

## TITLE 12

### BUILDING, UTILITY, ETC. CODES<sup>1</sup>

#### CHAPTER

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

#### CHAPTER 1

#### BUILDING CODE

#### SECTION

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

**12-101. Building 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, the International Building Code,<sup>2</sup> 2018 edition, including all Appendices and Reference Standards as prepared and adopted by the International Code

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<sup>1</sup>Municipal code references

Fair housing: title 20, chapter 1.

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Property maintenance regulations: title 13.

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 International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

Council, excluding Appendix A and H, is hereby adopted and incorporated by reference as part of this code, and is hereinafter referred to as the building code. (1991 Code; § 12-101, modified)

**12-102. Modifications.** (1) Definitions. Whenever in the building code when reference is made to the duties of a certain official named therein, that designated official of the City of Clinton 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 building code are concerned.

(2) Permit fees. The schedule of permit fees shall be as follows: Structure building classification is determined from the building code and the square footage of the structure is multiplied by the appropriate multiplier from the Building Valuation Data Sheet (Attachment 1)<sup>1</sup> to determine a total cost for the structure. The actual permit fee will be taken from the Building Permit Fee Chart (Attachment 2)<sup>2</sup> and applied to the permit.

(3) Attachment 2. The schedule of permit fees set forth in Attachment 2 is amended so that a maximum building inspection fee of one thousand dollars (\$1,000.00) shall be charged for the construction, alteration, etc., of any church building which is used or to be used exclusively for worship or church services or meetings, provided the construction, alteration, etc., of said church building has been designated by a duly qualified architect or engineer.

(4) IBC Chapter 33 section 3303. The following texts additions to this section in the building code will be applied as additional code sections pertaining to demolition.

(a) 3303.8 All demolitions within the City of Clinton related to buildings and/or structures shall be in accordance with the building code adopted by the city. The standards set forth in this section shall apply to demolition of all buildings and structures. Where the demolition of a non-residential building or structure exceeds five thousand square feet (5,000 sq ft), the city must issue a building permit before the activity can commence.

(b) 3303.9 DEMOLITION, the act of razing, dismantling or removal of a building or structure that exceeds five thousand square feet (5,000 sq ft), or portion thereof, to the ground level. Renovations to non-residential buildings or structures, which exceed five thousand square feet (5,000 sq ft). The five thousand square feet (5,000 sq ft) is the total area to be impacted within a three (3) year period regardless of whether the project is phased.

(c) 3303.10 Where demolition of a non-residential building or structure requires the issuance of a permit, and where the structure was constructed prior to 1978, the city can request a copy of a Phase 1

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<sup>1</sup>Attachments 1 and 2 are of record in the office of the recorder.

Environmental Assessment for the building or structure. The assessment shall be prepared in accordance with current ASTM requirements, and the expense of the same shall be the sole responsibility of the permittee. In the event that a recognized environmental condition is identified as part of the assessment, the permittee will be required to undertake additional sampling and/or testing as is warranted. In addition, the permittee must submit a remediation plan, including the location of where such material is to be disposed, as part of the permit application.

(d) 3303.11 In the event that a demolition permit is required by section IBC 105.1 and the demolition takes place without a permit having been issued, the City of Clinton reserves the right to cause the work to cease in accordance with its legal authority. In addition, if an environmental hazard exists in connection with the work and which is not being properly addressed in accordance with federal and state guidelines, the City of Clinton reserves the right to remediate the environmental condition with the cost associated with the same to be borne by the property owner. (1991 Code, § 12-102, modified)

**12-103. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1991 Code, § 12-103)

**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 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. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-104, modified)

## CHAPTER 2

### RESIDENTIAL CODE

#### SECTION

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

**12-201. 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, the International Residential Code,<sup>1</sup> 2018 edition, and all appendices and reference standards as prepared and adopted by the International Code Council, excluding IRC Section P2904 Dwelling Unit Fire Sprinkler Systems and IRC Section N1102.4.2.1 Testing Option, is hereby adopted and incorporated by reference as part of this code, and is hereinafter referred to as the residential code. (1991 Code, § 12-301, modified)

**12-202. Modifications.** (1) Permit fees for residential structures shall be evaluated from the residential building using (Attachment 1), as described in § 12-102(2) and permit fees assigned from (Attachment 2), in accordance with § 12-102(2).

(2) R313.1 text amended to read as: Townhouse Automatic fire sprinkler system. An automatic residential fire sprinkler system shall be installed in townhouses; however, an automatic fire sprinkler system shall not be required in a three (3) unit townhouse with less than five thousand (5,000) gross square and three (3) or fewer stories if each unit is separated by a two (2) hour fire wall.

(3) Delete section R313.2 One and two-family dwellings automatic fire sprinkler systems.

(4) R105.2 (2) Text amendment to read as: Fences not over 6 feet high.

(5) R105.2 (1) R105.2 (9), and R105.2(10) sections to be deleted.

(6) Table N1102.1.2 climate zone 4 except marine text amendment under ceiling R-Value to read 38.

(7) Table N1102.1.2 climate zone 4 except marine text amendment under wood frame wall R-value to read 13.

(8) N1102.2.10 Slab on grade floors requirements amended to be optional due to the possibility of termite infestation.

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

**12-203. Available in recorder's office.** Pursuant to the requirements of the 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. (1991 Code, § 12-303)

**12-204. 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. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-304, modified)

## CHAPTER 3

### EXISTING BUILDING CODE

#### SECTION

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

**12-301. Existing building code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing minimum requirements and standards for alteration, repair, use, change of occupancy, location, maintenance, relocation, removal, and demolition of existing buildings or structures or any appurtenance connected or attached to any existing building or premises, structures, equipment and facilities, life safety, or to provide safeguards for the public health, safety and welfare, the International Existing Building Code,<sup>1</sup> 2018 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 existing building code. (1991 Code, § 12-201, modified)

**12-302. Modifications.** Whenever in the existing building code when reference is made to the duties of a certain official named therein, that designated official of the City of Clinton 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 existing building code are concerned. (1991 Code, § 12-202)

**12-303. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the existing building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. Administrative regulations adopting amendments to the existing building code will be placed on file when they are published by the building inspector, and at least fifteen (15) days before their effective date. (1991 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 existing building code as herein adopted by reference and modified. The violation of any section of this

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

chapter shall be punishable by a penalty under the general penalty provision of this code. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-204, modified)

## CHAPTER 4

### PROPERTY MAINTENANCE CODE<sup>1</sup>

#### SECTION

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

**12-401. Property maintenance code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing minimum requirements and standards for 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, the International Property Maintenance Code,<sup>2</sup> 2018 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 property maintenance code. (1991 Code, § 12-501, modified)

**12-402. Modifications.** (1) Whenever in the property maintenance code when reference is made to the duties of a certain official named therein, that designated official of the City of Clinton 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 property maintenance code are concerned.

(2) Section 101.1 Title text to be inserted to read "City of Clinton" in prompted location.

(3) Section 302.4 Weeds text to be inserted to read "twelve (12) inches" in prompted location. (1991 Code, § 12-502, modified)

**12-403. 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. Administrative regulations adopting amendments to the property maintenance code will be placed on file

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<sup>1</sup>Municipal code reference

Fair housing: title 9, chapter 4.

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



when they are published by the building inspector, and at least fifteen (15) days before their effective date. (1991 Code, § 12-503)

**12-404. 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. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision on this code. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-504, modified)

## CHAPTER 5

### PLUMBING CODE

#### SECTION

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

**12-501. 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,<sup>1</sup> 2018 edition, including all Appendices and Reference Standards 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. (1991 Code, § 12-601, modified)

**12-502. Modifications.** (1) Definitions. Wherever the 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 city council.

Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named or referenced to, it shall mean the person appointed or designated by the city council to administer and enforce the provisions of the international plumbing code.

(2) Permit fees. The schedule of permit fees as recommended in "Appendix "A" of the plumbing code is hereby amended so that the fees to be collected shall be as follows: A multiplier of 2.1 for the total number of fixture units in a structure, plus a ten dollar (\$10.00) review fee will be calculated for the total plumbing permit fee. (1991 Code, § 12-602, modified)

**12-503. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502 one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1991 Code, § 12-603)

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

**12-504. 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. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-604, modified)

## CHAPTER 6

### ELECTRICAL CODE<sup>1</sup>

#### SECTION

12-601. Electrical code adopted.

12-602. Permits required for doing electrical work.

12-603. Available in recorder's office.

12-604. Violations and penalty.

**12-601. Electrical 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 the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity, the National Electrical Code,<sup>2</sup> 2017 edition, and all Appendices and Reference Standards as prepared and adopted 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. (1991 Code, § 12-701, modified)

**12-602. Permits required for doing electrical work.** No electrical work shall be done within this city until a permit therefor has been issued by the Clinton Utilities Board. 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. (1991 Code, § 12-702)

**12-603. Available in recorder'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 city recorder's office and shall be kept there for the use and inspection of the public. (1991 Code, § 12-703)

**12-604. Violations and penalty.** It shall be unlawful for any person to violate or fail to comply with any provisions of the electrical code as herein adopted by reference and modified. The penalty for violations of the electrical code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-704, modified)

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<sup>1</sup>Municipal code reference

Fire protection, fireworks and explosives: title 7.

<sup>2</sup>Copies of this code may be purchased from the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210.

## CHAPTER 7

### FUEL GAS CODE

#### SECTION

12-701. Fuel gas code adopted.

12-702. Modifications.

12-703. Available in the recorder's office.

12-704. Violations and penalty.

**12-701. Fuel gas code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, 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, 2018<sup>1</sup> edition, and all Appendices and Reference Standards 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. (1991 Code, § 12-801, modified)

**12-702. Modifications.** (1) Definitions. Whenever in the fuel gas code when reference is made to the duties of a certain official named therein, that designated official of the City of Clinton 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.

(2) Permit fees. The schedule of permit fees shall be as follows: A fee of fifteen dollars (\$15.00) shall be assessed on all permits and/or permit request that require the installation, repair, or alteration in accordance with the fuel gas code. (1991 Code, § 12-802, modified)

**12-703. Available in the recorder's office.** Pursuant to the requirements of the 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. (1991 Code, § 12-803)

**12-704. 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 punishable by a penalty under the general penalty provision of this code. The penalty for violations of the building code shall be punishable by fines not less

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than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-804, modified)

## CHAPTER 8

### MECHANICAL CODE

#### SECTION

- 12-801. Mechanical code adopted.
- 12-802. Modifications.
- 12-803. Available in recorder's office.
- 12-804. Violations and penalty.

**12-801. 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<sup>1</sup>, 2018 edition, and all Appendices and Reference Standards as prepared and adopted by the International Code Council, excluding Appendix B Permit Fees, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the mechanical code. (1991 Code, § 12-901, modified)

**12-802. Modifications.** Permit fees, the schedule of permit fees shall be as follows: A fee of fifty dollars (\$50.00) shall be assessed on all permits and/or permit request that require the installation, repair, or alteration in accordance with the mechanical code. (1991 Code, § 12-902, modified)

**12-803. 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. (1991 Code, § 12-903)

**12-804. 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. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-904, modified)

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

## CHAPTER 9

### ENERGY CONSERVATION CODE

#### SECTION

- 12-901. Energy conservation code adopted.
- 12-902. Available in recorder's office.
- 12-903. Violations and penalty.

**12-901. Energy conservation 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 the design of energy efficient building envelopes and installation of energy efficient mechanical, lighting, and power systems through requirements emphasizing performance using new materials, new energy efficient designs, and performance related provisions, the International Energy Conservation Code,<sup>1</sup> 2018 edition, and all Appendices and Reference Standards 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 energy conservation code. (1991 Code, § 12-1001, modified)

**12-902. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the energy conservation 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. (1991 Code, § 12-1002)

**12-903. 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. The penalty for violations of the building code shall be punishable by fines not less than fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (1991 Code, § 12-1003, modified)

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