

## TITLE 12

### BUILDING, UTILITY, ETC. CODES

#### CHAPTER

#### 1. PROPERTY MAINTENANCE CODE.

#### CHAPTER 1

### PROPERTY MAINTENANCE CODE

#### SECTION

- 12-101. Property maintenance code adopted.
- 12-102. Modifications.
- 12-103. Available in recorder's office.
- 12-104. Amendments.
- 12-105. Violations and penalty.

**12-101. Property maintenance code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501--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 International Property Maintenance Code,<sup>1</sup> 2012 edition, and Appendix A thereto, as prepared and 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 property maintenance code.

**12-102. Modifications.** (1) Definitions. Whenever the property maintenance code refers to the "Chief Appointing Authority" it shall be deemed a reference to the mayor. Whenever the property maintenance code refers to the "Code Official," it shall be deemed a reference to the mayor or such person as the mayor shall have appointed or designated to administer and enforce the provisions of the property maintenance code.

(2) Modifications and insertions. The following modifications and insertions are made to the property maintenance code:

- 101.1 Title - Insert "Town of Lynnville Tennessee"
- 103.5 Fees - Delete
- 112.4 Failure to comply - Delete
- 302.4 Weeds - Insert "twelve (12) inches"

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

- 304.14 Insect screens - Insert "April to October"
- 602.3 Heat supply - Insert "November 1 to March 31"

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

**12-104. Amendments.** In accordance with Tennessee Code Annotated, § 6-54-502(c), the mayor, as the municipal code administrative official, shall adopt administrative regulations to incorporate subsequent changes and amendments to the property maintenance code as prepared and published from time to time by the International Code Council. These amendments shall be identified by the mayor as to date and source and shall take effect as provided in Tennessee Code Annotated, § 6-54-502(d), unless disapproved by resolution of the city council.

**12-105. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provision of the property maintenance code as herein adopted by reference and modified.