

**TITLE 12**

**BUILDING, UTILITY, ETC. CODES**

**CHAPTER**

1. BUILDING CODE.
2. PLUMBING CODE.
3. INTERNATIONAL FUEL GAS CODE.
4. RESIDENTIAL CODE.
5. ENERGY CONSERVATION CODE.
6. PROPERTY MAINTENANCE CODE.
7. MECHANICAL CODE.
8. EXISTING BUILDINGS CODE.
9. RESIDENTIAL (ONE AND TWO FAMILY DWELLINGS) CODE.
10. FIRE CODES.
11. ASSOCIATED CODES AND STANDARDS.

**CHAPTER 1**

**BUILDING CODE**<sup>1</sup>

**SECTION**

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in city administrator's office.
- 12-104. Violations.

**12-101. 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<sup>2</sup>, 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated

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<sup>1</sup>Municipal 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.

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

by reference as a part of this code, and is hereinafter referred to as the building code. (1999 Code, § 12-101, as amended by Ord. #955, July 2002, Ord. #991, April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-102. Modifications.** (1) Definitions. When reference is made to the duties of a certain official named herein, that designated official of the City of Lawrenceburg, County of Lawrence, Tennessee who has duties corresponding to those of the named official in the building code shall be deemed to be the responsible official insofar as enforcing the provisions of the building code are concerned.

(2) Permit fees. The recommended schedule of permit fees set forth in Appendix "B" of the building code is adopted.

(3) Any matters in the building code which are contrary to existing ordinances of the City of Lawrenceburg, County of Lawrence, Tennessee shall prevail and all ordinances in conflict are hereby amended to comply with the provisions of this chapter and to that extent any existing ordinances to the contrary are hereby repealed in that respect only.

(4) Repeal all requirements of sprinklers in 1 and 2 family dwellings. (1999 Code, § 12-102, as amended by Ord. #955, July 2002, and Ord. #1141, Aug. 2014)

**12-103. Available in city administrator'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 city administrator's office and shall be kept there for the use and inspection of the public. (1999 Code, § 12-103, modified)

**12-104. Violations.** It shall be a civil offense 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 of no more than state authorized limits and costs. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (1999 Code, § 12-104, modified)

## CHAPTER 2

### PLUMBING CODE<sup>1</sup>

#### SECTION

12-201. Plumbing code adopted.

12-202. Modifications.

12-203. Available in city administrator's office.

12-204. Violations.

**12-201. 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 city, when such plumbing is or is to be connected with the city water or sewerage system, the International Plumbing Code,<sup>2</sup> 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. (1999 Code, § 12-201, as amended by Ord. #955, July 2002, Ord. #991, April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-202. Modifications.** (1) Definitions. When reference is made to the duties of a certain official named herein, that designated official of the City of Lawrenceburg, County of Lawrence, Tennessee who has duties corresponding to those of the named official in the plumbing code shall be deemed to be the responsible official insofar as enforcing the provisions of the plumbing code are concerned.

(2) Permit fees. The schedule of permit fees as recommended in "Appendix H" of the plumbing code is hereby adopted.

(3) Any matters in the plumbing code which are contrary to existing ordinances of the City of Lawrenceburg, County of Lawrence, Tennessee shall prevail and all ordinances in conflict are hereby amended to comply with the provisions of this chapter and to that extent any existing ordinances to the contrary are hereby repealed in that respect only.

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<sup>1</sup>Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

(4) Amend IPC 2903.3 from 40 psi to 20 psi. (1999 Code, § 12-202, as amended by Ord. #955, July 2002, and Ord. #1141, Aug. 2014)

**12-203. Available in city administrator'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 city administrator's office and shall be kept there for the use and inspection of the public. (1999 Code, § 12-203, modified)

**12-204. Violations.** It shall be a civil offense 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 shall be punishable by a penalty of no more than state authorized limits and costs. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in violation. (1999 Code, § 12-204, modified)

### CHAPTER 3

#### INTERNATIONAL FUEL GAS CODE<sup>1</sup>

##### SECTION

- 12-301. International Fuel Gas Code adopted.
- 12-302. Modifications.
- 12-303. Violations and penalties.
- 12-304. Nonliability.

**12-301. International Fuel Gas Code adopted.** The International Fuel Gas Code,<sup>2</sup> 2012 edition, is hereby adopted by reference as though it was copied herein fully. (Ord. #955, July 2012, as amended by Ord. #991, April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-302. Modifications.** Any matters in the gas code which are contrary to existing ordinances of the City of Lawrenceburg, Tennessee shall prevail and all ordinances in conflict are hereby amended to comply with the provisions of this chapter and to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (Ord. #955, July 2002)

**12-303. Violations and penalties.** It shall be a civil offense for any person to violate or fail to comply with any provision of the gas code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of no more than state authorized limits and costs. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (1999 Code, § 12-411, modified)

**12-304. 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. (1999 Code, § 12-412)

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<sup>1</sup>Municipal code reference

Gas system administration: title 19, chapter 3.

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

## CHAPTER 4

### RESIDENTIAL CODE

#### SECTION

12-401. Residential code adopted.

12-402. Modifications.

12-403--12-404. [Deleted.]

**12-401. Residential code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the International Residential Code,<sup>1</sup> 2012 edition, is hereby adopted and incorporated by reference as a part of this code. (1999 Code, § 12-501, as amended by Ord. #955, July 2002, and replaced by Ord. #1141, Aug. 2014)

**12-402. Modifications.** Repeal all requirements of sprinklers in 1 and 2 family dwellings. (1999 Code, § 12-502, as amended by Ord. #955, July 2002, and replaced by Ord. #1141, Aug. 2014)

**12-403. [Deleted.]** (1999 Code, § 12-503, as deleted by Ord. #1141, Aug. 2014)

**12-404. [Deleted.]** (1999 Code, § 12-504, as deleted by Ord. #1141, Aug. 2014)

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

## CHAPTER 5

### ENERGY CONSERVATION CODE<sup>1</sup>

#### SECTION

12-501. Energy code adopted.

12-502. Modifications.

12-503. Available in city administrator's office.

12-504. Violations and penalty.

**12-501. Energy 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 Code<sup>2</sup> 2009 edition, 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 code. (1999 Code, § 12-601, as amended by Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-502. Modifications.** Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Lawrenceburg. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the city administrator shall have appointed or designated to administer and enforce the provisions of the energy code. (1999 Code, § 12-602, modified)

**12-503. Available in city administrator's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the

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<sup>1</sup>State law reference

Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, or to adopt local standards equal to or stricter than the standards in the energy code.

Municipal 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.

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

energy code has been placed on file in the city administrator's office and shall be kept there for the use and inspection of the public. (1999 Code, § 12-603, modified)

**12-504. Violations and penalty.** It shall be a civil offense for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of no more than state authorized limits and costs. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in violation. (1999 Code, § 12-604, modified)



## CHAPTER 6

### PROPERTY MAINTENANCE CODE

#### SECTION

12-601. Property maintenance code adopted.

12-602--12-604. [Deleted.]

**12-601. Property maintenance code adopted.** Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-506 the International Property Maintenance Code,<sup>1</sup> 2012 edition is hereby adopted and incorporated by reference as a part of this code. (1999 Code, § 12-701, as amended by Ord. #991 April 2005, and Ord. #1063, April 2010, and replaced by Ord. #1141, Aug. 2014)

**12-602--12-604. [Deleted.]** (1999 Code, §§ 12-702--12-704, as deleted by Ord. #1141, Aug. 2014)

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

## CHAPTER 7

### MECHANICAL CODE<sup>1</sup>

#### SECTION

12-701. Mechanical code adopted.

12-702. Modifications.

12-703. Available in city administrator's office.

12-704. Violations.

**12-701. Mechanical code adopted.** Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-516 and for the purpose of regulating the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, 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<sup>2</sup>, 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 mechanical code. (1999 Code, § 12-801, as amended by Ord. #955, July 2002, Ord. #991 April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-702. Modifications.** (1) When reference is made to the duties of a certain official named herein, that designated official of the City of Lawrenceburg, County of Lawrence, Tennessee who has duties corresponding to those of the named official in the mechanical code shall be deemed to be the responsible official insofar as enforcing the provisions of the mechanical code are concerned.

(2) Any matters in the mechanical code which are contrary to existing ordinances of the City of Lawrenceburg, County of Lawrence, Tennessee shall prevail and all ordinances in conflict are hereby amended to comply with the provisions of this chapter and to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (1999 Code, § 12-802, as amended by Ord. #955, July 2002)

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<sup>1</sup>Municipal code references

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

**12-703. Available in city administrator'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 city administrator's office and shall be kept there for the use and inspection of the public. (1999 Code, § 12-802, modified)

**12-704. Violations.** It shall be a civil offense 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 of no more than the state authorized limits and costs. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (1999 Code, § 12-804, modified)

## CHAPTER 8

### EXISTING BUILDINGS CODE<sup>1</sup>

#### SECTION

12-801. Existing buildings code adopted.

12-802. Modifications.

12-803. Available in city administrator's office.

12-804. Violations.

**12-801. Existing buildings code adopted.** Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-516, and for the purpose of providing a concise set of regulations and procedures to effect safety in occupancy, the International Existing Buildings Code<sup>2</sup> 2012 edition, as prepared by the International Code Council, is adopted and the same is incorporated herein by reference, subject to modifications as hereinafter provided, and shall be known and referred to as the standard existing buildings code. (1999 Code, § 12-901, as amended by Ord. #955, July 2002, Ord. #991, April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-802. Modifications.** (1) When reference is made to the duties of a certain official named herein, that designated official of the City of Lawrenceburg, County of Lawrence, Tennessee who has duties corresponding to those of the named official in the existing buildings code shall be deemed to be the responsible official insofar as enforcing the provisions of the existing buildings code are concerned.

(2) Any matters in the existing buildings code which are contrary to existing ordinances of the City of Lawrenceburg, County of Lawrence, Tennessee shall prevail and all ordinances in conflict are hereby amended to comply with the provisions of this chapter and to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (1999 Code, § 12-902, as amended by Ord. #955, July 2002)

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<sup>1</sup>Municipal 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.

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

**12-803. Available in city administrator's office.** Pursuant to the requirements of the Tennessee Code Annotated § 6-54-502, one (1) copy of the standard existing buildings code shall be placed on file in the office of the city administrator and the same shall be kept there for the use and inspection of the public. (1999 Code, § 12-903)

**12-804. Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the standard existing buildings code or any final order made pursuant thereto. Such violation is declared an offense against the city and for which punishment shall be a fine of not more than state authorized limits for each such violation. Each day that a violation occurs shall be deemed a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (1999 Code, § 12-904, modified)

**CHAPTER 9****RESIDENTIAL (ONE AND TWO FAMILY DWELLINGS) CODE****SECTION**

12-901. Residential code adopted.

12-902. Modifications.

12-903. Available in city administrator's office.

12-904. Violations.

**12-901. Residential code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the fabrication, erection, construction, enlargement, alterations, repair, location, and use of detached one and two family dwellings and their appurtenances and accessory structures, the International Residential Code,<sup>1</sup> (one and two family dwellings) 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 dwelling code. (1999 Code, § 12-1001, as amended by Ord. #991, April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-902. Modifications.** (1) Whenever the words "building official" are used in the dwelling code, they shall refer to the person designated by the city administrator to enforce the dwelling code. Section R-106 of the dwelling code is hereby deleted.

(2) **Exceptions.** (a) Adjustment to section R403-Footers: Single story swelling requires a minimum of thirteen (13) inch depth, eighteen inches wide with a minimum of eight inches concrete depth. Two (2) story dwellings requires a minimum of thirteen (13) inch depth, twenty-four (24) inches wide with two (2) runs of No. 5 rebar and eight (8) inches concrete depth.

(b) Sprinkler requirements for one and two family dwellings and Chapter 11 Energy Conservation - for energy conservation standards refer to International Energy Conservation Code, 2009. (1999 Code, § 12-1002, modified, as amended by Ord. #991, April 2005, Ord. #1063, April 2010, and Ord. #1141, Aug. 2014)

**12-903. Available in city administrator's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the dwelling code has been placed on file in the city administrator's office and shall

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

be kept there for the use and inspection of the public. (1999 Code, § 12-1003, modified)

**12-904. Violations.** It shall be a civil offense for any person to violate or fail to comply with any provision of the one and two family dwelling code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of no more than the state authorized limits and costs. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (1999 Code, § 12-1004, modified)

## CHAPTER 10

### FIRE CODES

#### SECTION

12-1001. Fire codes adopted.

12-1002. Modifications.

12-1003--12-1004. [Deleted.]

**12-1001. Fire codes adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the International Fire Code (NFPA 1), 2012 edition, and the Life Safety Code (NFPA 101), 2012 edition, are hereby adopted and incorporated by reference as a part of this code. (1999 Code, § 12-1101, as replaced by Ord. #1141, Aug. 2014)

**12-1002. Modifications.** Removing all sprinkler requirements for one and two family dwellings. (1999 Code, § 12-1102, as replaced by Ord. #1141, Aug. 2014)

**12-1003--12-1004. [Deleted.]** (1999 Code, §§ 12-1103--12-1104, as deleted by Ord. #1141, Aug. 2014)



## CHAPTER 11

### ASSOCIATED CODES AND STANDARDS<sup>1</sup>

#### SECTION

- 12-1101. Associated codes and standards adopted.
- 12-1102. Modifications.
- 12-1103. Available in city administrator's office.
- 12-1104. Violations and penalty.

**12-1101. Associated codes and standards adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the Associated Codes and Standards,<sup>2</sup> 1997 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the associated codes and standards. (as added by Ord. #991, April 2005, amended by Ord. #1063, April 2010, and replaced by Ord. #1141, Aug. 2014)

**12-1102. Modifications. Definitions.** Whenever the associated codes and standards refer to the "chief appointing authority," "authority having jurisdiction," or the "chief administrator," it shall be deemed to be a reference to the city administrator. When the "building official," "sound control official," "housing official," or "administrative authority," is named it shall, for the purposes of the associated codes and standards, mean such person as the city administrator has appointed or designated to administer and enforce the provisions of the associated codes and standards. (as added by Ord. #1141, Aug. 2014)

**12-1103. Available in city administrator's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502 one (1) copy of the associated codes and standards has been placed on file in the city administrator's office and shall be kept there for the use and inspection of the public. (as added by Ord. #1141, Aug. 2014)

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<sup>1</sup>Municipal 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.

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

**12-1104. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the associated codes and standards as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty not to exceed state authorized limits for each offense. Each day a violation is allowed to continue shall constitute a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (as added by Ord. #1141, Aug. 2014)