

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE AND ENERGY CONSERVATION CODE.
2. PLUMBING CODE.
3. FUEL GAS CODE.
4. RESIDENTIAL CODE.
5. MECHANICAL CODE.
6. AMUSEMENT DEVICE CODE.
7. SWIMMING POOL CODE.
8. UNSAFE BUILDING ABATEMENT CODE.
9. DELETED.
10. EXISTING BUILDINGS CODE.
11. AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDING AND FACILITIES.
12. PERFORMANCE CODE.

CHAPTER 1

BUILDING CODE AND ENERGY CONSERVATION CODE¹

SECTION

- 12-101. Building code and energy conservation code adopted.
12-102. Modifications.
12-103. Available in recorder's office.
12-104. Violations and penalty.

12-101. Building code and energy conservation 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 (which is not covered by the International Residential Code that is

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.

herein adopted in chapter 4 of this title), the International Building Code,¹ 2012 edition, and the International Energy Conservation Code,¹ 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the building code and energy conservation code, with the following amendments; energy conservation code, section R-402.4.1.2 "testing" is optional. (1988 Code, § 4-101, as amended by Ord. #99-17-0, March 1999, modified, and amended by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-102. Modifications. (1) Definitions. Whenever in the International Building Code and/or the International Energy Conservation Code reference is made to the duties of a certain official named therein, that designated official of the city who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the International Building Code and International Energy Conservation Code are concerned. (1988 Code, § 4-102, as amended by Ord. #01-95, Jan. 1995, modified, and replaced by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-103. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy each of the building code and energy conservation code have been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public. (1988 Code, § 4-103, modified, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the building code and energy conservation 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. (1988 Code, § 4-104, modified, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

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

CHAPTER 2

PLUMBING CODE¹

SECTION

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

12-201. 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 2012 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 plumbing code. (1988 Code, § 4-201, as amended by Ord. #99-17-0, March 1999, and Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-202. Modifications. (1) Definitions. Wherever the International Plumbing Code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the governing body of the city. Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the governing body to administer and enforce the provisions of the international plumbing code. (1988 Code, § 4-202, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502 one (1) copy of the plumbing code has

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) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1988 Code, § 4-203, modified, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-204. Violations and penalty. 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. 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. (1988 Code, § 4-204, modified as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

CHAPTER 3**FUEL GAS CODE**¹**SECTION**

12-301. Fuel gas code adopted.

12-302. Modifications.

12-303. Available in recorder's office.

12-304. Violations and penalty.

12-305.--12-312. Deleted.

12-301. Fuel gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through -- 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,² 2012 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. (1988 Code, § 4-301, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-302. Modifications. (1) Definitions. Whenever in the fuel gas code reference is made to the duties of a certain official named therein, that designated official of the City of Madisonville who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the fuel gas code are concerned. (1988 Code, § 4-302, modified, as amended by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-303. Available in recorder's office. Pursuant to the requirements of 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. (1988 Code, § 4-303, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-304. 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

¹Municipal code reference

Gas system administration: title 19, chapter 2.

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

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. (1988 Code, § 4-304, as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-305.--12-312. Deleted. (1988 Code, §§ 4-305, 4-306, 4-307, 4-308, 4-309, 4-310, 4-311, as deleted by Ord. #17-251-O, March 2017)

CHAPTER 4**RESIDENTIAL CODE****SECTION**

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

12-401. 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 regulating the construction of one and two family dwellings, the International Residential Code,¹ 2012 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 residential code with the following amendments; Section R313.1 regarding Automatic Sprinkler systems in Townhouses, add to the existing exception the following exception: "An automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exists between units and also does not contain plumbing, mechanical equipment, ducts or vents in the common wall." Delete section R313.2 "Automated Sprinkler systems in 1 & 2 Family Dwellings." (Ord. #99-17-0, March 1999, modified, as amended by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-402. Modifications. (1) Definitions. Whenever in the International Residential Code reference is made to the duties of a certain official named therein, that designated as official of the city who has duties corresponding to those of the named official in said by code shall be deemed to be the responsible official insofar as enforcing the provisions of the International Residential Code are concerned. (as replaced by Ord. #09-144-0, May 2009, Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-403. Available in recorder's office. Pursuant to the requirements of 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. (as amended by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

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

12-404. 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. (as added by Ord. #17-251-O, March 2017, and replaced by Ord. #18-268-O, April 2018)

CHAPTER 5

MECHANICAL CODE¹

SECTION

- 12-501. Mechanical code adopted.
- 12-502. Modifications.
- 12-503. Available in recorder's office.
- 12-504. Deleted.

12-501. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing minimum regulations for mechanical systems using prescriptive and performance-related provisions, the International Mechanical Code,² 2012 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 mechanical code. (Ord. #99-17-0, March 1999, modified, as amended by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and replaced by Ord. #18-268-O, April 2018)

12-502. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #17-251-O, March 2017, and by Ord. #18-268-O, April 2018)

12-503. Violations. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the city recorder's office and shall be kept there for the use and inspection

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) are available from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

Change 4, January 7, 2019

12-10

of the public. (as replaced by Ord. #17-251-O, March 2017, and by Ord. #18-268-O, April 2018)

12-504. Deleted. (as deleted by Ord. #17-251-O, March 2017)

CHAPTER 6

AMUSEMENT DEVICE CODE¹

SECTION

12-601. Amusement device code adopted.

12-602. Modifications.

12-603. Available in recorder's office.

12-604. Violations.

12-601. Amusement device code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the installation, construction, alteration, repair, removal, operation and use of amusement rides and devices. The Standard Amusement Device Code,² 1997 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., with appendix A-Accepted Engineering Practice Standards, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the amusement device code. (Ord. #99-17-0, March 1999, modified, as amended by Ord. #09-144-0, May 2009)

12-602. Modifications. Definitions. Whenever the amusement device code refers to the "Chief Administrator," it shall be deemed to be a reference to the board of mayor and aldermen. When the "Building Official" is named it shall, for the purposes of the amusement device code, mean such person as the city council has appointed or designated to administer and enforce the provisions of the amusement device code.

12-603. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the amusement device code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

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.

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the amusement device code as herein adopted by reference and modified.

CHAPTER 7

SWIMMING POOL CODE¹

SECTION

12-701. Swimming pool code adopted.

12-702. Modifications.

12-703. Available in recorder's office.

12-704. Violations.

12-701. Swimming pool code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of setting standards for the design, construction, or installation, alteration, repair or alterations of swimming pools, public or private and equipment related thereto. The Standard Swimming Pool Code,² 1997 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the swimming pool code. (Ord. #99-17-0, March 1999, modified)

12-702. Modifications. Definitions. Whenever the swimming pool code refers to the "Administrative Authority," it shall be deemed to be a reference to the Building Official or his authorized representative. When the "Building Official" is named it shall, for the purposes of the swimming pool code, mean such person as the city council has appointed or designated to administer and enforce the provisions of the swimming pool code.

12-703. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the swimming pool code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

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 Southern Building Code Congress International, Inc., 900 Montclair Road, Birmingham, Alabama 35213.

12-704. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the swimming pool code as herein adopted by reference and modified.

CHAPTER 8

UNSAFE BUILDING ABATEMENT CODE**SECTION**

12-801. Unsafe building abatement code adopted.

12-802. Modifications.

12-803. Available in recorder's office.

12-804. Violations.

12-801. Unsafe building abatement code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating buildings and structures to insure structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, within or without the city, the Standard Unsafe Building Abatement Code,¹ 1985 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the unsafe building abatement code. (Ord. #99-17-0, March 1999, modified)

12-802. Modifications. Definitions. Whenever the unsafe building abatement code refers to the "Chief Appointing Authority," or the "Chief Administrator" it shall be deemed to be a reference to the board of mayor and aldermen. When the "Building Official" is named it shall, for the purposes of the unsafe building abatement code, mean such person as the city council has appointed or designated to administer and enforce the provisions of the unsafe building abatement code.

12-803. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the unsafe building abatement code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-804. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the unsafe building abatement code as herein adopted by reference and modified.

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

CHAPTER 9

DELETED

(this chapter was deleted by Ord. #17-251, March 2017)

CHAPTER 10

EXISTING BUILDINGS CODE¹

SECTION

12-1001. Existing buildings code adopted.

12-1002. Modifications.

12-1003. Available in recorder's office.

12-1004. Violations.

12-1001. Existing buildings code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing a concise set of regulations and procedures to effect safety in occupancy, the International Existing Buildings Code,² 2006 edition, as prepared by the International Code Council, with A-Guidelines for the Seismic Retrofit of Existing Buildings, is adopted and the same is incorporated herein by reference, subject to modifications as hereinafter provided, and shall be known and referred to as the standard existing buildings code. (Ord. #99-17-0, March 1999, modified, as amended by Ord. #09-144-0, May 2009)

12-1002. Modifications. Whenever the standard existing buildings code refers to the "Chief Appointing Authority" it shall be deemed to be a reference to the board of mayor and aldermen of the city and whenever the same refers to the "Chief Administrator" it shall be deemed to be a reference to the board of mayor and aldermen of the city. Whenever the standard existing buildings code shall refer to the "Building Official" it shall mean such person designated by the city council to administer and enforce the provisions of the various standard codes of the city.

12-1003. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the standard existing buildings code shall be placed on file in the office of the recorder and the same shall be kept there for the use and inspection of the public.

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.

12-1004. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the standard existing buildings code or any final order made pursuant thereto. Such violation is declared an offense against the city and for which punishment shall be a fine of not more than \$50 for each such violation. Each day that a violation occurs shall be deemed a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation.

CHAPTER 11

**AMERICAN NATIONAL STANDARD ACCESSIBLE AND
USABLE BUILDING AND FACILITIES**

SECTION

12-1101. American national standard accessible and usable building and facilities adopted.

12-1102. Available in recorder's office.

12-1103. Violations.

12-1101. American national standard accessible and usable building and facilities adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing minimum regulations for accessibility in existing and newly-constructed buildings, the American National Standard, Accessible and Usable Buildings and Facilities ICC/ASSI A1 17.1,¹ 2009 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 accessibility code. (Ord. #99-17-0, March 1999, modified, as amended by Ord. #09-144-0, May 2009, and replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-1102. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the accessibility code has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

12-1103. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the accessibility code as herein adopted by reference and modified. (as replaced by Ord. #17-251-O, March 2017, and Ord. #18-268-O, April 2018)

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

CHAPTER 12

PERFORMANCE CODE

SECTION

12-1201. Performance code adopted.

12-1202. Modifications.

12-1203. Available in recorder's office.

12-1204. Violations and penalties.

12-1201. Performance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the International Performance Code, 2006 edition, as prepared 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 performance code. (as added by Ord. #09-144-0, May 2006)

12-1202. Modifications. Whenever in the adopted codes reference is made to the duties of a certain official named therein, that designated official of the City of Madisonville who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provision of each code adopted herein. (as added by Ord. #09-144-0, May 2009)

12-1203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of each code adopted by reference herein has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (as added by Ord. #09-144-0, May 2009)

12-1204. Violations and penalties. It shall be unlawful for any person to violate or fail to comply with any provision of the codes adopted herein by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (as added by Ord. #09-144-0, May 2009)