

## TITLE 4

BUILDING, UTILITY, AND HOUSING CODES<sup>1</sup>

## CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. HOUSING CODE.
5. SUPPLEMENTAL BUILDING CODE, LAND USE, FLOOD CONTROL, WATER, SEWER AND DRAINAGE REGULATIONS.

## CHAPTER 1

BUILDING CODE<sup>2</sup>

## SECTION

- 4-101. Building code adopted.
- 4-102. Modifications.
- 4-103. Available in recorder's office.
- 4-104. Violations.

4-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 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 Standard Building Code, 1982 edition with 1984 amendments, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporatd by reference as a part of this code, and is

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<sup>1</sup>For related provisions in this code see title 7, "Fire Protection, Fireworks, and Explosives"; title 8, "Health and Sanitation"; title 11, "Planning and Zoning"; title 12, "Streets and Other Public Ways and Places"; and title 13, "Utilities and Services."

<sup>2</sup>See chapter 5 in this title for supplementary building code regulations.

hereinafter referred to as the building code.<sup>1</sup> (ord. passed Mar. 21, 1963, sec. 1, modified)

4-102. Modifications. (1) Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the board of mayor and aldermen 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 board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the building code.

(2) The recommended schedule of permit fees set forth in Appendix K of the building code is deleted. The fees to be collected shall be those contained in chapter 5, section 4-501 of this title.

(3) Section 114 of the building code is hereby deleted.

4-103. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502 three (3) copies of the building code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4-104. 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.

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

See chapter 5 of this title for supplemental regulations related to construction, land use, flood control and water, sewer and drainage. Particularly see sections 4-501, 4-502, 4-503(4) through (6) and 4-505.

## CHAPTER 2

PLUMBING CODE<sup>1</sup>

## SECTION

- 4-201. Plumbing code adopted.  
 4-202. Modifications.  
 4-203. Available in recorder's office.  
 4-204. Violations.

4-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 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 municipal water or sewerage system, the Standard Plumbing Code,<sup>2</sup> 1982 edition with 1984 amendments, 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 plumbing code. (ord. passed Mar. 21, 1962, sec. 1, modified)

4-202. Modifications. (1) 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 board of mayor and aldermen 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 board of mayor and aldermen to administer and enforce the provisions of the plumbing code.

(2) The schedule of permit fees recommended in "Appendix H" of the plumbing code is hereby adopted.

(3) Section 110 of the plumbing code is hereby deleted.

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<sup>1</sup>See also titles 8, 12, and 13 in this code for provisions relating to cross-connections, street excavations, water and sewer systems, etc.

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

4-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502 three (3) copies of the plumbing code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4-204. 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.

## CHAPTER 3

ELECTRICAL CODE <sup>1</sup>

## SECTION

- 4-301. Electrical code adopted.
- 4-302. Available in recorder's office.
- 4-303. Permit required for doing electrical work.
- 4-304. Violations.
- 4-305. Enforcement.
- 4-306. Fees.

4-301. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 6-54-501 through 6-54-506 and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, the National Electrical Code,<sup>1</sup> 1984 edition, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code. (ord. passed Mar. 21, 1963, sec. 1, modified)

4-302. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502 three (3) copies of the electrical code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (ord. passed Mar. 21, 1963, sec. 1, modified)

4-303. Permit required for doing electrical work. No electrical work shall be done within this city until a permit therefor has been issued by the city. 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.

4-304. 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

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<sup>1</sup>Copies of this code may be purchased from the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210.

comply with this chapter and/or the requirements and standards prescribed by the electrical code.

4-305. 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.

4-306. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, section 67-17-143 for electrical inspections by deputy inspectors of the state fire marshal.

CHAPTER 4  
HOUSING CODE

## SECTION

- 4-401. Housing code adopted.  
4-402. Modifications.  
4-403. Available in recorder's office.  
4-404. Violations.

4-401. Housing code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 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 Standard Housing Code,<sup>1</sup> 1982 edition with 1984 amendments, 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 housing code. (ord. passed Mar. 21, 1963, sec. 1, modified)

4-402. Modifications. (1) 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 "Applicable Governing Body" is referred to it shall mean the board of mayor and aldermen.  
(2) Section 108 of the housing code is deleted.

4-403. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502 three (3) copies of the housing code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

4-404. 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.

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## CHAPTER 5

SUPPLEMENTAL BUILDING CODE, LAND USE, FLOOD CONTROL,  
WATER, SEWER AND DRAINAGE REGULATIONS

## SECTION

- 4-501. Permits and inspections.
- 4-502. Flood control provisions.
- 4-503. Land use and building code.
- 4-504. Water, sewer and drainage.
- 4-505. Conformity with other law and regulations; penalty.

4-501. Permits and inspections. (1) Any owner of real property in Kenton who plans to build, erect, construct, or remodel, or who plans to cause to allow to be built, erected, constructed, or remodeled, any building, improvements, or mobile home upon his real property, where such construction, remodeling, or mobile home may have a value or cost of one thousand dollars (\$1000.00) or more, shall obtain a building permit for such construction, remodeling, or mobile home location.

(2) Where the valuation does not exceed fifteen hundred dollars (\$1500.00), the fee for such permit shall be ten dollars (\$10.00).

(3) Where the valuation exceeds fifteen hundred dollars (\$1500.00), the fee shall be ten dollars (\$10.00) plus one dollar per thousand dollars valuation, or major part thereof, in excess of the first one thousand dollars (\$1000.00).

(4) Any person or persons desiring building permits shall apply at city hall, submitting the type of building, location, intended use, approximate cost, type of heating system, and if in a defined flood hazard area, the first floor elevation.

(5) No application will be approved and permit issued until application has been approved by the building inspector and the appropriate fee paid to the city recorder.

(6) Building permit must be posted conspicuously at the building site.

(7) Building site will be subject to three (3) inspections, the first to occur when the lot is staked; the second inspection shall occur when the plumbing is roughed in; and the final inspection shall occur upon completion of the project.

(8) Each permit issued under provisions of this chapter shall have an effective life of sixty (60) calendar days from date of issue, after which time the permit shall expire, unless actual construction has commenced.



(9) The building inspector shall maintain a file of all building permits issued that month to the Obion County Tax Assessor or to the Gibson County Tax Assessor; whichever applies. (ord. passed Aug. 9, 1983, sec. I)

4-502. Flood control provisions. (1) The building inspector shall review all permit applications to determine whether the proposed site is located in a defined flood hazard area and if it is recorded on the building permit form, the first floor elevation of any proposed structure or mobile home.

(2) If the proposed building or mobile home site is determined to be located in a defined flood hazard area, the building inspector shall:

(a) Determine that any new construction, substantial improvement, or mobile home has been designed, modified, or anchored to prevent floatation, collapse, or lateral movement of the structure; that construction materials and utility equipment are resistant to flood damage; and that construction methods and practices have been used which minimize flood damage.

(b) Determine that all public utilities and facilities such as sewer, gas, electrical and water systems are located, elevated, and constructed so as to eliminate or minimize flood damage and that adequate drainage is provided so as to reduce exposure to flood hazards.

(c) Determine whether the Department of Public Health has reviewed and approved any new or replacement water supply systems and/or sanitary sewerage systems to be sure that they are designed to eliminate or minimize infiltration of flood waters into systems and discharges from the system into flood waters and that site waste disposal systems are located so as to avoid their impairment during flooding. (ord. passed Aug. 9, 1983, sec. II)

4-503. Land use and building code. (1) Restrictions.

(a) Only one principal residence building may be built on a minimum lot area.

(b) Accessory buildings shall be at least ten (10) feet from all lot lines and from any other building on the same lot, provided however, that a private garage may be built on a side or rear lot line by mutual agreement of adjoining property owners.

(c) No accessory building shall be located within fifty (50) feet of the front lot line.

(d) No fence, shrubbery, sign or other obstruction higher than three feet shall be permitted within twenty-five (25) feet of the intersection of two streets.

(e) If building is for residential use (houses, apartments, duplexes, etc.) there shall be room provided to park two cars per family.

(2) Required lot area, width and yards for residential buildings.

- (a) Minimum lot area shall be five thousand (5000) square feet.
- (b) Minimum lot width shall be fifty (50) feet at the building line.
- (c) Minimum front yard shall be twenty (20) feet from the margin of street to closest vertical portion to structure; except along U.S. Highway 45 W where the minimum front yard shall be thirty (30) feet.
- (d) Minimum required rear yard shall be thirty (30) feet.
- (e) Minimum required side yard on each side of lot shall be ten (10) feet for single story buildings and twenty (20) feet for multi-story buildings.

(3) Commercial and industrial buildings.

- (a) On any lot that is to be used for commercial or industrial purposes, adequate space must be provided for the loading and unloading of vehicles on the lot.
- (b) Plans for proposed commercial or industrial buildings shall be presented to a building committee for approval of location and type of construction. Such committee shall consist of the commissioner of streets, sanitation and building permits, the fire commissioner, and the commissioner(s) of such other departments as the mayor may deem necessary depending on the circumstances.

(4) New construction.

- (a) Minimum footing shall be poured concrete not less than 6 x 12 inches.
- (b) Minimum foundation width, whether solid or piers shall be eight (8) inches.
- (c) Slab floors shall be a minimum of three and one-half (3 $\frac{1}{2}$ ) inches thick and a minimum of three bag (2500 psi) mix.
- (d) Floor joists shall be at least 2 x 8 inches in size and on not more than eighteen (18) inch centers.
- (e) Ceiling joists shall be at least 2 x 6 inches in size and on not more than twenty-four (24) inch centers.
- (f) Wall studs must be at least 2 x 4 inches in size and on not more than sixteen (16) inch centers.
- (g) 2 x 4 trusses are allowable under provisions of the Southern Building Code.

(5) Remodeling or additions.

- (a) Any additions to buildings shall be subject to the provisions of this chapter to the extent of the portion of the building being added.
- (b) Buildings being remodeled shall comply with provisions of this chapter to the extent of any new materials which will be used.

(6) Mobile homes. Any mobile home placement shall be made in accordance with any lot size requirements and restrictions as set forth in this chapter. (ord. passed Aug. 9, 1983, sec. III)

4-504. Water, sewer and drainage. (1) Any new or additional construction which shall constitute a multi-family dwelling shall have a separate water meter for each apartment or portion of such building which would constitute a separate dwelling.

(2) Any newly constructed residence, commercial or industrial building shall be required to provide indoor toilet facilities and shall be required to connect to the sanitary sewer system where such connections are available.

(3) Street drainage ditches shall not be filled in by the property owner or contractor(s), so as to obstruct or alter the flow of water and street drainage without written consent of the commissioner of streets, sanitation and building permits.

(4) Sizes of culverts under driveways and in street ditches shall be a minimum of twelve (12) inches in diameter, of metallic or concrete construction; and in no case shall the diameter of such culvert be smaller than the diameter or equivalent total diameter of any upstream culvert(s) which feeds into it. All culvert installation shall be subject to approval of the commissioner of streets, sanitation, and building permits. (ord. passed Aug. 9, 1983, sec. IV)

4-505. Conformity with other law and regulations; penalty. (1) No part of this chapter shall be construed to conflict with the Fire Zone Code now in existence as it applies to the City of Kenton.

(2) No part of this chapter shall be construed to conflict with any present or future water and/or sewer ordinances of the City of Kenton.

(3) Areas not covered under the provisions of this chapter shall conform to applicable portions of the Southern Building Code.

(4) In any area in which this chapter may now or at any future date conflict with any federal, state, county, or other city law or regulation or portions of the Southern Building Code, the more stringent conditions shall apply.

(5) Any person violating any provision of this chapter shall be subject to punishment under the general penalty provisions of this code of ordinances. (ord. passed Aug. 9, 1983, sec. V and VI)

(RESERVED FOR FUTURE USE)