

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

1. BUILDING CODE.
2. RESIDENTIAL CODE.
3. PLUMBING CODE.
4. GAS CODE.

CHAPTER 1**BUILDING CODE¹****SECTION**

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Fees.
- 12-104. Available in recorder's office.
- 12-105. 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,² 2006 edition, including Appendices A through J, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (Ord. #2008-1-3, ____, 2008, modified)

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.

12-102. Modifications. The following sections are hereby revised:

Section 101.1. Title. These regulations shall be known as the Building Code for the Town of Livingston, hereinafter referred to as "this code."

Section 1612.3. Establishment of Flood Hazard Areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard, as identified by the Federal Emergency Management Agency in an engineering report entitled "the Flood Insurance Study for the Town of Livingston," dated June 3, 1986, as amended or revised with the accompanying Flood Map (FBFM) and related supporting data supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be a part of this section.

Section 3410.2. Applicability. Structures existing prior to __, in which there is work involving additions, alterations, or changes to occupancy shall be made to conform to the requirements of this section or the provisions of Section 3403 through 3407. The provisions in sections 3410.21 through 3410.2.5 shall apply to existing occupancies that will continue to be or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Groups H and I. (Ord. #2008-1-3, ____, 2008)

12-103. Fees. The fees for buildings permits are as follows: one-half (1/2) of one percent (1%) of the total cost of the project. This includes building, renovating, demolition, or moving. (Ord. #2008-1-3, ____, 2008)

12-104. 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. (1989 Code, § 4-103, modified)

12-105. 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, § 4-104)

CHAPTER 2**RESIDENTIAL CODE****SECTION**

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

12-201. 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 2006 edition, including appendices E, H and J, 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. (Ord. #2008-1-1, ____, 2008, modified)

12-202. Modifications. The following sections are hereby revised:

Section R101.1. Title. These regulations shall be known as the Residential Code for One and Two-Family Dwellings of the Town of Livingston, hereinafter referred to as "this code."

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

Section R301.2 (1)**Table R301.2 (1)**

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD		10 in.
WIND SPEED (mph)		90 mph
SEISMIC DESIGN CATEGORY		B
SUBJECT TO DAMAGE FROM	Weathering	Severe
	Frost line depth	18 in.
	Termite	Med.-Heavy
	Decay	Mod. to Severe
WINTER DESIGN TEMP		14
ICE SHIELD UNDER-LAYMENT REQUIRED		NO
FLOOD HAZARDS		6-3-1986
AIR FREEZING INDEX		1,000
MEAN ANNUAL TEMP		55-60°

Section P2603.6.1. Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of inches (18") below finished grade at the point of septic tank connection. Building sewers shall be minimum of eighteen inches (18") below the grade.

Section P3103.1. Roof Extensions. All open vent pipes that extend through a roof shall be terminated at least thirty-six inches (36") above the roof, or thirty-six inches (36") above the anticipated snow accumulation, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven feet (7') above the roof.

Chapters 22, 23, 24, 29, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42 are not included in this adoption. (Ord. #2008-1-1, ____, 2008)

12-203. Fees. The fees for building permits shall be one-half (1/2) of one percent (1%) of the total cost of the project. (Ord. #2008-1-1, _____, 2008)

12-204. 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 recorder's office and shall be kept there for the use and inspection of the public.

12-205. 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.

CHAPTER 3

PLUMBING CODE¹

SECTION

- 12-301. Plumbing code adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. 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 city, when such plumbing is or is to be connected with the city water or sewerage system, the International Plumbing Code,² 2006 edition, including Appendices B, D, E and F, 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. #2008-1-2, ____, 2008, modified)

12-302. Modifications. The following sections are hereby revised:

Section 101.1. Title. These regulations shall be known as the Plumbing Code for the Town of Livingston, hereinafter referred to as "this code."

Section 106.6.2. Fee Schedule. The fees for all plumbing work are included in the General Contract permit.

Section 106.6.3. Fee refunds.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. The full amount of any fee paid hereunder when no work has been done under a permit issued in accordance with this code.

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.

3. Not more than fifty percent (50%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of the fee payment.

Section 108.4. Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than fifty dollars (\$50.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 108.5. Stop Work Orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than fifty dollars (\$50.00) or more than one hundred dollars (\$100.00).

Section 305.61. Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the point of septic tank connection. Building sewers shall be minimum of 18 inches below the grade.

Section 904.1. Roof Extension. All open vent pipes that extend through a roof shall be terminated at least twelve (12) inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven (7) feet above the roof. (Ord. #2008-1-2, _____, 2008)

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. (1989 Code, § 4-203, modified)

12-304. 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. (1989 Code, § 4-204)

CHAPTER 4

GAS CODE

SECTION

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

12-401. Gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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 2006 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 fuel gas code. (Ord. #2008-1-4, ____, 2008, modified)

12-402. Modifications. The following sections are hereby revised:

Section 101.1. Titles. These regulations shall be known as the Fuel Gas Code of the Town of Livingston, hereinafter referred to as "this code."

Section 106.5.2 Fee Schedule. The fees for work shall be as indicated in the following schedule.

Inspection Fees

Residential: \$25.00

Commercial and Industrial: \$100.00

These first of these fees are the responsibility of the property owner, which will be added to their monthly statement. Any additional inspection fees required are the contractor's responsibility, who is required to sign a work order at City Hall and pre-pay the fee.

Section 106.5.3. Fee Refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.

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

2. The full amount of any fee paid hereunder when no work has been done under a permit issued in accordance with this code.
3. Not more than fifty percent (50%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permitted not later than 180 days after the date of fee payment.

Section 108.4 Violation Penalties. Persons who violate a provision of this code, fail to comply with any of the requirements thereof, or erect, install, alter, or repair work in violation of the approved construction documents or directives of the code official or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than fifty (\$50) dollars a day. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 108.5 Stop Work Orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served the stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00).

Sections 412, 413, and all the 700's, and all Appendices: These sections of the International Fuel Gas Code, 2006 edition, are not adopted and are specifically excluded from this chapter. (Ord. #2008-1-4, ____, 2008)

12-403. Gas requirements. (1) All stoves, heaters, gas logs, furnace, dryers, and water heaters must have safety valves.

(2) Unvented heaters cannot be installed in sleeping areas. BTU for unvented heaters shall not exceed forty thousand (40,000).

(3) The gas inspector will be checking the following:

- (a) Making sure there is no galvanized pipe. The type of pipe approved for the Town of Livingston is Gas Tight and Ward Flex.
 - (b) Maximum of three feet (3') of copper tubing;
 - (c) All pipes should be encased through walls and floors;
 - (d) No bushings;
 - (e) If there is a gas valve next to unit;
 - (f) If there is a drip leg at the meter;
 - (g) On residential, the installer must have an air test of forty (40) lbs. for twenty (20) minutes.
 - (h) On factories, businesses, churches, and schools, the installer must have an air test of one hundred (100) lbs. for one (1) hour.
- (4) After the installer has met all of the requirements set forth above and has finished all duct work, vent and electrical, and has installed a thermostat, then he should call city hall for a gas inspection.
- (5) Inspection fees:
- (a) Contractor will pay the first inspection fee of twenty-five dollars (\$25.00) and sign work order at city hall. Any additional inspection fee shall be twenty-five dollars (\$25.00).
 - (b) If homeowner wants an inspection, they will pay twenty-five dollars (\$25.00) or it can be added to their monthly statement.
- (6) Inspection fees for factories, businesses, churches, and schools will be one hundred dollars (\$100.00) for each trip.
- (7) If at anytime you interrupt an old system, there must be a gas inspection. (Ord. #2008-1-4, ____, 2008)

12-404. Available in recorder's office. Pursuant to the requirements of the 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.

12-405. 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.