

TITLE 12

BUILDING, UTILITY, ETC. CODES¹

CHAPTER

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CHAPTER 1

BUILDING CODE

SECTION

- 12-101. Building code adopted.
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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

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.

International Building Code,¹ 2018 edition, with appendices A, C, F, G, I, and J as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (Ord. # 235, Nov. 1988, modified; as amended by Ord. #329, § 1, Aug. 1995; Ord. #502, March 1998, replaced by Ord. #600, Sept. 2004, and amended by Ord. #757, Sept. 2010, Ord. #890, Nov. 2012, and Ord. #1087, Dec. 2020 *Ch8_07-21-21*)

12-102. Modifications. 1. Definitions. Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the city manager of the city. When the "Building Official" or "Director of Public Works" is named it shall, for the purposes of the building code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the building code. (1977 Code, § 4-102, as amended by Ord. #235, Nov. 1988, modified, as replaced by Ord. #600, Sept. 2004)

12-103. Permit required. 1. A permit must be obtained for any construction or improvement with a valuation of one thousand five hundred dollars (\$1,500.00) or more.

2. A home owner who wishes to construct his own home must sign the owner/builder regulation agreement in a form prescribed by the city.

3. In the event that installation is complete and construction has progressed prohibiting a normal inspection, the owner or his agent may:

a. Uncover and expose the work; or

b. Have the work inspected by an engineer licensed in the appropriate field who shall certify in writing that the installation complied with or exceeds the minimum standards set forth in the International Building Code.

4. Any required tests or costs incurring from the uncovering or exposing or any work shall be at the expense of the owner or his agent.

5. All inspections will be made when requested and one reinspection without additional fee. But upon the second reinspection, and additional fee of fifty dollars (\$50.00) will be required before the second reinspection will be made. There will be a minimum fee of fifty dollars (\$50.00). (1977 Code, § 4-103, as replaced by Ord. #600, Sept. 2004)

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

12-104. Fee schedule.

COLLEGEDALE BUILDING PERMIT FEES

VALUATION TABLE FOR BUILDING PERMITS			
VAL. AT LEAST	BUT NOT MORE THAN	BASE AMOUNT	PLUS PER THOUSAND
.01	30000.00	0.00	4.20
30000.01	100000.00	168.00	3.00
100000.01	500000.00	378.00	2.40
500000.01	999999999.99	1338.00	1.80
0.00	0.00	0.00	0.00

Plan review fees for community buildings only shall be at a rate of .125% of actual contract amount. With the exception of projects required to be reviewed by the Tennessee State Fire Marshal's Office. (1977 Code, § 4-104, as replaced by Ord. #600, Sept. 2004)

12-105. 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. (as added by Ord. #600, Sept. 2004)

12-106. 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. (as added by Ord. #600, Sept. 2004)

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Permit required.
- 12-204. Fee schedule.
- 12-205. Available in recorder's office.
- 12-206. Violations.

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 2018 edition as prepared and adopted by the International Code Council, Inc., is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (Ord. # 236, Nov. 1988, modified, as amended by Ord. #330, § 1, Aug. 1995; Ord. #503, March 1998, replaced by Ord. #600, Sept. 2004, and amended by Ord. #757, Sept. 2010, Ord. #890, Nov. 2012, and Ord. #1087, Dec. 2020 *Ch8_07-19-21*)

12-202. 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 manager of this 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 city manager to administer and enforce the provisions of the plumbing code. (1977 Code, § 4-202, as amended by Ord. #236, Nov. 1988, and replaced by Ord. #600, Sept. 2004)

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.

12-203. Permit required. 1. A permit must be obtained for the plumbing installation on any new or existing structures when installing or adding plumbing fixtures or piping.

2. The plumbing permit must be obtained by a plumbing contractor who holds a Chattanooga or Hamilton County plumbing licence at the journeyman level or above, with the following exceptions:

a. A home owner who wishes to do his own plumbing installation who signs the owner/builder regulations agreement in a form prescribed by the city.

3. It shall be unlawful for any person to use another person's license or number unless the licensed contractor supervises on the job site.

4. In the event that installation is complete and construction has progressed prohibiting a normal inspection, the owner or his agent, may:

a. Uncover and expose the work; or

b. Have the work inspected by an engineer licensed in the appropriate field who shall certify in writing that the installation complies with or exceeds the minimum standards set forth in the International Plumbing Code.

Any required tests or costs incurring from the uncovering, or exposing or any work shall be at the expense of the owner or his agent.

5. All inspections will be made when requested and one reinspection without additional fee. But upon the second reinspection, and additional fee of fifty dollars (\$50.00) will be required before the second reinspection will be made. There will be a minimum fee of fifty dollars (\$50.00). (1977 Code, § 4-203, as replaced by Ord. #600, Sept. 2004)

12-204. Permit fees.

1. Water line	\$4.80
2. New fixtures	\$2.40 per fixture
3. Septic tank	\$9.60
4. Permit fee	\$9.60 (1977 Code, § 4-204,

as replaced by Ord. #600, Sept. 2004)

12-205. Available in the recorders office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502 of 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. (as added by Ord. #600, Sept. 2004)

12-206. 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. (as added by Ord. #600, Sept. 2004)

CHAPTER 3

ELECTRICAL CODE¹

SECTION

- 12-301. Electrical code adopted.
- 12-302. Enforcement
- 12-303. Permit required
- 12-304. Fee schedule
- 12-305. Available in recorder's office.
- 12-306. 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 securing the public safety, health, and general welfare National Electrical Code,² 2017 edition, as prepared and adopted by the National Fire Protection Association. (1977 Code, § 4-301, as amended by Ord. #331, Aug. 1995, and Ord. #532, June 2000, replaced by Ord. #600, Sept. 2004, amended by Ord. #750, Aug. 2010, and Ord. #890, Nov. 2012, and replaced by Ord. #1059, Aug. 2018 *Ch7_11-4-19*)

12-302. Enforcement. The electrical inspector shall be such person as the board of mayor and aldermen shall appoint or designate. It shall be his duty to enforce compliance with this chapter and the electrical code as herein adopted by reference. He is authorized and directed to make such inspections of electrical equipment and wiring, etc., as are necessary to insure compliance with the applicable regulations, and may enter any premises or building at any reasonable time for the purpose of discharging his duties. He is authorized to refuse or discontinue electrical service to any person or place not complying with this chapter and/or the electrical code. (1977 Code, § 4-302, as replaced by Ord. #600, Sept. 2004)

12-303. Permit required. No electrical work shall be done within this city until a permit therefor has been issued by the city manager. 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.

¹Municipal code reference

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.

1. The electrical permit must be obtained by a electrical contractor who holds a Chattanooga or Hamilton County Electrical license at the journeyman level or above, with the following exception:

a. A home owner who wishes to do his own electrical installation who signs the owner/builder regulation agreement in a form prescribed by the city.

2. It shall be unlawful for any person to use another person's license or number unless the licensed contractor supervises on the job site.

3. In the event that installation is complete and construction has progressed prohibiting a normal inspection, the owner or his agent may:

a. Uncover and expose the work; or

b. Have the work inspected by an engineer licensed in the appropriate field who shall certify in writing that the installation complies with or exceeds the minimum standards set forth in the National Electrical Code.

c. All inspections will be made when requested and one reinspection without additional fee. But upon the second reinspection, and additional fee of fifty dollars (\$50.00) will be required before the second reinspection will be made. There will be a minimum fee of fifty dollars (\$50.00)

4. Any required tests or costs incurring from the uncovering or exposing of any work shall be at the expense of the owner or his agent. (1977 Code, § 4-303, as replaced by Ord. #600, Sept. 2004)

12-304. Fee schedule.

1.	Temporary service	\$9.60
2.	Service	\$9.60 plus \$2.50 per 100 amps
3.	Feeder and branch circuits	
	a. 0-30 amps	\$1.20
	b. 30-100 amps	\$2.40
	c. 100 amps or greater	\$3.60 per 100 amps
4.	Permit fee	\$3.60 (1977 Code, § 4-304, as replaced by Ord. #600, Sept. 2004)

12-305. 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 recorder's office and shall be kept there for the use and inspection of the public. (1977 Code, § 4-305, as replaced by Ord. #600, Sept. 2004)

12-306. 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. (Ord. #238, Nov. 1988, as replaced by Ord. #600, Sept. 2004, and Ord. #1059, Aug. 2018 **Ch7_11-4-19**)

CHAPTER 4

GAS CODE¹

SECTION

- 12-401. Title and definitions.
- 12-402. Purpose and scope.
- 12-403. Use of existing piping and appliances.
- 12-404. Bond and license.
- 12-405. Gas inspector and assistants.
- 12-406. Powers and duties of inspector.
- 12-407. Permit required.
- 12-408. Permit fees.
- 12-409. Inspections.
- 12-410. Certificates.
- 12-411. Available in recorder's office.
- 12-412. Violations and penalties.
- 12-413. Non-liability.

12-401. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the City of Collegedale and may be cited as such. The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city manager.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers. (1977 Code, § 4-401, as replaced by Ord. #600, Sept. 2004)

12-402. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances

¹Municipal code reference

Gas system administration: title 19, chapter 2.

installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the International Fuel/Gas Code,¹ 2018 edition, as prepared and adopted by the International Code Council, Inc. (1977 Code, § 4-402, as amended by Ord. #334, § 1, Aug. 1995; and Ord. #505, March 1998, as replaced by Ord. #600, Sept. 2004, and amended by Ord. #757, Sept. 2010, Ord. #890, Nov. 2012, and Ord. #1087, Dec. 2020 *Ch8_07-19-21*)

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. (1977 Code, § 4-403, as replaced by Ord. #600, Sept. 2004)

12-404. Bond and license. 1. No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city recorder a good and sufficient bond in the penal sum of ten thousand dollars (\$10,000.00), with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

2. Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

3. Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in

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

conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees. (1977 Code, § 4-404, as replaced by Ord. #600, Sept. 2004)

12-405. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed or designated by the city manager. (1977 Code, § 4-405, as replaced by Ord. #600, Sept. 2004)

12-406. Powers and duties of inspector. 1. The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

2. The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

3. It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration. (1977 Code, § 4-406, as replaced by Ord. #600, Sept. 2004)

12-407. Permit required. 1. No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city recorder; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

2. When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

3. Except when work in a public street or other public way is involved, the gas company shall not be required to obtain permits to set meters, or to

extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system. (1977 Code, § 4-407, as replaced by Ord. #600, Sept. 2004)

12-408. Permit fees.

	<u>Unit/Qty.</u>	<u>Unit fee</u>
1. Permit fee	1	\$6.00
Floor, furnaces, incinerators, Boilers, or central HVAC	1	\$6.00
Each additional unit	1	\$1.20
Wall furnaces, water Heater	1	\$1.20
Other outlets 1 to 4	1	\$6.00
Each additional outlet above four	1	\$1.20

2. All inspections will be made when requested and one reinspection without additional fee. But upon the second reinspection and additional fee of fifty dollars (\$50.00) will be required before the second reinspection will be made. There will be a minimum fee of fifty dollars (\$50.00). (1977 Code, § 4-408, as replaced by Ord. #600, Sept. 2004)

12-409. Inspections. 1. A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

2. A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of a column of mercury six (6) inches in height, and the piping shall hold this air pressure for a period of at least ten (10) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping. (1977 Code, § 4-409, as replaced by Ord. #600, Sept. 2004)

12-410. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service. (1977 Code, § 4-411, as replaced by Ord. #600, Sept. 2004)

12-411. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, One (1) copy of the gas code shall be kept on file in the office of the city recorder for the use and inspection of the public. (1977 Code, § 4-412, as replaced by Ord. #600, Sept. 2004)

12-412. Violations and penalties. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances, or the license of such person may be revoked, or both fine and revocation of license may be imposed. (as added by Ord. #600, Sept. 2004)

12-413. Non-liability. This chapter shall not be construed as imposing upon the city any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the city, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector. (as added by Ord. #600, Sept. 2004)

CHAPTER 5

PROPERTY MAINTENANCE CODE

SECTION

- 12-501. Property maintenance code adopted.
12-502. Modifications.
12-503. Available in recorder's office.
12-504. Violations.

12-501. Property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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 2018 edition, as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the housing code. (1977 Code, § 4-501, as amended by Ord. #335, § 1, Aug. 1995; Ord. #506, March 1998, as replaced by Ord. #600, Sept. 2004, and amended by Ord. #890, Nov. 2012, and Ord. #1087, Dec. 2020 *Ch8_07-19-21*)

12-502. Modifications. (1) Definitions. Wherever the housing code refers to the "Housing Official" it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the housing code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the city manager.

(2) Section 106 of the housing code is amended by deleting from that section, and all subsections thereto, the words "Housing Board of Adjustments and Appeals," wherever they appear and substituting the words "Zoning Board of Appeals" in each instance.

(3) Penalty clause deleted. Section 108 of the housing code is deleted. (1977 Code, § 4-502, as amended by Ord. # 271, April 1990, as replaced by Ord. #600, Sept. 2004)

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

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

inspection of the public. (1977 Code, § 4-503, as replaced by Ord. #600, Sept. 2004)

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. (1977 Code, § 4-504, as replaced by Ord. #600, Sept. 2004)

CHAPTER 6

UNSAFE BUILDING ABATEMENT CODE

SECTION

- 12-601. Unsafe building abatement code adopted.
12-602. Modifications.
12-603. Available in recorder's office.
12-604. Violations.

12-601. 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 secure the public safety, health and general welfare through 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, 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. # 258, Sept. 1989, modified, as replaced by Ord. #600, Sept. 2004)

12-602. Modifications. Section 105 of the unsafe building abatement code entitled "Board of Adjustments and Appeals" is deleted in its entirety and the following section 105 is substituted in lieu thereof:

SECTION 105 - ZONING BOARD OF APPEALS

The Zoning Board of Appeals is hereby empowered to hear all appeals regarding this code and provide final interpretations of the provisions of this code, subject to all existing provisions relating to quorum, records, and procedures for said board. (Ord. # 269, April 1990, as replaced by Ord. #600, Sept. 2004)

12-603. 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

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

there for the use and inspection of the public. (as replaced by Ord. #600, Sept. 2004)

12-604. 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. (as replaced by Ord. #600, Sept. 2004)

CHAPTER 7

ACCESSIBILITY CODE¹

SECTION

- 12-701. Accessibility code adopted.
- 12-702. Enforcement
- 12-703. Modifications.
- 12-704. Available in recorder's office.
- 12-705. Violations.

12-701. Accessibility code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 66-54-501 through 6-54-506, and for the purpose of regulating accessibility to a qualified handicap person the full and equal enjoyment of the goods, services, facilities, privileges, advantages and accommodations of a place of public accommodations. In the area of structural modifications, this section may be satisfied by compliance with the American National Standard, Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-2009), that is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the accessibility code. (Ord. #240, Nov. 1988, modified, as replaced by Ord. #600, Sept. 2004, and amended by Ord. #890, Nov. 2012)

12-702. Enforcement. The building official shall be such person as the board of mayor and aldermen shall appoint or designate. It shall be his duty to enforce compliance with this chapter and the accessibility code as herein adopted by reference. He is authorized and directed to make such inspections of equipment, etc., as are necessary to insure compliance with the applicable regulations, and may enter any premises or building at any reasonable time for the purpose of discharging his duties. He is authorized to refuse or discontinue service to any person or place not complying with this chapter. (as replaced by Ord. #600, Sept. 2004)

12-703. Modifications. Definitions. Whenever the accessibility code refers to the "Building Official" it shall, for the purposes of the accessibility code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the accessibility code. (as replaced by Ord. #600, Sept. 2004)

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.

12-704. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the accessibility code has been placed on B e in the recorder's office and shall be kept there for the use and inspection of the public. (as replaced by Ord. #600, Sept. 2004)

12-705. 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 added by Ord. #600, Sept. 2004)

CHAPTER 8

MECHANICAL CODE

SECTION

- 12-801. Mechanical code adopted.
- 12-802. Modifications.
- 12-803. Permit required.
- 12-804. Available in recorder's office.
- 12-805. Violations.

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 regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems, the International Mechanical Code,¹ 2018 edition as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the mechanical code. (Ord. # 241, Nov. 1988, modified; as amended by Ord. #332, § 1, Aug. 1995; Ord. #504, March 1998, replaced by Ord. #600, Sept. 2004, and amended by Ord. #757, Sept. 2010, Ord. #890, Nov. 2012, and Ord. #1087, Dec. 2020 **Ch8_07-19-21**)

12-802. Modifications. 1. Definitions. Wherever the mechanical code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the board of commissioners.

Wherever "City Engineer," "Engineering Department," "Mechanical Official," or "Inspector" is named or referred to, it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the mechanical code. (Ord. #241, Nov. 1988, modified, as replaced by Ord. #600, Sept. 2004)

12-803. Permit required. 1. Any owner authorized agent or contractor who desires to install a mechanical system on commercial buildings, the installation which is regulated by this code, or to cause any such work to be done, shall first make application to the mechanical official and obtain the required permit for the work.

2. In the event that installation is complete and construction has progressed prohibiting a normal inspection, the owner or his agent, at his option may:

- a. Uncover and expose the work; or

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

b. Have the work inspected by an engineer licensed in the appropriate field who shall certify in writing that the installation complies with or exceeds the minimum standards set forth in the International Code Council.

3. Any required tests or costs incurred by uncovering any work are at the expense of the owner or his agent. (as replaced by Ord. #600, Sept. 2004)

12-804. Permit fees. The schedule of permit fees as recommended in "Appendix B" of the mechanical code is hereby amended so that the fees to be collected shall be as follows:

1. Fee for inspecting heating, ventilating, ductwork, air-conditioning and refrigeration shall be ten dollars (\$10.00) for the first one thousand dollars (\$1,000.00) or fraction thereof, of valuation of the installation plus two dollars and fifty cents (\$2.50) for each additional one thousand dollars (\$1,000.00) or fraction thereof.

2. Fee for inspecting repairs, alterations and additions to an existing system shall be six dollars (\$6.00) plus two dollars and fifty cents (\$2.50) for each additional one thousand dollars (\$1,000.00) or fraction thereof.

3. Fee for inspecting boilers (based upon BTU input):

33,000 BTU (1BHp) to 165,000 (5BHp)	\$5.00
165,001 BTU (5BHp) to 330,000 (10BHp)	\$10.00
330,001 BTU (10BHp) to 1,165,000 (52BHp)	\$15.00
1,165,001 BTU (52BHp) to 3,300,000 (98BHp)	\$25.00
Over 3,300,000 BTU	\$30.00

4. All inspections will be made when requested and one reinspection without additional fee. But upon the second reinspection, an additional fee of fifty dollars (\$50.00) will be required before the second reinspection will be made. There will be a minimum fee of fifty dollars (\$50.00). (as replaced by Ord. #600, Sept. 2004)

12-805. Available in the 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. (as added by Ord. #600, Sept. 2004)

12-806. Violations. 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. (as added by Ord. #600, Sept. 2004)

CHAPTER 9

MANUFACTURED HOMES PERMIT FEES

SECTION

12-901. Definitions.

12-902. Schedule of fees.

12-903. Persons authorized to perform connections.

12-901. Definitions. For the purposes of this chapter, the term "mobile home" will be synonymous with manufactured home. (as added by Ord. #451, May 1996, as replaced by Ord. #600, Sept. 2004)

12-902. Schedule of fees. (1) Permit fee amounts. The permit fee for single section mobile homes shall be seventy-five dollars (\$75.00). The permit fee for multi-section mobile homes shall be one hundred twenty five dollars (\$125.00).

(2) Inspections included in fee. One inspection and one re-inspection shall be included in the permit fee. In the event two or more re-inspections are needed an additional fifty dollars (\$50.00) fee will be charged for each additional re-inspection.

(3) Purpose. Permit fees are established to cover the inspection of electrical, water and sewer connections and compliance with zoning ordinance regulations. (as added by Ord. #451, May 1996, as replaced by Ord. #600, Sept. 2004)

12-903. Person authorized to perform connections. (1) Electrical connections. Electrical connections must be performed by a person or persons who hold a Chattanooga or Hamilton County trade license at the journeyman level or above. All electrical connections must meet the city adopted edition of the National Electrical Code.

(2) Plumbing connections. Plumbing connections must be performed by a person or persons who hold a Chattanooga or Hamilton County trade license at the journeyman level or above. All plumbing connections must meet the city adopted edition of the International Plumbing Code. (as added by Ord. #451, May 1996, as replaced by Ord. #600, Sept. 2004)

CHAPTER 10

POST DEVELOPMENT STORM WATER ORDINANCE

SECTION

12-1001. Definitions.

12-1002. Runoff management permits.

12-1003. Sunset clause.

12-1001. Definitions. 1. Ordinance-specific terminology. As used herein certain words and abbreviations have specific meanings related to this ordinance. The definition of some, but not necessarily all, such ordinance-specific terms are, for the purposes of this ordinance, to be interpreted as described herein below:

a. "Best management practices (BMPs)" means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of storm water runoff. BMPs also include treatment requirements, operating procedures, and practices to control runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. The City of Collegedale herein adopts the applicable portions of the City of Knoxville Best Management Practices (BMP) Manual dated June 2006 for post-development storm water quality.

b. "First flush" is defined as the initial storm water runoff from a contributing drainage area which carries the majority of the contributed pollutants. First flush is first three-fourths (3/4)" of runoff.

c. "Maintenance agreement" means a legally recorded document which acts as a property deed restriction and which provides for long-term maintenance of storm water management practices.

d. "Responsible party" means owners and/or occupants of property within the city area who are subject to penalty in case of default.

e. "Storm water" means storm water runoff, snow melt runoff, and surface runoff and discharge resulting from precipitation.

f. "Storm water" runoff means flow on the surface of the ground, resulting from precipitation. (as added by Ord. #679, June 2007)

12-1002. Runoff management permits. 1. Mandatory. a. A post development runoff management permit will be required in the following cases:

i. Development, redevelopment, and/or land disturbing activity that disturbs one or more acres of land;

ii. Development, redevelopment, and/or land disturbing activity that disturbs less than one acre of land if such activity is part of a larger common plan of development that affects one or more acres of land.

iii. Any development, redevelopment, and/or land disturbing activity that, in the opinion of the city, should incorporate post development storm water controls.

2. Runoff management. Site requirements shall include the following items:

- a. Record drawings;
- b. Implementation of landscaping and stabilization requirements;
- c. Inspection of runoff management facilities;
- d. Maintenance of records of installation and maintenance activities; and
- e. Identification of person responsible for operation of maintenance of runoff management facilities.

3. Application requirements:

a. Unless specifically excluded by this ordinance, any landowner or operator desiring a post development runoff management permit for a development, redevelopment, and/or land disturbance activity shall submit a permit application on a form provided by the city.

b. A permit application must be accompanied by:

- i. Storm water management plan which addresses specific items as described in the BMP manual;
- ii. Maintenance agreement for any pollution control facilities included in the plan; and
- iii. Nonrefundable post development runoff management permit fee of one hundred dollars (\$100.00).

4. Building permit. No building permit shall be issued by the city until a post development runoff management permit, where the same is required by this ordinance, has been obtained.

5. General performance criteria for post development runoff management. All sites are required to satisfy the following criteria as specified in the BMP manual:

a. Through the selection, design, and maintenance of permanent BMPs, provide pollution control for sources of contaminants and pollutants that could enter storm water.

b. Protect the downstream water environment from degradation.

c. Implement additional performance criteria or utilize certain post development storm water management practices to enhance storm water discharges to critical areas with sensitive resources (e.g., cold water fisheries, shellfish beds, swimming beaches, recharge areas, water supply reservoirs).

d. Implement specific post development storm water treatment practices (STP) and pollution prevention practices for storm water discharges from land uses or activities with higher-than-typical potential pollutant loadings, known as "hot spots."

6. Review and approval of application. a. The city staff will review each application for a post development runoff management permit to determine its conformance with the provisions of this ordinance. The city staff shall complete the review of an application within thirty (30) calendar days of its submission. Should an application be rejected, an additional thirty (30) calendar days will be allowed for staff review of each subsequent submission of a revised application. If the city staff fails to act within the time limit established hereinbefore, an application shall be presumed to be approved by default.

b. No development shall commence until the post development runoff management permit has been approved by the city staff or until the time limit allowed for review has expired.

7. Failure to conform with approved plan. City inspector shall not authorize issuance of a "certificate of occupancy" until runoff management measures complying with an approved plan are fully operational. (as added by Ord. #679, June 2007)

12-1003. Sunset clause. After December 31, 2007 this ordinance shall no longer take effect, and shall be deleted in its entirety. (as added by Ord. #679, June 2007)

CHAPTER 11

RESIDENTIAL CODE

SECTION

- 12-1101. Residential code adopted.
 12-1102. Modifications.
 12-1103. Available in recorder's office.
 12-1104. Violations.

12-1101. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 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 new dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Residential Code,¹ 2018 edition with appendices A, B, C, E, H, J and M as prepared and adopted by the International Code Council, Inc., and amended as follows:

(1) Section R101.1 Insert "City of Collegedale Tennessee" in "Name of Jurisdiction"

(2) Table R301.2(1) adding the following Snow Load "10#", Wind Speed "115", Seismic "C", Weathering "Severe", Frost Line Depth, "12", Termite "Moderate to Heavy", Winter Design Temperature "20°F", Ice Barrier Required, "No", +Flood Hazards, See FIRM, Air Freezing Index, "1500 or Less", and Mean Annual Temperature "59.4°F"

(3) Section R314.6, Power Source, relating to Smoke Alarms, is amended to create Exception 3 that shall read:

Exception 3. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where alterations or repairs do not result in the removal or interior walls or ceiling finishes exposing the structure.

(4) Section R-313 Automatic Fire Sprinkler Systems is deleted in its entirety.

(5) R Chapter 11 entitled Energy Efficiency of the 2018 International Residential Code is deleted in its entirety. (as added by Ord. #757, Sept. 2010, and amended by Ord. #890, Nov. 2012, and Ord. #1087, Dec. 2020 ***Ch8_07-19-21***)

12-1102. 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 commissioners to administer and enforce the

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

provisions of the residential code. Wherever the "chief appointing authority" is referred to it shall mean the city manager.

(2) Section 106 of the residential code is amended by deleting from that section, and all subsections thereto, the words "board of appeals" wherever they appear and substituting the words "zoning board of appeals" in each instance.

(3) Penalty clause deleted. Section R113.4 of the residential code is deleted. (as added by Ord. #757, Sept. 2010)

12-1103. 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 added by Ord. #757, Sept. 2010)

12-1104. Violations. 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. (as added by Ord. #757, Sept. 2010)

CHAPTER 12

ENERGY CONSERVATION CODE

SECTION

- 12-1201. Energy conservation code adopted.
12-1202. Available in recorder's office.
12-1203. Violations.

12-1201. Energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through energy efficiency and conservation, the International Energy Conservation Code,¹ 2018 edition, as prepared and adopted by the International Code Council, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the energy conservation code. (as added by Ord. #757, Sept. 2010, as amended by Ord. #890, Nov. 2012, replaced by Ord. #1059, Aug. 2018 *Ch7_11-4-19*, and amended by Ord. #1087, Dec. 2020 *Ch8_07-19-21*)

12-1202. 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 recorder's office and shall be kept there for the use and inspection of the public. (as added by Ord. #757, Sept. 2010)

12-1203. Violations. 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. (as added by Ord. #757, Sept. 2010)

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

CHAPTER 13

BOARD OF CONSTRUCTION APPEALS

SECTION

- 12-1301. Board of building construction appeals established; appointment of members.
- 12-1302. Composition of board.
- 12-1303. Appointment; terms.
- 12-1304. Appeals.
- 12-1305. Unsafe conditions.
- 12-1306. Decisions.
- 12-1307. Action.
- 12-1308. Rules of procedure.
- 12-1309. Quorum.
- 12-1310. Secretary of board.
- 12-1311. Decisions are final.
- 12-1312. Fees.

12-1301. Board of building construction appeals established: appointment of members. There is hereby created and established a board to be called the board of building construction appeals which shall consist of three (3) voting members from the City of Collegedale Planning Commission which shall be appointed by the mayor and subject to approval by a majority vote of the Board of Commissioners for the City of Collegedale per the requirements established in this chapter. (as added by Ord. #1090, Feb 2021 **Ch8_07-19-21**)

12-1302. Composition of board. The board of building construction appeals shall be composed of the following:

- (1) One (1) member a State of Tennessee licensed engineer.
- (2) One (1) member at large from the building industry.
- (3) One (1) member at large from the public.

All board members shall be residents of Hamilton County at the time of their appointment and during their term on the board. At the first meeting of the board after the appointment of members of the board created by this chapter, they shall meet and organize electing one (1) of their members to be chairman of the board and one (1) member to be vice chairman. (as added by Ord. #1090, Feb 2021 **Ch8_07-19-21**)

12-1303. Appointment; terms. The members shall be nominated by the mayor, subject to city commission confirmation, for terms of four (4) years each. Vacancies shall be filled for a term in the manner in which original appointments are made. Continued absence of any member from regular meetings of the board shall, at the discretion of the mayor, render such member

subject to immediate removal from the board. (as added by Ord. #1090, Feb 2021 *Ch8_07-19-21*)

12-1304. Appeals. (1) The owner of a building, structure or service system, or his /her duly authorized agent, may appeal a decision of the building and codes director or his designee to the building construction appeals board whenever any one (1) of the following conditions are claimed to exist:

(a) The building and codes director rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a structure or service system;

(b) When it is claimed that the provisions of the code (including revisions and new additions thereto) do not apply;

(c) That any equally good or more desirable form of installation can be employed in any specific case; or

(d) When it is claimed that the true intent and meaning of the code or any of the regulations thereunder have been misconstrued or wrongly interpreted.

(2) Notice of appeal shall be in writing and filed within thirty (30) days after the decision is rendered by the building and codes director or his designee. An appeal shall be on forms provided by the building and codes director. (as added by Ord. #1090, Feb 2021 *Ch8_07-19-21*)

12-1305. Unsafe conditions. In case of a construction project which, in the opinion of the building and codes director, is unsafe, unhealthy, or otherwise creates an issue requiring expedited action in order to foster the public welfare, the building and codes director may limit the time for an appeal to a shorter period. If the director limits the time for appeal, they must put their specific reasons in writing and provide a copy to the property owner. (as added by Ord. #1090, Feb 2021 *Ch8_07-19-21*)

12-1306. Decisions. The board of building construction appeals, when appealed to and after a public hearing, may interpret the application of any provision of the city's adopted codes to any particular case when in the board's opinion, the enforcement thereof would cause undue hardship, would be contrary to the spirit and purpose of the adopted code or public interest, or when in the board's opinion the interpretation of the building and codes director should be modified or reversed. (as added by Ord. #1090, Feb 2021 *Ch8_07-19-21*)

12-1307. Action. The board shall consider an appeal within forty-five (45) days of its filing and shall reach a decision within thirty (30) days after the initial consideration of the appeal, unless the applicant requests or consents to additional time. Each decision of the board shall also include the basis for its decision, which shall be reduced to writing and signed by the chairman. If a

decision of the board reverses or modifies a decision of the building and codes director, or varies the application of any provision of the adopted code, the building and codes director shall immediately take action in accordance with that decision. (as added by Ord. #1090, Feb 2021 ***Ch8_07-19-21***)

12-1308. Rules of procedure. The board of building construction appeals may establish guidelines and procedures consistent with the provisions of the adopted codes. The board shall meet at such intervals as it may deem necessary for the proper performance of its duties. A certified copy of the board's decision shall be sent by mail to the appellant and a copy shall be kept in the public records of the building and codes director. (as added by Ord. #1090, Feb 2021 ***Ch8_07-19-21***)

12-1309. Quorum. Two (2) members of the board of building construction appeals shall constitute a quorum. In varying the application of any provisions of the adopted code or in modifying an order of the building and codes director, affirmative votes of the majority present, but not less than three (3) affirmative votes, shall be required. A board member shall not act in a case in which he or she might have a personal interest. (as added by Ord. #1090, Feb 2021 ***Ch8_07-19-21***)

12-1310. Secretary of board. The building and codes director or his designee shall serve as secretary of the board, and shall keep a detailed record of the board's meetings and determinations. Such record shall be a public record filed in the offices of building and codes department. (as added by Ord. #1090, Feb 2021 ***Ch8_07-19-21***)

12-1311. Decisions are final. Each decision of the board of building construction appeals shall be final, subject only to such review or remedy as may be obtained in a court of law. (as added by Ord. #1090, Feb 2021 ***Ch8_07-19-21***)

12-1312. Fees. When a decision of the building and codes director is appealed to the board of building construction appeals, the property owner or applicant shall pay a filing fee of one hundred dollars (\$100.00), which may be refundable at the discretion of the board if the board overturns the decision of the building and codes director. (as added by Ord. #1090, Feb 2021 ***Ch8_07-19-21***)