

TITLE 4

BUILDING, UTILITY AND HOUSING CODES

CHAPTER

1. GAS CODE.
2. SLUM CLEARANCE.

CHAPTER 1

GAS CODE

SECTION

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4-101. Scope and definitions. This chapter establishes minimum standards and requirements to insure safe installation of all city gas appliances, gas vents, and gas piping. This code applies to any connection made to the gas system owned by the City of Friendship, Tennessee, both inside and outside of the corporate limits on either distribution or transmission mains.

For the interpretation of this chapter words shall be defined as follows:

(1) "Gas Department:" The Gas Department of the City of Friendship, Tennessee.

(2) "Approved:" As to materials, workmanship and types of construction means approved by the Gas Department, as the result of investigation, inspections and/or tests conducted by them, or by reason of accepted principles or tests by nationally recognized authorities.

(3) "Person:" Shall include firm, corporations, or co-partnership. Masculine gender shall include feminine gender. Singular shall include plural.

- (4) "Shall:" Shall as used in this code is mandatory.
- (5) "City Gas:" Gas from the distribution or transmission mains owned by the City of Friendship.
- (6) "Minor Repairs:" "Minor repairs" are adjustment of appliances, replacement of parts, repairing leaks, and similar work.
- (7) "Gas Appliance:" A fixture or apparatus designed and manufactured or properly converted and approved for the use of natural gas as a fuel medium; provided, however, that nothing herein contained shall be construed to apply to appliances, appurtenances or devices used for strictly experimental or scientific purposes or to gas burning appliances for industrial and commercial processing purposes.
- (8) "Gas Piping:" Any run of pipe or fittings that is used to convey city gas, installed on any premises or in any building, but shall not include:
- (a) Any portion of the service piping;
 - (b) Any piping connection less than 6 feet in length between an existing gas outlet and a gas appliance in the same room with the outlet.
- (9) "Gas Piping System:" An arrangement of gas piping supplied by one meter or parallel connected meters.
- (10) "House Piping:" That portion of the gas piping contained within the boundaries of the building foundation, and any additional gas piping connected to and extending beyond that portion of the system.
- (11) "Service Piping:" The piping between the street gas main and the gas meter.
- (12) "Yard Piping:" That portion of gas piping between the gas meter and the point where the gas piping enters the foundation.
- (13) "Vent:" A conduit or pipe, vertical or nearly so in direction, designed to convey the products of combustion to the outside air when an approved flue or chimney is not available or its use not practical.
- (14) "Vent Connection:" A pipe designed to convey the products of combustion from a gas appliance to a vent or chimney.
- (15) "Combustible Material:" Walls, floors, ceilings, shelves, or other parts of a building constructed of wood, composition, or paper, and including wall constructed of wooden studding, lath, and plaster.
- (16) "Protected Combustible Material:" Combustible material protected with a metal shield extending over an area exposed to the effects of heat from a gas appliance, so formed that an air space of not less than one (1) inch is created between such shield and the combustible material; provided that in lieu of such air space an effective insulating material may be used between such metal shield and any combustible material.

4-102. Permits. (1) It shall be unlawful for any person to install, or cause to be installed, any gas piping, vent, vent connection, or gas appliance

without obtaining a permit to do so; except that no permit shall be required for work defined as "minor repairs" in section 4-101.

(2) Permits for gas piping shall show the total number of gas outlets to be provided for, and permits for gas appliances shall show the manufacturer, type, model, and maximum gas input.

4-103. Services. (1) The transmission mains, all distribution mains and all service piping are and shall be the property of the city and the city shall have exclusive jurisdiction and control over all of said mains and piping, and it shall be illegal for any person, to cut, tap or tamper with in any manner any of the said mains or piping, except an employee of or a person authorized by the Gas Department.

(2) All valves and regulators ahead of the meter and including the meter shall be the property of the city, and the city shall have exclusive jurisdiction and control over all of said valves and regulators ahead of the meter and including the meter, and it shall be illegal for any person to tamper with in any manner any of the said valves, regulators and meters, except an employee of or a person authorized by the Gas Department.

4-104. Authority to disconnect. (1) The Gas Department is hereby authorized to disconnect any gas appliances or gas piping which shall be found not to conform to the requirements of this chapter, or which may be found defective and in such condition as to endanger life or property. Where such disconnection has been made, a notice shall be attached to such appliance or gas piping which shall state that the same has been disconnected, together with the reasons therefor, and such notice shall not be removed nor shall the appliance or gas piping be reconnected until authorized by the Gas Department.

4-105. Authority to render gas service. It shall be unlawful for any person, firm or corporation excepting an employee of, or a person authorized by the Gas Department, to turn on a meter or reconnect city gas service in or on any premises.

4-106. Inspections. (1) Upon completion of the installation of any gas piping and/or gas appliance, and prior to the use thereof, the Gas Department shall be notified that such piping and/or appliance is ready for inspection.

(2) The Gas Department shall inspect any house piping and/or gas appliance and shall either approve that portion of the work as completed, or shall notify the permit holder wherein the same fails to comply with this chapter. This piping inspection shall include a pressure test, at which time the gas piping shall stand an air pressure of 10 psig, and shall hold this pressure for a period of 10 minutes with no perceptible drop. This test shall be made

before any fixture or appliance has been attached to the gas piping, and shall be made in the presence of the inspector. All necessary apparatus for conducting this test shall be furnished by the permit holders.

(3) In cases where the work authorized by the permit consists of additional piping to be installed on gas piping already connected to a gas meter, the foregoing inspections may be waived. In this event the Gas Department shall make such inspection as it deems advisable in order to assure itself that the work has been performed in accordance with the intent of this chapter.

(4) In the event that gas piping is to be covered or concealed, the Gas Department shall be notified and a partial piping inspection will be made by the Gas Department before any such piping has been covered or concealed. This inspection will include a determination that the gas piping size, material, and installation meet the requirements of this chapter.

(5) Before city gas service is rendered to an appliance and/or gas piping system which has been converted from liquefied petroleum gas, the appliance, the venting, and/or gas piping system shall be inspected by the Gas Department and the installation shall be substantially in compliance with this chapter.

(6) After any gas piping and/or appliances included on any permit have been inspected and everything appears to be in accordance with this chapter, the inspector shall sign the permit showing that the inspection has been made and such inspection shall not impose any liability on the City, the Gas Department, or their employees. The inspection shall not release the permit holder from compliance with this chapter, or from responsibility due to defective work or negligence.

4-107. Appliances-general. (1) All gas appliances shall bear a valid seal of approval of either the American Gas Association or another nationally recognized testing laboratory, except gas appliances having an input capacity in excess of that covered by American Gas Association listings; in which case the gas appliance shall be approved by the Gas Department before installation.

(2) Appliances shall be installed so that their continued operation will not in any way create a hazard to persons or property.

(3) Appliances shall be adequately supported and so connected to the piping as not to exert undue strain on the connection.

(4) Where an appliance is installed in a tightly closed room, provisions shall be made for supplying a room with air for combustion and ventilation through two permanent openings leading into the same adjacent building space, one near the floor line, and the other near the ceiling, each to be sized on the basis of 1 square inch or more free area for each 1,000 Btu input per hour.

(5) A union shall be provided in the gas line near the appliance so that it can be readily disconnected. This fitting is sometimes provided as part of the appliance.

(6) A gas pressure regulator shall be installed in the fuel line near the appliance on all boilers, conversion burners, and furnaces. Appliance gas pressure regulators requiring access to the atmosphere for successful operation shall be vented into the combustion chamber near a constant burning pilot or to the outside of the building unless its construction is such as to prevent an escape of gas from the vent opening in the event of diaphragm failure. When venting into the combustion chamber, the tip of the vent line shall be directed toward pilot flame and terminate about one inch below it. Neither the main burner nor pilot flame shall impinge on the vent line. When the regulator is vented to outside, the outlet of the vent shall be turned down.

(7) A safety pilot and an automatic gas valve shall be installed on all gas fired steam or vapor boilers, hot water boilers, and warm air furnaces used for central heating. In addition, controls as listed below shall be installed:

(a) Boilers (steam, vapor, etc.). Pressure limit control, low water cut off.

(b) Boilers (Hot Water). Temperature limit control.

(c) Warm air, furnaces, Temperature limit control. All of the above are the minimum controls.

(8) Except where an appliance is especially designed for direct or close contact, a distance of at least six inches between appliance and combustible material shall be maintained.

(9) No gas appliance shall be installed in a garage unless the design, operation, and installation of said appliance is such to eliminate the possible ignition of inflammable vapors.

(10) Appliances shall be installed so that they are level.

(11) Whenever gas is compressed to pressures above that of the gas piping or whenever gas is mixed with a substance of higher pressure a check valve shall be installed in the gas piping.

(12) Gas Appliances shall be located so that they will be readily accessible for operation, repair, and adjustment.

(13) All gas appliances shall be properly adjusted and the owner instructed as to their safe operation.

4-108. Gas piping. (1) All pipe used for the installation, extension, alteration, and/or repair of any gas piping shall be standard weight wrought iron or steel, or brass, or copper pipe of iron pipe size. All such pipe shall either be new, or shall previously have been used for no other purpose than conveying gas, and shall be free from internal obstructions and the end thereof properly

reamed. All fittings used in connection with such pipe shall be of malleable iron, steel, brass or copper.

(2) All joints in the piping system, unless welded, shall be screwed joints, the threads of which shall comply with American Standard for pipe threads. Such screwed joints shall be made up with an approved thread compound applied to the make threads only.

(3) Bushings and/or unions shall not be used in concealed locations.

(4) Fittings shall be used in making turns, pipe shall not be bent.

(5) Gas piping shall be installed in such a manner as not to weaken the building structure.

(6) All gas piping shall be supported at intervals of not more than 6 feet, by straps or hooks capable of withstanding four times the weight of the pipe being supported.

(7) No gas pipe shall be installed in such a manner as to be left under strain.

(8) No gas piping shall be used as an electrical or telephone ground.

(9) A stop cock shall be installed at the house piping outlet ahead of each gas appliance and ahead of the union connection with the exception of ranges. Also, water heaters with a cock as part of the control section are excepted.

(10) Pipe shall be threaded with clean cut threads. Pipe with threads stripped, chipped or damaged shall not be used. Split pipe or defective fittings shall be discarded, never cemented. Pipe shall be threaded according to American Standard specifications.

(11) The hourly volume of gas required at each piping outlet shall be taken as not less than the maximum hourly rating, as specified by the manufacturer of the appliance or appliances to be connected to such outlet.

(12) In no case shall a supply pipe to any gas appliance be installed having a diameter smaller than the inlet connection of that appliance.

(13) No gas piping shall be less than 1/2 inch nominal size pipe.

(14) The size of each section and each outlet of a system of gas piping shall be determined by means of Table 1.

TABLE NO. 1
PIPE DELIVERY SCHEDULE

Length of Pipe in Feet	*Capacity of Pipe in Cubic Feet of Gas Per Hour								
	Nominal Pipe Size								
	<u>1/2</u>	<u>3/4</u>	<u>1</u>	<u>1-1/4</u>	<u>1-1/2</u>	<u>2</u>	<u>2-1/2</u>	<u>3</u>	<u>4</u>
10	75	210	425	730	1,200	2,400	4,300	6,300	3,000
20	55	150	300	510	825	1,700	3,000	4,600	
30	45	120	250	425	675	1,400	2,400	3,750	7,500
40	40	105	220	360	580	1,200	2,100	3,250	
50	35	95	195	330	520	1,080	1,900	2,900	5,800
60	30	85	180	300	480	990	1,750	2,650	
75	27	75	160	270	430	870	1,600	2,300	
100	23	65	135	230	370	750	1,350	2,000	
125	21	60	120	210	340	680	1,200	1,850	
150	19	55	110	190	300	625	1,100	1,700	
200		45	95	165	265	530	950	1,500	3,000

*Capacity based on 0.02 Inch Pressure Loss and .06 Specific Gravity Gas.

(15) To determine the size of any section of pipe in a system, proceed as follows:

(a) Measure the length of pipe from the meter to the most remote outlet in the building.

(b) In Table 1, select the column showing that distance, or the next longer distance, if the table does not give the exact length.

(c) Use this horizontal column to locate all gas demand figures for this particular system of piping.

(d) Starting at the most remote outlet, find in the horizontal column just selected, the gas demand for that outlet. If the exact figure of demand is not shown, choose the next larger figure in the column.

(e) At the top of the vertical column in which this demand figure appears is the correct pipe size.

(f) Proceed in a similar manner for each outlet and each section of pipe.

(16) For conditions other than those covered by Table 1, such as longer runs of piping, or greater gas demands, the size of piping required may be calculated by means of standard engineering methods in a manner satisfactory to the gas department.

(17) For apartment or commercial buildings where an appreciable number of vertical risers are to be installed, a pressure loss of 0.5 inch of water column, rather than 0.2 inch on which Table 1 is based, is allowable for vertical risers conducting gas upward. Capacity of pipe based on 0.5 inch pressure loss can be determined by multiplying the capacities shown in Table 1 by 1.6.

(18) It shall be unlawful to remove or disconnect any gas appliance without capping with a screwed joint fitting, the outlet from which said gas appliance was removed. All outlets to which gas appliances are not connected shall be left capped gas tight with screwed joint fittings on any piping system being installed, altered, extended, or repaired.

4-109. Appliance connections. (1) Except as provided hereinafter, every gas appliance shall be rigidly connected to the house gas piping outlet with pipe and fittings as specified in paragraphs (1) and (2) of the section titled Gas Piping.

(2) Gas appliances burning not more than 90 cubic feet per hour and/or not having an automatically controlled valve which completely shuts off the main burner may be connected with approved seamless metal tubing connectors not over 4 feet in length. Any aluminum tubing connectors shall not be left in contact with concrete, cement, or asbestos cement or any location subject to floor cleaning soaps or solutions or in a normally damp location.

(3) Central heating appliances, circulators with automatic controls and floor furnaces shall be installed with a lever operated shut-off valve near the appliance and ahead of all controls.

4-110. Vents. (1) All gas appliances falling in any of the classifications listed below shall be vented with an approved type vent and vent connection.

(a) All gas appliances having an input rating in excess of 30,000 Btu per hour with the exception of domestic cooking appliances.

(b) All floor furnaces.

(c) All gas fired water heaters irrespective of size or type.

(d) All automatically controlled appliances with the exception of refrigerators and domestic cooking appliances.

(e) All space heaters in rooms used or designed to be used for sleeping purposes. Where such rooms are used for transients the space heater shall be equipped with an automatic pilot.

(2) The vent connection and gas vent shall not be smaller than the size indicated by the vent collar of the appliance.

(3) Where the appliance has more than one vent opening or where the vent connections from two or more appliances are combined, the vent connection and/or vent shall equal the combined area for which it acts as a common conductor. Where the load on individual vent connections does not exceed two-thirds of the capacities shown in Table 2, the combined area for a common conductor may be equal to the area of the largest vent connection to be combined.

(4) No vent or vent connection shall be less than three inches in diameter.

(5) The approximate maximum capacity of vents of good construction is shown in Table 2.

TABLE 2

MAXIMUM VENT PIPE CAPACITY

Dia. in Inches	Area in Sq. In.	Cap. in Btu Per Hr.
3	7.1	40,000
4	12.6	80,000
5	19.6	150,000
6	28.3	240,000
7	38.3	360,000
8	50.3	500,000
10	78.5	850,000

(6) All vented appliances for domestic use with the exception of incinerators and appliances designed for use without a draft hood shall be equipped with a draft hood.

(7) Except for conversion burners, dampers shall not be placed in vent or vent connection pipes of gas fired appliances.

(8) Draft hoods of vertical design shall not be installed horizontally or at an angle. The draft hoods of a horizontal design shall not be installed vertically or at an angle. The draft hood shall be installed on the appliance where such construction is provided and shall under no circumstances be installed in another room.

(9) The length of the horizontal run of every vent connection shall be made as short and direct as possible by locating the appliance as near the flue or chimney as practical. In no case shall the above mentioned horizontal run be of such length as to make the vent ineffective. Every vent connection shall have a rise of not less than 1/4 inch per foot of length.

(10) Vent connections shall be either Fire Underwriter's approved Type B Gas Vent Piping or sheet copper not less than No. 24 U. S. gage or galvanized iron not less than No. 28 U.S. gage.

(11) A copper or galvanized iron vent connection shall be exposed to view throughout its entire length in a room, shall not be installed under any portion of a building not directly over a basement or cellar, not in any attic, roof space, or other portion of the building not in general use by the occupants thereof. The minimum lap at joints shall not be less than 1-1/4 inches. Joints shall be riveted or fastened together with sheet metal screws when there are two or more length.

(12) Combustible material within 12 inches vertically and 6 inches horizontally of any copper or galvanized iron vent connection shall be protected with approved fire-resistive material. These distances shall be measured at right angles to the vent connection.

(13) Type B vent connections shall be installed in accordance with Fire Underwriter's requirements.

(14) All vents shall be Fire Underwriter's Approved Type B Gas Vent Piping and shall be installed in accordance with Fire Underwriter's requirements.

(15) Vents and vent connections shall be adequately supported whenever of such length as to be otherwise unstable or insecure and shall be so installed as to avoid sharp turns or other constructional features which should create excessive resistance to the flow of gaseous products.

(16) When two or more vent connections are connected in order to run to the vent or flue as a common vent connections, "y" connections shall be used.

(17) Vents and vent connections extending into or through any combustible material shall be installed in an approved ventilated thimble fitting or its equivalent.

(18) Vents and vent connections shall not be run through air ducts or plenum chambers.

(19) Except as provided in this section, every vent shall extend at least 1 foot above the highest portion of any building and shall terminate in an approved cowl with a venting capacity not less than that of the vent.

(20) A vent which is equipped with a cowl approved for use at a lower elevation on the roof shall terminate not less than:

(a) One foot from any portion of a building and

(b) Four feet horizontally from any vertical portion of a building, and

(c) Four feet horizontally from any roof or portion of a building which extends at an angle of more than 45 degrees from the horizontal.

(21) Before making a vent connection to an existing chimney or flue an examination shall be made to ascertain that the chimney or flue is properly

constructed, clear, of sufficient capacity, and will normally conduct the products of combustion to the outer air. If any of the above conditions are found not to exist, corrections shall be made by approved methods before the chimney or flue is used for vent connection. Any chimney on the outside wall of a building shall be lined.

(22) When making a gas connection to an existing chimney or flue the following provisions shall be adhered to:

(a) No vent connection shall be made to a flue having a fireplace opening unless the opening is permanently and tightly sealed.

(b) The vent connection shall be sealed into the flue or chimney with cement to prevent leakage at this junction. Any other openings which would permit infiltration of air into the flue or chimney shall be permanently sealed.

(c) When venting into a fireplace opening, the entire opening shall be sealed except for the proper size vent pipe opening.

(d) When the vent connection pipe enters the flue from the bottom, it shall project at least 12 inches above the bottom of the flue.

(e) When the vent connection pipe enters the flue or chimney from the side, it shall terminate flush with the inside and shall be at least 12 inches from the bottom of the flue or chimney.

(f) Vent connections shall not enter opposite sides of the same flue or chimney at the same level.

(g) Only gas appliances equipped with an approved type automatic pilot may be connected to any vent or chimney to which there is connected an appliance arranged to burn solid or liquid fuel. The gas appliance vent connection shall enter the vent or chimney 12 inches or more above the solid or liquid fuel vent.

4-111. Water heaters. (1) No gas water heater shall be installed in any room used or designed to be used for sleeping purposes, bathroom, or any occupied room normally kept closed; except in utility rooms provided for this purpose.

(2) All water heating appliances which are installed in a closed system of water piping, and/or any water heater connected to a separate storage tank and having valves between said heater and tank, shall be provided with either a water pressure relief valve set at a pressure of not more than 50 psig above the pressure of the water supply or a combination temperature and pressure relief valve. Every required pressure relief valve or combination temperature and pressure relief valve shall be an approved automatic type with drain. The pressure relief valve shall be installed in the cold water supply pipe between the pressure regulator or check valve and each heater or tank. The combination temperature and pressure relief valve or the temperature relief valve shall be

installed in the hot water line as close to the tank as possible. If a pressure relief or a temperature relief valve is located inside the building and a suitable inside floor drain is not available, a drain pipe shall be extended therefrom to the outside of the building, with the end of the pipe not over 2 feet above the ground and pointing downward. When discharging to the floor drains, the drain pipe shall extend to within six inches of the floor and terminate so as to direct water toward the floor. No shut off valve of any kind shall be installed between a relief valve and the tank it serves.

4-112. Conversion burners. (1) Before any conversion burner is installed the requirements listed below shall be determined by approved engineering methods.

(a) The heat loss of the building.

(b) The amount of radiation, where steam and hot water heating systems are involved.

(c) The warm air leader pipe and return air duct size where gravity or forced air heating systems are involved.

(d) The boiler capacity needed to supply the connected load with the proper amount of steam or hot water, as the case may be.

(e) The furnace capacity and size, where gravity or mechanical warm air heating systems are involved.

(2) After having determined the requirements listed above applicable to the particular heating installation, the actual installation shall be compared with the required installation in accordance with the above standards. The boiler or furnace, as the case may be, will then be acceptable for conversion under the following conditions:

(a) That the installed radiation or warm air lead pipes equal at least 90% of the amount needed.

(b) That the furnace or boiler has a rated capacity sufficient to meet the requirements of the connected load.

(3) Conversion burners shall not be installed in:

(a) Warm air furnaces not equipped with a radiator section.

(b) Warm air heating installations with an outside cold air supply.

(c) Steam or hot water boilers where the flue passages are of insufficient length to permit proper absorption of heat from the burned gas.

(d) Round steam or hot water boilers having less than two pancake sections and a dome section.

(e) Any steam or hot water system where the mains, branches, or risers are not properly insulated.

(4) Water heating coils shall be removed or disconnected before a conversion burner is installed. When water heating coils are disconnected, but left in the furnace, they shall not be capped or plugged.

(5) Provisions shall be made by an approved method to relieve puffs or backfire caused by delayed ignition.

(6) Before a conversion burner is installed, the furnace shall be thoroughly cleaned and inspected, cracks or leaks found in warm air furnaces or boilers shall be properly repaired or defective parts replaced, cracked sections above the heating level shall be replaced before the burner is installed.

(7) All conversion burners shall be installed according to the manufacturer's recommendations unless such recommendations do not allow compliance with his ordinance.

4-113. Floor furnaces. (1) No floor furnace shall be installed in the floor of any aisle or passageway of any room used as a place of public assembly or in any egress from such room.

(2) The space in which any floor furnace is installed shall be accessible by an opening or trapdoor not less than 18 x 24 inches in any cross section thereof, and a passageway not less than 24 x 24 inches in any cross section thereof. The passage shall be continuous from the opening or trapdoor to the furnace controls and valves, and the opening of the passageway shall be located not more than 20 feet from the furnace.

(3) Every portion of the ground within 24 inches horizontally from any floor furnace which projects below the first floor of any building shall be excavated to a level not less than 12 inches below the lowest portion of the furnace.

(4) The location and installation of any floor furnace shall be such as to eliminate the possibility of its being flooded with water under normal conditions.

(5) The floor around the furnace shall be braced and headed with a framework of material not lighter than the joists. The inside dimension of the framework shall be approximately 1/2 inch longer and wider than the furnace to be installed.

4-114. Violation and penalties. Any person who shall violate or fail to comply with any of the provisions of this chapter shall be fined under the general penalty clause for this code of ordinances.

CHAPTER 2

SLUM CLEARANCE¹

SECTION

- 4-201. Findings of board.
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- 4-211. Enjoining enforcement of order.
- 4-212. Additional powers of public officer.
- 4-213. Powers conferred are supplemental.

4-201. Findings of board. Pursuant to Tennessee Code Annotated, section 13-21-101 et seq., the board of mayor and aldermen finds that there exists in the city structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or insanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the city and, therefore, ordains as follows.

4-202. Definitions. (1) "Municipality" shall mean the City of Friendship, Tennessee, and the areas encompassed within existing city limits or as hereafter annexed.

(2) "Governing body" shall mean the board of mayor and aldermen charged with governing the city.

(3) "Public officer" shall mean the officer or officers who are authorized by this chapter to exercise the powers prescribed herein and pursuant to Tennessee Code Annotated, section 13-21-101 et seq.

¹State law reference

Tennessee Code Annotated, title 13, chapter 21.

(4) "Public authority" shall mean any housing authority or any officer who is in charge of any department or branch of the government of the city or state relating to health, fire, building regulations, or other activities concerning structures in the city.

(5) "Owner" shall mean the holder of title in fee simple and every mortgagee of record.

(6) "Parties in interest" shall mean all individuals, associations, corporations and other who have interests of record in a dwelling and any who are in possession thereof.

(7) "Structures" shall mean any building or structure, or part thereof, used for human occupation and intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith.

4-203. "Public officer" designated; powers. There is hereby designated and appointed a "public officer," to be the Mayor of the city, to exercise the powers prescribed by this chapter, which powers shall be supplemental to all others held by the mayor.

4-204. Initiation of proceedings; hearings. Whenever a petition is filed with the public officer by a public authority or by at least five (5) residents of the city charging that any structure is unfit for human occupancy or use, or whenever it appears to the public officer (on his own motion) that any structure is unfit for human occupancy or use, the public officer shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of, and parties in interest of, such structure a complaint stating the charges in that respect and containing a notice that a hearing will be held before the public officer (or his designated agent) at a place therein fixed, not less than ten (10) days nor more than thirty (30) days after the service of the complaint; and the owner and parties in interest shall have the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the time and place fixed in the complaint; and the rules of evidence prevailing in court of law or equity shall not be controlling in hearings before the public officer.

4-205. Orders to owners of unfit structures. If, after such notice and hearing as provided for in the preceding section, the public officer determines that the structure under consideration is unfit for human occupancy or use, he shall state in writing his finding of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order: (1) if the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent [50%] of the reasonable value), requiring the owner, during the time specified in the

order, to repair, alter, or improve such structure to render it fit for human occupancy or use or to vacate and close the structure for human occupancy or use; or (2) if the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent [50%] of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure.

4-206. When public officer may repair, etc. If the owner fails to comply with the order to repair, alter, or improve or to vacate and close the structure as specified in the preceding section hereof, the public officer may cause such structure to be repaired, altered, or improved, or to be vacated and closed; and the public officer may cause to be posted on the main entrance of any dwelling so closed, a placard with the following words: "This building is unfit for human occupancy or use; the use or occupation of this building for human occupancy or use is prohibited and unlawful."

4-207. When public officer may remove or demolish. If the owner fails to comply with an order, as specified above, to remove or demolish the structure, the public officer may cause such structure to be removed and demolished.

4-208. Lien for expenses; sale of salvaged materials; other powers not limited. The amount of the cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition by the public officer shall be a lien against the real property upon which such costs were incurred. If the structure is removed or demolished by the public officer, he shall sell the materials of such structure and shall credit the proceeds of such sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the Chancery Court of Crockett County, Tennessee, by the public officer, shall be secured in such manner as may be directed by such court, and shall be disbursed by such court to the person found to be entitled thereto by final order or decree of such court, provided, however, that nothing in this section shall be construed to impair or limit in any way the power of the City of Friendship to define and declare nuisances and to cause their removal or abatement by summary proceedings or as otherwise may be provided by the charter or ordinances of the City.

4-209. Basis for a finding of unfitness. The public officer defined herein shall have the power and may determine that a structure is unfit for human occupation and use if he finds that conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants or users of such structure, the occupants or users of neighboring structures or other residents of the City of Friendship; such conditions may include the following

(without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; and uncleanness.

4-210. Service of complaints or orders. Complaints or orders issued by the public officer pursuant to this chapter shall be served upon persons, either personally or by registered mail, but if the whereabouts of such person is unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once each week for two (2) consecutive weeks in a newspaper printed and published in the city. In addition, a copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A copy of such complaint or order shall also be filed for record in the Register's Office of Crockett County, Tennessee, and such filing shall have the same force and effect as other lis pendens notices provided by law.

4-211. Enjoining enforcement of order. Any person affected by an order issued by the public officer served pursuant to this chapter may file a suit in chancery court for an injunction restraining the public officer from carrying out the provisions of the order, and the court may, upon the filing of such suit, issue a temporary injunction restraining the public officer pending the final disposition of the cause; provided, however, that within sixty (60) days after the posting and service of the order of the public officer, such person shall file such suit in the court.

The remedy provided herein shall be the exclusive remedy and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant to any order of the public officer, or because of noncompliance by such person with any order of the public officer.

4-212. Additional powers of public officer. The public officer, in order to carry out and effectuate the purposes and provisions of this chapter, shall have the following powers in addition to those otherwise granted herein: (1)

To investigate conditions of the structures in the city in order to determine which structures therein are unfit for human occupation or use;

(2) To administer oaths, affirmations, examine witnesses and receive evidence;

(3) To enter upon premises for the purpose of making examination, provided that such entry shall be made in such manner as to cause the least possible inconvenience to the persons in possession;

(4) To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this chapter; and (5)

To delegate any of his functions and powers under this chapter to such officers and agents as he may designate.

4-213. Powers conferred are supplemental. This chapter shall not be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its charter or any other ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred by the charter and other laws.