure (which is not covered by the *International Residential Code* that is herein adopted in chapter 3 and/or the *International Existing Building Code*, 2012 edition that is herein adopted at chapter 8 is of this title), the *International Building Code*,¹ 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and are hereinafter referred to as the building code. (Ord. #061218B, June 2018, modified)

12-102. Modification and fees. (1) Definitions. Whenever in the building code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee who has duties

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

corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the building code is concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall.

(3) Statewide building code standards, adopted pursuant to *Tennessee Code Annotated*, title 68, chapter 120, shall not apply to one (1) family and two (2) family dwellings located within the jurisdictional boundaries of Trezevant, Tennessee. (Ord. #061218B, June 2018, as amended by Ord. #91410, Sept. 2010, modified)

12-103. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy the building code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018, modified)

12-104. 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. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018, modified)

CHAPTER 2

ENERGY CONSERVATION CODE

SECTION

- 12-201. Energy conservation code adopted.
- 12-202. Modification and fees.
- 12-203. Available in recorder's office.
- 12-204. Violations and penalty.

12-201. Energy conservation 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 or any appurtenance connected or attached to any building or structure (which is not covered by the *International Residential Code* that is herein adopted in chapter 2 and/or the *International Existing Building Code*, 2012 edition that is herein adopted at chapter 7 is of this title), the *International Energy Conservation Code*,¹ 2012 edition, as prepared and adopted by the International Code Council, are hereby adopted and incorporated by reference as part of this code, and are hereinafter referred to as the energy conservation code. (Ord. #061218B, June 2018, modified)

12-202. Modification and fees. (1) Definitions. Whenever in the energy conservation code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the energy conservation code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall.

(3) Statewide building code standards, adopted pursuant to *Tennessee Code Annotated*, title 68, chapter 120, shall not apply to one (1) family and two (2) family dwellings located within the jurisdictional boundaries of Trezevant, Tennessee. (Ord. #061218B, June 2018, as amended by Ord. #91410, Sept. 2010, modified)

12-203. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy each of the energy

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conservation code described in this chapter have been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018, modified)

12-204. 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. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018, modified)

CHAPTER 3

RESIDENTIAL CODE

SECTION

- 12-301. Residential code adopted.
- 12-302. Modifications and fees.
- 12-303. Available in recorder's office.
- 12-304. Violations and penalty.

12-301. Residential code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions regulating the construction of one- and two-family dwellings, the *International Residential Code*,¹ 2012 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 residential code. Excluded from this adoption is any requirement that one- or two-family dwellings be constructed with sprinkler systems installed, No such sprinkler installation is required in this town code. (Ord. #061218B, June 2018)

12-302. Modifications and fees. (1) Definitions. Whenever in the residential code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the residential code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall. (Ord. #061218B, June 2018)

12-303. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the residential code has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-304. 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. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this

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code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)

CHAPTER 4

PLUMBING CODE

SECTION

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

12-401. 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*,¹ 2012 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. (Ord. #061218B, June 2018)

12-402. Modifications and fees. (1) Definitions. Whenever 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 governing body of the town. Whenever "town engineer," "engineering department," "plumbing official" or "inspector" is named or referred to, it shall mean the person appointed to or designated by the governing body to administer and enforce the provisions of the plumbing code.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at Town Hall. (Ord. #061218B, June 2018)

12-403. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the plumbing code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-404. 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. The violation of any section of this chapter

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shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)

CHAPTER 5

FUEL GAS CODE

SECTION

- 12-501. Fuel gas code adopted.
- 12-502. Modifications and fees.
- 12-503. Available in recorder's office.
- 12-504. Violations and penalty.

12-501. Fuel gas code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of establishing regulations for fuel gas systems and gas-fired appliances using prescriptive and performance-related provisions, the *International Fuel Gas Code*,¹ 2012 edition, 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 fuel gas code. (Ord. #061218B, June 2018)

12-502. Modifications and fees. (1) Definitions. Whenever in the fuel gas code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the fuel gas code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at Town Hall. (Ord. #061218B, June 2018)

12-503. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-504. 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. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)

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CHAPTER 6

MECHANICAL CODE

SECTION

- 12-601. Mechanical code adopted.
- 12-602. Modifications and fees.
- 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 establishing minimum regulations for mechanical systems using prescriptive and performance-related provisions, the *International Mechanical Code*,¹ 2012 edition, 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 mechanical code. (Ord. #061218B, June 2018)

12-602. Modifications and fees. (1) Definitions. Whenever in the mechanical code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the mechanical code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall. (Ord. #061218B, June 2018)

12-603. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the mechanical code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-604. 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. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)

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CHAPTER 7

PROPERTY MAINTENANCE CODE

SECTION

- 12-701. Property maintenance code adopted.
- 12-702. Modifications and fees.
- 12-703. Available in recorder's office.
- 12-704. Violations and penalty.

12-701. Property maintenance code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of establishing requirements for continued use and maintenance of plumbing, mechanical, electrical, and fire protection systems in existing residential and nonresidential structures, the *International Property Maintenance Code*,¹ 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and hereinafter referred to as the property maintenance code. (Ord. #061218B, June 2018)

12-702. Modifications and fees. (1) Definitions. Whenever in the property maintenance code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the property maintenance code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall. (Ord. #061218B, June 2018)

12-703. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the property maintenance code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-704. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the herein above described property maintenance code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under

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the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)

CHAPTER 8

EXISTING BUILDING CODE

SECTION

- 12-801. Existing building code adopted.
- 12-802. Modifications and fees.
- 12-803. Available in recorder's office.
- 12-804. Violations and penalty.

12-801. Existing building code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of establishing requirements intended to encourage the uses and reuses of existing buildings relative to repair, alteration, addition and change of occupancy for existing buildings and historic buildings, while achieving appropriate levels of safety without requiring full compliance with the new construction requirements in the building code, the *International Existing Building Code*,¹ 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as part of this code, and is hereby referred to as the existing building code. (Ord. #061218B, June 2018)

12-802. Modifications and fees. (1) Definitions. Whenever in the existing building code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the existing building code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall. (Ord. #061218B, June 2018)

12-803. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the existing building code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-804. Violations and penalty. (1) It shall be unlawful for any person to violate or fail to comply with any provision of the herein above

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described existing building code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)

CHAPTER 9

SEWAGE CODE

SECTION

- 12-901. Private sewage disposal code adopted.
- 12-902. Modifications and fees.
- 12-903. Available in recorder's office.
- 12-904. Violations and penalty.

12-901. Private sewage disposal code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of establishing requirements for design, installation, and inspection of private sewage disposal systems, to provide flexibility in the development of safe and sanitary systems, and as a companion to the *International Plumbing Code* adopted herein, the *International Private Sewage Disposal Code*,¹ 2012 edition, 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 sewage code. (Ord. #061218B, June 2018)

12-902. Modifications and fees. (1) Definitions. Whenever in the sewage code reference is made to the duties of a certain official named therein, that designated official of the Town of Trezevant, Tennessee 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 the sewage code are concerned.

(2) Permit fees. The schedule of permit fees shall be determined by the board of mayor and alderman and shall be on file with the town recorder at town hall. (Ord. #061218B, June 2018)

12-903. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the sewage code described in this chapter has been placed on file in the town recorder's office and shall be kept there for the use and inspection of the public. (Ord. #061218B, June 2018)

12-904. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the herein above described sewage code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty

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provision of this code. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #061218B, June 2018)