

**TITLE 12**

**BUILDING, UTILITY, ETC. CODES**

**CHAPTER**

1. BUILDING AND UTILITY PERMITS.
2. HOUSING CODE.
3. MODEL ENERGY CODE.
4. STANDARD CODES ADOPTED.

**CHAPTER 1**

**BUILDING AND UTILITY PERMITS<sup>1</sup>**

**SECTION**

- 12-101. Permits required; statement at end of project.  
12-102. Building permit fees.  
12-103. Violations.

**12-101. Permits required; statement at end of project.** For the purpose of providing practical minimum standards for the safeguarding of persons and buildings and their contents from hazards arising from the construction, altering, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure and/or to the installation, modification, or disconnection of electrical facilities, plumbing facilities, or gas facilities, any person causing such work to be done within the Town of Bluff City must obtain a permit. Any such work set forth above shall not be commenced until said person causing said work to be done has obtained a permit from the recorder by application describing the type of work to be done. Upon completion of any project as set forth above, the applicant for the permit must file with the recorder a statement signed by the proper authority stating that all state and county regulations pertaining to the project have been complied with and the project approved. (1980 Code, § 4-101, as amended by Ord. #87-004, Aug. 1987; and Ord. #98-001, June 1998)

**12-102. Building permit fees.** (1) That the schedule of building permit fees shall be as follows:

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<sup>1</sup>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.

Single wide mobile homes (per unit): \$50.00  
 Residential building and remodeling permit fees:

Construction costs

Under \$1,000.00:	\$ 30.00
\$ 1,000.00 - \$50,000.00	\$ 75.00
\$ 50,001.00 - \$100,000.00	\$ 150.00
\$ 100,001.00 - \$150,000.00	\$ 200.00
\$ 150,001.00 - \$200,000.00	\$ 275.00
\$ 200,001.00 and up	\$ 275.00 plus \$2.00 per each additional \$ 1,000.00

Residential Plumbing permit fees:

Up to three fixtures: \$ 30.00 and \$5.00 each additional fixture,  
 Inspection fees: \$ 15.00 per inspection

Residential Mechanical Permit Fees:

Units up to 2½ ton \$ 30.00 and \$10.00 per ton over 2½ ton units  
 Inspection fees: \$ 15.00 per inspection

Commercial:

Construction costs:

\$ 1,000.00 - \$50,000.00	\$ 150.00
\$ 50,001.00 - \$200,000.00	\$ 275.00
\$ 200,001.00 - \$400,000.00	\$ 500.00
\$ 400,001.00 - \$500,000.00	\$ 675.00
\$ 500,001.00 and up	\$1,125.00 plus \$2.00 per additional \$1,000.00

Commercial plumbing and mechanical fees:

Rate is same as above commercial rate

Demolition fees:

\$50.00 on residential and commercial demolition projects.

That the Plans Review Fees shall be as follows:

Change 4, May 15, 2003

12-2.1

Minimum                    \$25.00 (Including accessory bldgs, pools, additions,  
etc. in excess of \$10,000)

Residential                \$25.00 Per Unit (New homes, apt units, condos, etc.)

Commercial                .005 x Construction Value

(Ord. 98-001, June 1998, as amended by Ord. 2000-009, July 2000, and replaced  
by Ord. #2002-012, Jan. 2003)

**12-103. Violations.** It shall be unlawful for any person or persons to do  
or authorize any work described in the preceding section to be done without  
obtaining a permit for said project and complying with the required statement  
at the end of such project. (1980 Code, § 4-102)

**CHAPTER 2****HOUSING CODE****SECTION**

12-201. Standards for housing.

**12-201. Standards for housing.** 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, buildings, structures, or premises used as such, no person within the Town of Bluff City shall permit any such dwelling to be habited which would constitute a public nuisance or which would create a clear and apparent danger to the inhabitants thereof because of the lack of structural strength, stability, sanitation, adequate light, or ventilation in said dwelling. Any violation of this section is a misdemeanor. (1980 Code, § 4-201)

## CHAPTER 3

### MODEL ENERGY CODE<sup>1</sup>

#### SECTION

- 12-301. Model energy code adopted.
- 12-302. Modifications.
- 12-303. Available in recorder's office.
- 12-304. Violation and penalty.

**12-301. Model energy code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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 Model Energy Code,<sup>2</sup> 1992 edition, as prepared and maintained by The Council of American Building Officials, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code.

**12-302. Modifications.** Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the Town of Bluff City. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code.

**12-303. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy code has

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<sup>1</sup>State 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.

<sup>2</sup>Copies of this code (and any amendments) may be purchased from The Council of American Building Officials, 5203 Leesburg Pike, Falls Church, Virginia 22041.

been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

**12-304. Violation and penalty.** It shall be a civil offense for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to five hundred dollars (\$500) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

## CHAPTER 4

### STANDARD CODES ADOPTED

#### SECTION

12-401. Standard codes adopted.

**12-401. Standard codes adopted.** (1) The following codes and subsequent amendments made thereto are hereby adopted by reference as though they were copied herein verbatim:

(a) International Building Code, 2009 edition, along with all appendices.

(b) International Residential Code, 2009 edition, along with Appendices A, E and F and specifically excluding section 313 Automatic Fire Sprinkler Systems.

(c) Standard Amusement Device Code, 1997 edition.

(2) In the event any matters in said standard codes are contrary to any existing ordinance of the Town of Bluff City, that the respective standard code shall prevail and that any sections or subsections of any existing Town of Bluff City ordinances that are inconsistent therewith are hereby repealed in respect to the inconsistency only.

(3) Within said standard codes, when reference is made to the duties of a certain official named therein, that the designated official of the Town of Bluff 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 said code are concerned.

(4) Any subsequent amendments made in these respective codes, are hereby adopted by reference as though they were copied herein verbatim. (as added by Ord. #2000-014, Nov. 2000, and amended by Ord. #2007-011, Jan. 2008, and Ord. #2012-009, Aug. 2012)