

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

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

CHAPTER 1

IN GENERAL

SECTION

- 12-101. Duration of building permits.
- 12-102. Board of appeals.

12-101. Duration of building permits. (1) A building permit issued by the town shall become invalid unless the work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work commenced. One (1) or more extensions of time, for periods of not more than ninety (90) days each, may be allowed for the permit. The extension shall be requested in writing and justifiable cause demonstrated. Any extension shall be in writing and signed by the city manager or such person designated.

(2) It shall be unlawful for any person to permit an unfinished structure to remain on property owned, leased, rented, controlled or occupied by that person. An "unfinished structure" shall mean any building or other structure or part thereof which is partially completed and which is not presently being constructed under an existing and valid building permit issued by the town.

(3) Once a building permit has been issued, it shall be unlawful for any person to store, accumulate, or to permit the storage or accumulation of, any building materials on property owned, leased, rented, controlled or occupied by that person for any period longer than reasonably necessary for the immediate use of such materials on such premises under the building permit. "Building materials" shall mean any lumber, bricks, concrete, cinder blocks, plumbing materials, electrical wiring or equipment, heating or cooling ducts or equipment,

shingles, mortar, cement, nails, screws or other material commonly used in the construction or repair of buildings or structures.

12-102. Board of appeals. Whenever any code adopted in title 7, chapter 2 or in title 12, chapters 2 through 9 provides for a board of appeals or similar body, the jurisdiction and authority conferred upon such board or body by that code shall be exercised by the board of mayor and aldermen notwithstanding anything to the contrary in such code. Any provision in a code which is in conflict with this section, or which conflicts with the creation, qualifications, membership or procedures of the board of building appeals, is hereby repealed.

CHAPTER 2

BUILDING CODE¹

SECTION

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

12-201. Building code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 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 Building Code²*, 2012 edition, and Appendices C, E, F, G, H, I, J and K 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 building code. (1996 Code, § 12-101, modified)

12-202. Modifications. (1) Definitions. Whenever the building code refers to the "Chief Appointing Authority" 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 building code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the building code.

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

- 101.1 Title - Insert "Town of Petersburg Tennessee"
- 103 Department of Building Safety - Delete
- 105.2 Work exempt from permit - Delete all items under the heading "building", except for items numbered 2, 7, 9, 10, 11, and 13, which remain
- 105.5 Expiration - Delete

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: title 18.

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

- 107.2.5 Site plan - Insert the following sentence in between the first and second sentence: "The building official may require a boundary line survey prepared by a licensed land surveyor. Such boundary line survey may be required after the footers or foundation is in place, in which case it shall show the location of the footers or foundation in relation to required setback requirements."
- H102.1 General - Delete the definition for "roof sign."
- H105.2 Permits, drawings and specifications - In the first sentence, delete the word "shall" and replace with "may."
- H110 Roof Signs - Delete
- H 114.1 General - In the first sentence delete the word "roof." (1996 Code, § 12-102, modified)

12-203. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the building code with the above modifications has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-103)

12-204. Violations and penalty. 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. (1996 Code, § 12-104)

CHAPTER 3

PLUMBING CODE¹

SECTION

- 12-301. Plumbing code adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. Violations and penalty.

12-301. 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 municipality, when such plumbing is or is to be connected with the municipal water or sewerage system, the *International Plumbing Code*,² 2012 edition, and Appendices B, D, and F 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 plumbing code. (1996 Code, § 12-201, modified)

12-302. Modifications. (1) Definitions. Wherever the plumbing code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the board of mayor and aldermen.

Wherever the code refers to the "Plumbing Official," it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the plumbing code.

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

- 101.1 Title - Insert "Town of Petersburg Tennessee"
- 103 Department of Plumbing Inspection - Delete subsections 103.1, 103.2, and 103.3
- 106.5.3 Expiration - Delete

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.

- 106.6.2 Fee schedule - Amend to read as follows: "A permit shall not be issued until the fees as established by the city council is paid"
- 106.6.3 Fee refunds - Delete
- 108.4 Violation penalties - Delete
- 305.4.1 Sewer depth - Insert "twelve" in both places for the number of inches and delete all references to "(mm)"
- 903.1 Roof extension - Insert "twelve" in front of inches, and delete the first reference to "(mm)." (1996 Code, § 12-202, modified)

12-303. Available in recorder's office. Pursuant to the requirements of *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the plumbing code with the above modifications has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-203)

12-304. 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. (1996 Code, § 12-204)

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 to 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 Residential Code*,¹ 2012 edition, and Appendices A, B, C, E, F, G, H, I, J, K, M, N, O, P and Q, 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 residential code. (1996 Code, § 12-401, modified)

12-402. Modifications. (1) Definitions. Wherever the residential code refers to the "Building Official" it shall mean the person appointed or designated by the board of mayor and aldermen. Wherever the code refers to the "Building Official," it shall be deemed a reference to such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the residential code.

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

- R103 Department of Building Safety - Delete
- R105.2 Work exempt from permit - Delete all items under the heading "building", except for items numbered 2, 6, 7, 8, and 9, which shall remain in their entirety
- R105.5 Expiration - Delete
- R106.2 Site plan or plot plan - Insert the following sentence in between the first and second sentence: "The building official may require a boundary line survey prepared by a licensed land surveyor. Such boundary line survey may be required after the footers or foundation is in place, in which case it shall show the

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- location of the footers or foundation in relation to required setback requirements."
- R301.2(1) Climatic and geographic design criteria - Insert:
 - "10 PFS" for ground snow load
 - "90" for wind speed
 - "C" for seismic design category
 - "Severe" for the frost line depth
 - "Moderate to heavy" for termites
 - "17 degrees" Fahrenheit for winter design temperature
 - "No" for ice barrier underlayment
 - "1500 or less" for air freezing index
 - "57.6 degrees Fahrenheit" for mean annual temperature
- R302.5.1 Opening protection - Put a period, ".", after the word "doors" and delete the remainder of the sentence
- R311.7.9 Illumination - Revise the section reference to "R303.7"
- R313 Automatic fire sprinkler systems - Deleted
- P2603.5.1 Sewer depth - Insert "twelve" in both places before "inches." Delete "(mm)" in both places.
- P2904 Dwelling unit fire sprinkler systems - Delete. (1996 Code, § 12-402, modified)

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 with the above modifications has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-403)

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. (1996 Code, § 12-404)

CHAPTER 5

FUEL GAS CODE

SECTION

- 12-501. Fuel gas code adopted.
- 12-502. Modifications.
- 12-503. Available in recorder's office.
- 12-504. Violations and penalty.

12-501. Fuel gas code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506 and for the purpose of regulating gas installations, including alterations, repairs, equipment, appliances, fixtures, fittings and the appurtenances thereto within the town, the *International Fuel Gas Code*,¹ 2012 edition, and Appendices A, B, C and D 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 fuel gas code.

12-502. Modifications. (1) Definitions. Whenever the fuel gas code refers to the "Chief Appointing Authority" it shall be deemed a reference to the board of mayor and aldermen. Whenever the code refers to the "Building Official," it shall be deemed a reference to the person designated by the board of mayor and aldermen to administer and enforce the provisions of the fuel gas code.

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

- 101.1 Title - Insert "Town of Petersburg Tennessee"

12-503. 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.

12-505. 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.

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CHAPTER 6

MECHANICAL CODE

SECTION

- 12-601. Mechanical code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations and penalty.

12-601. Mechanical code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, the *International Mechanical Code*,¹ 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 mechanical code.

12-602. Modifications. (1) Definitions. Whenever the mechanical code refers to the "Chief Appointing Authority" it shall be deemed a reference to the board of mayor and aldermen. Whenever the code refers to the "Building Official," it shall be deemed a reference to the mayor or such person designated by the mayor to administer and enforce the provisions of the mechanical code.

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

- 101.1 Title - Insert "Town of Petersburg Tennessee."

12-603. 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 recorder's office and shall be kept there for the use and inspection of the public.

12-605. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified.

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

CHAPTER 7

ENERGY CONSERVATION CODE

SECTION

- 12-701. Energy conservation code adopted.
- 12-702. Modifications.
- 12-703. Available in recorder's office.
- 12-704. Violations and penalty.

12-701. Energy conservation code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the *International Energy Conservation Code*¹ 2012 edition, 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 energy conservation code. (1996 Code, § 12-501, modified)

12-702. Modifications. (1) Definitions. Whenever the energy conservation code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the board of mayor and aldermen. Whenever the code refers to the "Code Official" it shall mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy conservation code.

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

- C101.1 Title - Insert "Town of Petersburg Tennessee." (1996 Code, § 12-502, modified)

12-703. Available in recorder's office. Pursuant to the requirements of the *Tennessee Code Annotated*, § 6-54-502, one (1) copy of the energy conservation code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1996 Code, § 12-503, modified)

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

12-704. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the energy conservation code as herein adopted by reference and modified. (1996 Code, § 12-504, modified)

CHAPTER 8

PROPERTY MAINTENANCE CODE

SECTION

12-801. Property maintenance code adopted.

12-802. Definitions.

12-803. Modifications and insertions.

12-804. Available in recorder's office.

12-805. Violations and penalty.

12-801. Property maintenance code adopted. Pursuant to authority granted by *Tennessee Code Annotated*, §§ 6-54-501 to 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*,¹ 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. (Ord. #2015-5, Oct. 2015)

12-802. Definitions. Whenever the property maintenance code refers to the "Chief Appointing Authority," it shall be deemed a reference to the board of mayor and aldermen. Whenever the existing building code refers to the "Code Official," it shall be deemed a reference to such person as the town board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the property maintenance code. (Ord. #2015-5, Oct. 2015)

12-803. Modifications and insertions. The following modifications and insertions are made to the property maintenance code:

- Section 101.1: Insert "Town of Petersburg Tennessee."
- Section 103.5: Delete.
- Section 112.4: Delete.
- Section 302.4: Insert "twelve (12) inches."
- Section 304.14: Insert "April to October."
- Section 602.3: Insert "November 1 to March 31." (Ord. #2015-5, Oct. 2015)

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

12-804. 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. (Ord. #2015-5, Oct. 2015)

12-805. 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. (Ord. #2015-5, Oct. 2015, modified)