

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. FUEL GAS CODE.
5. RESIDENTIAL CODE.
6. ENERGY CONSERVATION CODE.
7. MECHANICAL CODE ADOPTED.
8. PROPERTY MAINTENANCE CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. International Building Code adopted.
- 12-102. Modifications.
- 12-103. Permit fees.
- 12-104. Violations.
- 12-105. Available in recorder's office.

12-101. International Building Code adopted. That a certain document, one (1) copy of which are on file in the office of the Milan City Recorder, being marked and designated as the International Building Code,² 2012 edition, including Appendices B, G, and I, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Milan, Tennessee, for regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for

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.

occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said building code on file in the office of the Milan City Recorder are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in § 12-102 of this chapter. (1973 Code, § 4-101, as replaced by Ord. #2004-04, June 2006, and amended by Ord. #12-03, April 2012. and Ord. #2018-2, March 2018 *Ch7_6-20-19*)

12-102. Modifications. The following sections of the International Building Code, 2012 edition, are hereby revised as follows:

(1) The City of Milan shall be inserted in all blanks referring to the name of the jurisdiction.

(2) Add the following text to Section 105.5 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) The blanks referring to the date of issuance shall be the effective date of this ordinance.

(4) In Section 1612.3 "November 5, 2008" is to be inserted in the blank.

(5) In Section 3412.2 "October 23, 1994" is to be inserted in the blank for effective date of building code adoption within the city.

(6) Delete Chapter 13 Energy Efficiency in its entirety. (1973 Code, § 4-102, as replaced by Ord. #2004-04, June 2006, and Ord. #12-03, April 2012, and Ord. #2018-2, March 2018 *Ch7_6-20-19*)

12-103. Permit fees. All building permit fees are set forth in a "schedule of fees"¹ as authorized and approved from time to time by ordinance of the board of mayor and aldermen. (1973 Code, § 4-103, modified, as deleted by Ord. #2004-04, June 2006, and added by Ord. #2018-2, March 2018 *Ch7_6-20-19*)

12-104. 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. (1973 Code, § 4-104)

¹The schedule of fees for building permits, and any amendments thereto, may be found in the recorder's office.

12-105. Available in recorder's office. Pursuant to the requirements of § 6-54-502 Tennessee Code Annotated, one (1) copy of the International Building Code, 2012 edition, has been placed on file in the office of the Milan City Recorder and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2018-2, March 2018 *Ch7_6-20-19*)

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. International Plumbing Code adopted.
- 12-202. Modifications.
- 12-203. Permit fees.
- 12-204. Violations.
- 12-205. Available in recorder's office.

12-201. International Plumbing Code adopted. That a certain document, one (1) copy of which are on file in the office of the Milan City Recorder, being marked and designated as the International Plumbing Code,² 2012 edition, including Appendices B, D, E and F, as published by the International, Code Council, be and is hereby adopted as the Plumbing Code of the City of Milan, Tennessee, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said plumbing code on file in the office of the Milan City Recorder are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, deletions, and changes, if any, prescribed in § 12-102 of this chapter. (1973 Code, § 4-201, as replaced by Ord. #2006-04, June 2006, and amended by Ord. #12-04, April 2012, and Ord. #2018-6, March 2018 *Ch7_6-20-19*)

12-202. Modifications. The following sections of the International Plumbing Code, 2012 edition, are hereby revised as follows:

- (1) The City of Milan shall be inserted in the blanks referring to the name of the jurisdiction.
- (2) Add the following text to Section 106.5.3 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had

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.

any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

(3) In Section 106.6.3, exceptions #2 and #3 are deleted with no substitution.

(4) In Section 108.4, the blanks referring to violations shall be inserted with "misdemeanor" and "fifty dollars" (\$50.00) as appropriate; and all references to imprisonment shall be deleted.

(5) In Section 305.4 .1, "18 inches" shall be inserted into the blanks referring to minimum depths for underground sanitary water and sewer installations.

(6) In Section 603.2, Exception #2 is deleted.

(7) Add the following text to Section 904.1 "The vent stack shall extend a minimum of 12 inches above the roof at the point which it penetrates the roof." (1973 Code, § 4-202, as replaced by Ord. #2006-04, June 2006, and Ord. #12-04, April 2013, as replaced by Ord. #2018-6, March 2018 *Ch7_6-20-19*)

12-203. Permit fees. All fees are set forth in a "schedule of fees"¹ as authorized and approved from time to time by ordinance of the board of mayor and aldermen. (1973 Code, § 4-203, modified, as deleted by Ord. #2006-04, June 2006, and added by Ord. #2018-6, March 2018 *Ch7_6-20-19*)

12-204. 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. (1973 Code, § 4-204)

12-205. Available in recorder's office. Pursuant to the requirements of § 6-54-502 Tennessee Code Annotated, one (1) copy of the International Plumbing Code, 2012 edition, has been placed on file in the office of the Milan City Recorder and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2018-6, March 2018 *Ch7_6-20-19*)

¹The schedule of fees for plumbing permits, and any amendments thereto, may be found in the recorder's office.

CHAPTER 3

ELECTRICAL CODE¹

SECTION

12-301. Electrical code adopted.

12-302. Available in building inspector's office.

12-303. Permit required for doing electrical work.

12-304. Violations.

12-301. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, the National Electrical Code,² 1993 edition, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code. (1973 Code, § 4-301, modified)

12-302. Available in building inspector's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in the building inspector's office and shall be kept there for the use and inspection of the public. (1973 Code, § 4-302, modified)

12-303. Permit required for doing electrical work. No electrical work shall be done within the City of Milan until a permit therefor has been issued by the city. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician. (1973 Code, § 4-303)

12-304. Violations. It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (1973 Code, § 4-304)

¹Municipal code references

Fire protection, fireworks and explosives: title 7.

²Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

CHAPTER 4

FUEL GAS CODE¹

SECTION

- 12-401. International Fuel Gas Code adopted.
- 12-402. Modifications.
- 12-403. Use of existing piping and appliances.
- 12-404. Available in recorder's office.

12-401. International Fuel Gas Code adopted. That a certain document, one (1) copy of which are on file in the office of the Milan City Recorder, being marked and designated as the International Fuel Gas Code,² 2012 edition, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Milan, Tennessee, regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code on file in the office of the Milan City Recorder are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, deletions, and changes, if any, prescribed in § 12-402 of this chapter. (1973 Code, § 4-401, as replaced by Ord. #2006-04, June 2006, and amended by Ord. #12-06, April 2012, and Ord. #2018-3, March 2018 *Ch7_6-20-19*)

12-402. Modifications. The following sections of the International Fuel Gas Code, 2012 edition, are hereby revised as follows:

- (1) The City of Milan shall be inserted in the blanks referring to the name of the jurisdiction.
- (2) Add the following text to Section 106.5.3 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."
- (3) The fee schedule specified in Section 106.6 and 106.6.2 shall be as periodically set by ordinance of the Board of Mayor and Aldermen.
- (4) In Section 106.6.3 paragraphs #2 and #3 are deleted.
- (5) In Section 108.4, the word "misdemeanor" shall be inserted in the

¹Municipal code reference

Gas system administration: title 19, chapter 2.

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

appropriate blanks, and a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.

(6) In Section 108.5, "\$50.00" shall be inserted into the blanks specifying the maximum fine for violation of the code. (1973 Code, § 4-402, as replaced by Ord. #2006-04, June 2006, Ord. #12-06, April 2012, and Ord. #2018-3, March 2018 *Ch7_6-20-19*)

12-403. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code. (1973 Code, § 4-403)

12-404. Available in recorder's office. Pursuant to the requirements of § 6-54-501 Tennessee Code Annotated, one (1) copy of the International Building Code, 2012 edition, has been placed on file in the office of the Milan City Recorder and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2018-3, March 2018 *Ch7_6-20-19*)

CHAPTER 5

RESIDENTIAL CODE

SECTION

12-501. International Residential Code adopted.

12-502. Modifications.

12-503. Permit fees.

12-504. Violations.

12-505. Nonconforming premises not to be rented or leased or furnished with utilities.

12-506. Available in recorder's office.

12-501. International Residential Code adopted. That a certain document, one (1) copy of which are on file in the office of the Milan City Recorder, being marked and designated as the International Residential Code,¹ 2012 edition, including Appendices A, B, C, G, H, J, M, N, and P, as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Milan, Tennessee, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Milan City Recorder are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, deletions, and changes, if any, prescribed in § 12-502 this chapter. (1973 Code, § 4-501, as replaced by Ord. #2006-04, June 2006, and amended by Ord. #12-02, March 2012, and Ord. #2018-4, March 2018 ***Ch7_6-20-19***)

12-502. Modifications. The following sections of the International Residential Code, 2012 edition, are hereby revised as follows:

(1) The City of Milan shall be inserted in the blanks referring to the name of the jurisdiction.

(2) Add the following text to Section R105.5 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."

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

- (3) The following design criteria will be inserted in the blanks for design criteria of Table R301.2 (1).
- a. Ground Snow Load - 10
 - b. Wind Speed - 90
 - c. No Topographic wind effects
 - d. Seismic Design Category - D1
 - e. Weathering Index for Concrete - Moderate
 - f. Frost Line Depth - 12"
 - g. Termite Infestation probability - Moderate
 - h. Ice Barrier Underlayment requirement - No
- (4) Delete Section R313.2 with no substitution
- (5) Delete the following text from Section R302.2 "Exception: A common 1-hour fire-resistant wall" and substitute the following: "Exception: A common 2-hour fire-resistant wall"
- (6) Chapter 11, relating to energy conservation, is deleted in its entirety.
- (7) In Section P2603.6.1 insert the words "18 inches" into the appropriate spaces for establishing water and sewer depths.
- (8) In Section 2905.4.2 the following phrase is to be deleted: "Water-service piping is permitted to be located in the same trench with a building sewer provided such sewer is constructed of materials listed for underground use within a building in section P3002.1. If the building sewer is not constructed of materials listed in P3002.1".
- (9) Chapters 34 through 43, inclusively, are hereby deleted in their entirety. (1973 Code, § 4-502, as replaced by Ord. #2006-04, June 2006, Ord. #12-02, March 2012, and Ord. #2018-4, March 2018 **Ch7_6-20-19**)

12-503. Permit fees. All building permit fees are set forth in a "schedule of fees"¹ as authorized and approved from time to time by ordinance of the board of mayor and aldermen. (1973 Code, § 4-503, modified, as deleted by Ord. #2006-04, June 2006, and added by Ord. #2018-4, March 2018 **Ch7_6-20-19**)

12-504. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the housing code as herein adopted by reference and modified. (1973 Code, § 4-504)

12-505. Nonconforming premises not to be rented or leased or furnished with utilities. It is a misdemeanor for any owner or his agent to rent or lease to another any dwelling unit in the City of Milan, Tennessee, until

¹The schedule of fees for building permits, and any amendments thereto, may be found in the recorder's office.

and unless such dwelling unit conforms to the housing code and the mayor issues a certificate to that effect.

It is also a misdemeanor for any person to lease, or rent from another, or occupy, any dwelling unit unless said dwelling conforms to the housing code and the mayor issues a certificate to that effect.

It is also a misdemeanor for any person, firm or corporation to furnish or connect or turn on any utilities such as gas, water, or electricity to the occupant of any dwelling which has been vacated just prior to the occupancy by such occupant unless said dwelling conforms to the housing code and the mayor has issued a certificate that said dwelling conforms to said code. The mayor and the building inspector are hereby authorized and directed to inspect all vacated buildings and if same comply with the provisions of the housing code they are to execute a certificate to that effect and to notify the various utility purveyors. If said dwelling does not conform to the housing code then they shall notify the owner thereof, or his agent, of such deficiencies.

Any person, firm, or corporation violating the provisions of this section shall be guilty of a misdemeanor and fined under the general penalty clause for the Milan Municipal Code. In addition, the mayor is hereby authorized and directed to file suit for an injunction to require compliance with this chapter. (1973 Code, § 4-505)

12-506. Available in recorder's office. Pursuant to the requirements of § 6-54-502 Tennessee Code Annotated, one (1) copy of the International Residential Code, 2012 edition, has been placed on file in the office of the Milan City Recorder and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2018-4, March 2018 ***Ch7_6-20-19***)

CHAPTER 6

ENERGY CONSERVATION CODE¹

SECTION

- 12-601. International Energy Conservation Code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Deleted.

12-601. International Energy Conservation Code adopted. That a certain document, three (3) copies of which are on file in the office of the Milan City Recorder of City of Milan, being marked and designated as the International Energy Conservation Code,² 2009 edition, and is hereby adopted as the Energy Conservation Code of the City of Milan, in the State of Tennessee for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said energy conservation code on file in the office of the City of Milan are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in § 12-602 of this chapter. (as replaced by Ord. #10-6, August 2010, and amended by Ord. #2016-7, May 2016 *Ch 7_6-20-19*)

12-602. Modifications. The following sections of the International Energy Conservation Code, 2009 edition, are hereby revised as follows:

(1) The City of Milan shall be inserted in the blanks referring to the name of the jurisdiction.

¹State 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.

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

- (2) Add the following text to Section 403.2.2
 3. Visual inspection. (as replaced by Ord. #10-6, August 2010, and Ord. #2016-7, May 2016 ***Ch7_6-20-19***)

12-603. Available in recorder's office. Pursuant to the requirements of § 6-54-502 Tennessee Code Annotated, one (1) copy of the International Energy Conservation Code, 2009 edition, has been placed on file in the office of the Milan City Recorder and shall be kept there for the use and inspection of the public during normal business hours. (as deleted by Ord. #10-6, August 2010, and added by Ord. #2016-7, May 2016 ***Ch7_6-20-19***)

12-604. Deleted. (as deleted by Ord. #10-6, August 2010)

CHAPTER 7

MECHANICAL CODE

SECTION

- 12-701. International Mechanical Code adopted.
- 12-702. Modifications.
- 12-703. Available in recorder's office.

12-701. International Mechanical Code adopted. That a certain document, one (1) copy of which are on file in the office of the Milan City Recorder, being marked and designated as the International Mechanical Code,¹ 2012 edition, including Appendix A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Milan, Tennessee, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said mechanical code on file in the office of the Milan City Recorder are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, deletions, and changes, if any, prescribed in § 12-702 of this chapter. (as added by Ord. #2006-04, June 2006, and amended by Ord. #12-05, April 2012, and Ord. #2018-1, March 2018 **Ch 7_6-20-19**)

12-702. Modifications. The following sections of the International Mechanical Code, 2012 edition, are hereby revised as follows:

- (1) The City of Milan shall be inserted in the blanks referring to the name of the jurisdiction.
- (2) Add the following text to Section 106.4.3 "Any work which has not had an inspection within 180 days from issuance of the permit or has not had any subsequent required inspections within 180 days from previous inspections will be deemed that the work has been suspended or abandoned and the permit shall become invalid."
- (3) The fee schedule specified in Sections 106.6 and 106.5.2 shall be as periodically set by the Milan Board of Mayor and Aldermen.
- (4) Delete Section 106.5.3 with no substitution.
- (5) In Section 108.4, the blanks referring to violations shall be inserted with "misdemeanor" and "fifty dollars" (\$50.00) as appropriate; and all references to imprisonment shall be deleted.

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

(6) In Section 108.5, "\$50.00" shall be inserted into the blanks specifying the maximum fine for violation of the code. (as added by Ord. #2006-04, June 2006, and replaced by Ord. #12-05, April 2012, and Ord. #2018-1, March 2018 *Ch7_6-20-19*)

12-703. Available in recorder's office. Pursuant to the requirements of § 6-54-502 Tennessee Code Annotated, one (1) copy of the International Mechanical Code, 2012 edition, has been placed on file in the office of the Milan City Recorder and shall be kept there for the use and inspection of the public during normal business hours. (as added by Ord. #2018-1, March 2018 *Ch7_6-20-19*)

CHAPTER 8

PROPERTY MAINTENANCE CODE

SECTION

- 12-801. International Property Maintenance Code adopted.
- 12-802. Violations.
- 12-803. Modifications.

12-801. International Property Maintenance Code adopted. The International Property Maintenance Code, 2006 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Milan, Tennessee, and made a part hereof as if fully set out herein verbatim, for regulating premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance, and to regulate the responsibilities of owners, operators and occupants, the occupancy of existing structures and premises, and for administration, enforcement and penalties. (as added by Ord. #11-02, Oct. 2011, and amended by Ord. #2016-4, March 2016 *Ch 7_6-20-19*)

12-802. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the property maintenance code as herein adopted. (as added by Ord. #11-02, Oct. 2011)

12-803. Modifications. The official code of the City of Milan be and is hereby amended by inserting the wording eight (8) inches to the allowable height in inches, section of 302.4 Weeds of the International Property Maintenance Code, 2006. (as added by Ord. #2016-4, March 2016 *Ch 7_6-20-19*)