

TITLE 12

BUILDING, UTILITY, ETC. CODES¹

CHAPTER

1. BUILDING CODE.
2. RESIDENTIAL CODE.
3. EXISTING BUILDING CODE.
4. PROPERTY MAINTENANCE CODE.
5. ACCESSIBILITY CODE.
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CHAPTER 1

BUILDING CODE

SECTION

- 12-101. International building code adopted.
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 12-104. Building permits.
 12-105. Violations and penalty.

12-101. International 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 International Building Code, 2003 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.

¹Municipal code references

- Fair housing: title 9, chapter 6.
- Fire protection and fireworks: title 7.
- Floodplains: title 14.
- Mobile homes and mobile home parks: title 14.
- Property maintenance regulations: title 13.
- Streets and sidewalks: title 16.
- Water and sewers: title 18.
- Zoning and land use control: title 14.

Exception: Any and all projects requiring review, approval and/or inspection by the Tennessee State Fire Marshal's Office to which the 1999 SBCCI Standard Fire Code shall apply.

12-102. Modifications. Whenever in the international building code when reference is made to the duties of a certain official named therein, that designated official of the City of Crossville 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 international building code are concerned.

12-103. Available in clerk's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code has been placed on file in the clerk's office and shall be kept there for the use and inspection of the public.

12-104. Building permits. In addition to the various rules and regulations governing the issuance of building permits as outlined in the International Building Code adopted herein, a separate building permit shall be required of each structure to be constructed. This shall pertain to adjacent structures in a shopping center, separate apartment buildings on same site, additions to existing structures, etc. If any permits exist at the time this chapter becomes effective that were purchased for multi-structure construction, a portion of which is still unused, the unused portion shall be refunded and additional permits secured as each structure is constructed. (1989 Code, § 12-104, modified)

12-105. 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.

CHAPTER 2
RESIDENTIAL CODE

SECTION

12-201. International residential code adopted.

12-202. Available in recorder's office.

12-203. Violations and penalty.

12-201. International residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions, the International Residential Code,¹ 2003 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.

12-202. Available in clerk'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 city clerk's office and shall be kept there for the use and inspection of the public.

12-203. 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 code. Each day a violation is allowed to continue shall constitute a separate offense.

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

CHAPTER 3

EXISTING BUILDING CODE¹

SECTION

12-301. International existing building code adopted.

12-302. Modifications.

12-303. Available in clerks' office.

12-304. Violations.

12-301. International existing 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 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 International Existing Building Code², 2003 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 existing building code. (1989 Code, § 12-201, modified)

12-302. Modifications. Definitions. Whenever the existing building code refers to the duties of certain officials named therein, the designated official of the city who has the duties corresponding to those of the named official in the code shall be declared to be the responsible official insofar as enforcing the provisions of the existing building code. (1989 Code, § 12-202)

12-303. Available in clerk's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502 one (1) copy of the existing building code has been placed on file in the clerk's office and shall be kept there for the use and inspection of the public. (1989 Code, § 12-203)

12-304. 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. (1989 Code, § 12-204)

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.

CHAPTER 4

PROPERTY MAINTENANCE CODE

SECTION

12-401. International property maintenance code adopted.

12-402. Modifications.

12-403. Available in recorder's office.

12-404. Violations and penalty.

12-401. International property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance, the International Property Maintenance Code,¹ 2003 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 international property maintenance code.

12-402. Modifications. Whenever in the international property maintenance code when reference is made to the duties of a certain official named therein, that designated official of the City of Crossville 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 international property maintenance code are concerned.

12-403. Available in clerk's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the international property maintenance code has been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public.

12-404. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the international 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 the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

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

CHAPTER 5**ACCESSIBILITY CODE****SECTION**

12-501. Accessibility code adopted.

12-502. Available in clerk's office.

12-501. Accessibility code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design and construction of public buildings to make them usable and accessible to persons with disabilities, the North Carolina State Building Code, Volume I-C: Making Buildings and Facilities Accessible To, And Usable By, Persons With Disabilities¹, 2002 edition with 2004 amendments, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the accessibility code.

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

¹Copies of this code (and any amendments) may be purchased from the North Carolina Building Code Council and North Carolina Department of Insurance, Post Office Box 26387, Raleigh, NC 27611

State law reference

Tennessee Public Buildings Accessibility Act, Tennessee Code Annotated, § 68-120-201, et seq.

CHAPTER 6

PLUMBING CODE

SECTION

12-601. International plumbing code adopted.

12-602. Modifications.

12-603. Available in clerk's office.

12-604. Plumbing permits.

12-605. Violations.

12-601. International plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for the purpose of regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Crossville, the International Plumbing Code, 2003 edition, 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. (1989 Code, § 12-501, modified)

12-602. Modifications. Whenever the plumbing code refers to the duties of certain officials named therein, the designated official who has duties corresponding to those of the named official in the code shall be deemed to be the responsible official insofar as enforcing the provisions of the plumbing code are concerned. (1989 Code, § 12-502)

12-603. Available in clerk'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 clerk's office and shall be kept there for the use and inspection of the public. (1989 Code, § 12-503)

12-604. Plumbing permits. In addition to the various rules and regulations governing the issuance of plumbing permits as outlined in the International Plumbing Code adopted herein, a separate plumbing permit shall be required to erect, install, enlarge, alter, repair, remove, convert or replace any plumbing system. (1989 Code, § 12-504)

12-605. Violations. It shall be unlawful for any person to violate or fail to comply with any provisions of the plumbing code as herein adopted by reference and modified. (1989 Code, § 12-505)

CHAPTER 7

ENERGY CONSERVATION CODE

SECTION

12-701. International energy conservation code adopted.

12-702. Available in recorder's office.

12-703. Violations and penalty.

12-701. International energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the International Energy Conservation Code¹ 2000 edition with 2002 amendments, as prepared and maintained 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.

12-702. Available in clerk's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy conservation code has been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public.

12-703. Violations and penalty. It shall be a civil offense 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.

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