

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. ENERGY CONSERVATION CODE.
4. RESIDENTIAL CODE.
5. EXISTING BUILDING CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Building permits--mobile homes.
- 12-104. Available in recorder's office.
- 12-105. Violations and penalty.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Building Code,² 2009 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code.

¹Municipal code references

Fire protection: title 7.
 Planning and zoning: title 14.
 Streets and other public ways and places: title 16.
 Utilities and services: titles 18 and 19.

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

12-102. Modifications. Whenever the building code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the governing body of the municipality. When the "Building Official" is named it shall, for the purposes of the building code, mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the building code. The schedule of permit fees, as amended from time to time, is available in the recorder's office.

It is the duty of anyone who owns, is in control of any residential dwelling, commercial building, or industrial building before beginning construction thereof, to obtain a building permit from the Town of Gordonsville. (1994 Code, § 12-102, modified)

12-103. Building permits--mobile homes. No mobile home, prefabricated structure, trailer, camper or other device shall in any manner be placed on any parcel of land within the town except in mobile home parks; until the owner or lessee hereof has secured from the town building inspector a permit to place device thereon. Said permit shall carry the same fee as that for a single family dwelling. (1994 Code, § 12-103)

12-104. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code with the above modifications has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1994 Code, § 12-104)

12-105. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference and modified. (1994 Code, § 12-105, modified)

CHAPTER 2

PLUMBING CODE¹

SECTION

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

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 municipality, the International Plumbing Code,² 2009 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code.

12-202. Modifications. Wherever the plumbing code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the governing body of this municipality.

Wherever "Code Official" is named or referred to, it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the plumbing code. (1994 Code, § 12-202, modified)

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1994 Code, § 12-203)

12-204. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. (1994 Code, § 12-204, modified)

¹Municipal code references

Street excavations: title 16.

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.

CHAPTER 3

ENERGY CONSERVATION CODE¹

SECTION

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

12-301. Energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of energy-efficient building envelopes and the installation of energy-efficient mechanical, lighting and power systems to establish energy-efficient buildings using prescriptive and performance-related provisions which will make possible the use of new materials and innovative techniques that conserve energy, the International Energy Conservation Code,² 2009 edition, as prepared and maintained by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code.

12-302. Modifications. When the "Code Official" is named it shall, for the purposes of the energy code, mean such person as the mayor shall have appointed or designated to administer and enforce the provisions of the energy code.

12-303. Available in recorder's office. Pursuant to the requirements of 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.

12-304. Violations and penalty. It shall unlawful for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be

¹Municipal code references

Fire protection and fireworks: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and other services: titles 18 and 19.

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punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 4

RESIDENTIAL CODE

SECTION

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

12-401. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions, the International Residential Code,¹ 2009 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the residential code.

12-402. Modifications. Wherever the residential code refers to the "Building Official," it shall mean the person appointed or designated by the municipal governing body to administer and enforce the provisions of the residential code. Wherever the "Chief Appointing Authority" is referred to it shall mean such person as the municipal governing body shall have appointed or designated to administer and enforce the provisions of the residential code. (modified)

12-403. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the residential code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-404. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

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

CHAPTER 5

EXISTING BUILDING CODE¹

SECTION

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

12-501. Existing building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-516, and for the purpose of providing a concise set of regulations and procedures to effect safety in occupancy, the International Existing Building Code,² 2009 edition, as prepared by the International Code Council, is adopted and the same is incorporated herein by reference, subject to modifications as hereinafter provided, and shall be known and referred to as the existing buildings code.

12-502. Modifications. Whenever the standard existing buildings code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the governing body of the municipality. Whenever the existing buildings code shall refer to the "Code Official," it shall mean such person designated by the governing body of the municipality to administer and enforce the provisions of the various codes of the town.

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

12-504. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the standard existing buildings code or any final order made pursuant thereto. Such violation is declared an offense against the town and for which punishment shall be a fine of not more than fifty dollars (\$50.00) for each such violation. Each day that a violation

¹Municipal code references

Fire protection and fireworks: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and other services: titles 18 and 19.

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occurs shall be deemed a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the town any person, firm or corporation found to be in such violation.