

Building Codes

Dear Reader:

The following document was created from the MTAS website ([mtas.tennessee.edu](https://www.mtas.tennessee.edu)). This website is maintained daily by MTAS staff and seeks to represent the most current information regarding issues relative to Tennessee municipal government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with municipal government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other MTAS website material.

Sincerely,

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Building Codes

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Any municipality may adopt by reference any code or portion of any compilation of "rules and regulations that have been prepared by various technical trade associations and shall include specifically, but not be limited to, building codes; plumbing codes; electrical wiring codes;" and others, without setting forth such codes in full. T.C.A. §§ 6-54-501, 502. At least one (1) copy of the code must be kept on file in the office of the clerk or recorder and be available for public use, inspection, and examination. The code must be filed with the clerk or recorder at least fifteen (15) days prior to its adoption. T.C.A. § 6-54-502.

Except when a municipal governing body by a vote of at least two thirds of its total membership elects not to incorporate by reference any specific change or amendment, the municipal governing body shall incorporate by reference all such subsequent changes and amendments thereof, properly identified as to date and source, as may be adopted by the agency or association that promulgated the code (such as the International Code Council for the I-Codes). This requirement may be satisfied by having the designated municipal code administrative official adopt administrative regulations that incorporate by reference such subsequent changes and amendments thereof, properly identified as to date and source, as may be adopted by the agency or association that promulgated the code. All such amendment must be filed with the clerk or recorder 15 days before becoming effective. T.C.A. § 6-54-502.

Any administrative regulations that incorporate building code amendments by reference shall become effective upon the expiration of ninety (90) calendar days or after the second official meeting of the municipal governing body following the publication of the regulations, whichever is later, unless within that period of time a resolution disapproving such administrative regulation has been adopted by the municipal governing body. T.C.A. §§ 6-54-502, 503.

A county that has adopted building codes under T.C.A. §§ 5-20-101 *et seq.*, is authorized to enforce said codes in cities "which do not elect, now or hereafter, to adopt their own codes regulating the same subject areas." T.C.A. § 5-20-106.

DISCLAIMER: The letters and publications written by the MTAS consultants were written based upon the law at the time and/or a specific sets of facts. The laws referenced in the letters and publications may have changed and/or the technical advice provided may not be applicable to your city or circumstances. Always consult with your city attorney or an MTAS consultant before taking any action based on information contained in this website.

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