TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER
1. BUILDING CODES.
2. SECURITY GATE REGULATION.

CHAPTER 1

BUILDING CODES

SECTION
12-102. Enforcement.
12-103. Available in recorder's office.
12-104. Hours for construction work.
12-105. Violations.

12-101. Building codes 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 Residential Code,\(^2\) 2003 edition, and International Building Code, 2003 edition, are hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the building codes. (Ord. #04-1, April 2004, modified)

12-102. Enforcement.\(^3\) Such codes shall be interpreted and enforced in cooperation with the Department of Codes Administration of the Metropolitan Government of Davidson County, Tennessee with regard to all plumbing,

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\(^1\)Municipal code references
Planning and zoning: title 14.
Streets and other public ways and places: title 16.

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

\(^3\)The fee schedule for inspections and permits adopted by Ord. #05-6 is in the office of the city recorder.
mechanical and electrical permits, inspections and restrictions, and with the office of the State Fire Marshal of Tennessee. (Ord. #04-1, April 2004, modified)

12-103. **Available in recorder's office.** Pursuant to the requirements of the [Tennessee Code Annotated](https://www.tennessee.gov/content/tennessee-code-annotated) § 6-54-502, one (1) copy of the building and residential codes have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-104. **Hours for construction work.** All construction work, including site preparation, demolition, excavation, grading, assembly, erection, paving, exterior repair and the use of heavy equipment shall be conducted within the hours of 7:00 A.M. and 6:00 P.M. Monday through Friday, and 9:00 A.M. and 6:00 P.M. on Saturdays. No construction work shall be conducted on Sundays or the following holidays: January 1, Memorial Day, July 4th, Labor Day, Thanksgiving, day after Thanksgiving, Christmas Eve, and Christmas Day. This provision shall not apply to minor interior or exterior repairs or alterations performed by the homeowner or occupant, provided the work is done without creating any noise disturbance to other properties.

12-105. **Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the building codes as herein adopted by reference and modified.
CHAPTER 2
SECURITY GATE REGULATION

SECTION
12-201. Definitions.
12-202. Issuance of permit and inspections.
12-203. Policies and equipment required as security gates or business.
12-204. Maintenance and upkeep of security gates or barriers.
12-205. Liability.

12-201. Definitions. As used in this chapter, unless the context otherwise requires:
(1) "Driveway" means a vehicular ingress/egress of less than twenty-four feet (24') in width and serving no more than one (1) single family dwelling.
(2) "Gated community" means a multifamily residential property, development or compound that has a security gate or barrier to block the entrance to the community from a public street to a private street, parking lot or driveway of the community.
(3) "Planning commission" means a governing body identified in § 14-204 herein below.
(4) "Private street" means a vehicular access roadway greater than or equal to twenty-four feet (24') in width.
(5) "Radio operated controller" means a device used to operate a security gate or barrier that is equipped with a radio receiver capable of receiving signals from a police department, sheriff's department (if the gated community is in the county), fire department, utility and emergency medical services, radio transceivers that allow emergency responders and other necessary on-duty employees to open the security gate or barrier or blocking device by use of the equipment; and
(6) "Security gate or barrier" means a gate or barrier, electrically operated that controls the passage of authorized vehicles and persons from a public street to the private street of the gated community, driveways or parking lots of the gated community. (Ord. #10-2, Feb. 2010, modified)

12-202. Issuance of permit and inspections. Prior to the installation or replacement of a security gate or barrier at a gated community, the developer or owner shall obtain a security gate or barrier permit from the City of Oak Hill. A permit shall only be issued for a security gate or barrier meeting the requirements of this chapter. Prior to any changes, alternation or blocking of private streets, plans detailing the change accompanied by drawings, shall be submitted to the authority having jurisdiction over the gated community for approval. The city building official shall inspect all such installations. The
inspections of security gates or barriers shall be conducted at the same time as
other inspections of the gated community are performed by the city building
official. A permit fee, as established by the City of Oak Hill, shall be charged to
the developer or owner of the proposed gate. (Ord. #10-2, Feb. 2010)

12-203. Policies and equipment required for security gates or businesses. (1) All security gates or barriers shall be equipped with a
radio-operated receiver/controller capable of receiving signals from a police
department, fire department, utility and emergency medical services' radio
transceivers serving the gated community that allow emergency responders and
other necessary on-duty employees to open the security gate or barrier by use
of the equipment.
(2) All security gates or barriers must meet policies deemed necessary
by the City of Oak Hill over the gated community for rapid, reliable, and mutual
aid access.
(3) The equipment shall be furnished, installed and maintained by the
developer, owner, or any duly incorporated and active association having
jurisdiction. (Ord. #10-2, Feb. 2010)

12-204. Maintenance and upkeep of security gates or barriers.
(1) The maintenance and upkeep of any security gate or barrier shall
be the sole responsibility of the developer, owner or any duly incorporated and
active association having jurisdiction of the gated facility or community.
(2) Inoperative security gates or barriers shall be repaired
immediately. Inoperative gates shall be locked in the open position until repairs
are made. Abandoned gates shall be permanently locked in open position.
(Ord. #10-2, Feb. 2010)

12-205. Liability. The party or parties controlling the operation and
maintenance of the security gate or barrier shall be liable for any damages
caused by the improper operation of the security gate or barrier. (Ord. #10-2,
Feb. 2010)