TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER
1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. GAS CODE.
5. HOUSING CODE, SLUM CLEARANCE AND REDEVELOPMENT.
5A. UNSAFE BUILDING ABATEMENT CODE.
6. ENERGY CONSERVATION CODE.
7. SWIMMING POOL CODE.
8. LIFE SAFETY CODE.
9. MISCELLANEOUS SUPPLEMENTARY PROVISIONS.
10. MECHANICAL CODE.
11. HANDICAPPED ACCESSIBILITY BUILDING CODE.
12. TRAILERS AND MOBILE HOMES.
13. PROPERTY MAINTENANCE CODE.

CHAPTER 1

BUILDING CODE

SECTION
12-102. Modifications.
12-103. Permit fees.
12-104. Correction of defects.
12-105. Available in manager's office.

12-101. Building codes adopted. (1) International Building Code adopted. Pursuant to authority granted by Tennessee Code Annotated, § 6-54-501, et seq., and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every building and/or any appurtenance connected to or attached to any structure, the

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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 2012 edition, including Appendices A, C, F, G, H, I and K thereof, but specifically excluding Appendices B, D, E, H, J is hereby adopted as the official building code of the City of Red Bank by incorporating the same, herein by reference, by subject to further amendments as hereinafter set forth.

(2) International Residential Code adopted. For the purposes of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal and demolition of every residential structure in the City of Red Bank, the International Residential Code,¹ 2012 edition, including Appendices A through Q thereof, is hereby adopted as the official residential code of the City of Red Bank by incorporating the same herein by reference, but subject to further amendment(s) as hereafter set forth:

(a) Appendices L and O are not adopted and are specifically excluded.

(b) The following subsections are modified or excluded as follows:

(i) Section 313.2 shall not apply to single family dwellings but shall apply only to two (2) family dwellings;

(ii) Section R105.2 is amended by deleting Subsection 1 thereof and substituting:

One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11.15m²)

(iii) Section R105.5 is amended by deleting subsection 1 thereof and substituting:

Section R105.5 Expiration Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within thirty (30) from the date of issuance.

(iv) Section R311.2, Exit Doors Required, is amended by deleting subsection 1 thereof and substituting:

Not less than two exit doors conforming to this section shall be provided for each dwelling unit. The required exit doors shall provide for direct access for habitable portions of the dwelling to the exterior, without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

Exception: Travel through a garage is allowed when the exterior wall of the garage has an exit door meeting the requirements of Section R311.4.2.

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.
Section R311.2.1 Door Type and Size
The required exit door shall be a side-hinged door not less than 3 feet (914mm) in width and 6 feet 8 inches (2032mm) in height. Other doors shall not be required to comply with these minimum dimensions.
Exception: The second means of egress exit door shall be a side-hinged door or a side sliding door not less than 2 feet 8 inches (812mm) in width and 6 feet 8 inches (2032mm) in height.

(v) Section R322 is amended by deleting Subsection 1 in its entirety and substituting:

Section R322 Flood Resistant Construction is deleted in its entirety and the following language shall be substituted in lieu thereof.
The appropriate Flood Hazard Regulations of the Red Bank Zoning Ordinance and the Federal Regulations referenced therein shall constitute the official regulations of the City of Red Bank with regard to any construction within the Flood Hazard Zone.

IRC Chapter 11 entitled Energy Efficiency of the 2012 International Residential Code is deleted in its entirety.

(vi) Section R322 is amended by deleting Subsection 1 in its entirety and substituting:

Section R403 Table R403.1 entitled Minimum Width of concrete or Masonry Footings is deleted in its entirety and the following Amended Table and subsection is adopted in lieu thereof:

TABLE R403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (Inches)"

<table>
<thead>
<tr>
<th>LOAD BEARING VALUE OF SOIL (psf)</th>
<th>1,500</th>
<th>2,000</th>
<th>3,000</th>
<th>&gt;/- 4,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Conventional light-frame Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-story</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>2-story</td>
<td>19</td>
<td>16</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>3-story</td>
<td>27</td>
<td>21</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td><strong>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-story</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>2-story</td>
<td>25</td>
<td>20</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>3-story</td>
<td>36</td>
<td>28</td>
<td>20</td>
<td>16</td>
</tr>
</tbody>
</table>
For SI:  1 inch = 25.4 mm, 1 pound per square foot = KN/m².

Where minimum footing width is 16 inches, a single Wy the of solid or fully Grouted 12-inch nominal concrete masonry units is permitted to be used.

R403.1.3.1 Foundations with Stem Walls is amended to provide that Foundations with stem walls shall be provided with a minimum of one No. 4 bar at the top of the wall and one No. 4 bar at the bottom of the footing. (1975 Code, § 4-101, as replaced by Ord. #97-739, June 1997, Ord. #04-897, Jan. 2005, and Ord. #11-965, Aug. 2011, amended by Ord. #13-987, May 2013, and replaced by #16-1069, Oct. 2016)

12-102. Modifications. 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 of Red Bank. Whenever the term "applicable governing body" is referred to in the building code, the same shall be deemed to be the board of commissioners of the City of Red Bank. 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. Whenever the building code refers to the "Board of Adjustments and Appeals," it shall be deemed to be a reference to the Board of Zoning Appeals of the City of Red Bank, which is hereby invested with all the powers of the board of adjustments and appeals referred to in the building code. (1975 Code, § 4-102)

12-103. Permit fees. The permit fees applicable under this chapter shall be as follows:

(1) Permit fees:

<table>
<thead>
<tr>
<th>Total Valuation</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,000 and less</td>
<td>No fee, unless inspection required, in which case a $25.00 fee for each inspection shall be charged.</td>
</tr>
</tbody>
</table>
$1,001 to $50,000  $50.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00.

$50,001 to $100,000  $295.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $100,000.00.

$100,001 to $500,000  $495.00 for the first $100,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00.

$500,001 and up  $1,695.00d for the first $500,000 plus $2.00 for each additional thousand or fraction thereof.

(2) Moving of building or structures: For the moving of any building or structure, the fee shall be $250.00 together with any cost incurred by the city to be determined on a case by case basis.

(3) Demolition of building or structures: For the demolition of any building or structure, the fee shall be:
   Residential Structures (maximum of 4 units) $250.00
   Non-Residential and Apartments $250.00
   Each Unit over four $50.00/each

(4) Plan checking fee: A plan checking fee equal to 30% of the building permit fee shall be charged when the value of the proposed construction exceeds $75,000.00.

(5) Penalties: Where work for which a permit is required by this code is started or proceeded with prior to obtaining said permit, the fees herein specified may be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

PUBLIC WORKS DEPARTMENT
INSPECTION DIVISION FEES

New Fees

Certificates of Occupancy (New facility) .......................... 50.00

Certificates of Occupancy (Conditional) .......................... 100.00
<table>
<thead>
<tr>
<th>Service Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificates of Occupancy (Existing facility)</td>
<td>100.00</td>
</tr>
<tr>
<td>Certificates of Occupancy (Beverage License Only)</td>
<td>100.00</td>
</tr>
<tr>
<td>Certificates of Completion</td>
<td>50.00</td>
</tr>
<tr>
<td>Zoning Letter</td>
<td>50.00</td>
</tr>
<tr>
<td>Home Occupation (Application for Permit)</td>
<td>50.00</td>
</tr>
<tr>
<td>Code Compliance Letter (Basic)</td>
<td>50.00</td>
</tr>
<tr>
<td>Code Compliance Letter (Detailed Report)</td>
<td>50.00</td>
</tr>
<tr>
<td>0-10,000 sq. ft. .05 (sq. ft.) 10</td>
<td></td>
</tr>
<tr>
<td>10,000 and up .05 (sq. ft.) 5</td>
<td></td>
</tr>
<tr>
<td>10,000 and up (Whse/Factory Ind.) 500.00 plus* 5</td>
<td></td>
</tr>
<tr>
<td>* .02 sq. ft. for each additional sq. ft. above 10,000 (max $2,000.00)</td>
<td></td>
</tr>
<tr>
<td>Re-inspections</td>
<td>25.00</td>
</tr>
<tr>
<td>Permit transfer</td>
<td>25.00</td>
</tr>
<tr>
<td>Modular Home Site Location Investigation</td>
<td>250.00</td>
</tr>
<tr>
<td>Plan Checking Fee 30% of Bldg. Permit Fee</td>
<td></td>
</tr>
<tr>
<td>Phased Construction Plans Review 50% of Bldg. Permit Fee ($5,000 Maximum fee as approved)</td>
<td></td>
</tr>
<tr>
<td>Cell Tower Site Review</td>
<td>250.00</td>
</tr>
<tr>
<td>Cell Tower Tech Location Requirements Review</td>
<td>1,500.00</td>
</tr>
<tr>
<td>Construction Board of Appeals (City Commission) 1- and 2-family 50.00</td>
<td></td>
</tr>
<tr>
<td>Construction Board of Appeals (City Commission) All other 100.00</td>
<td></td>
</tr>
<tr>
<td>Zoning Board of Appeals (Variance Request)</td>
<td>100.00</td>
</tr>
<tr>
<td>Sign Board of Appeals (City Commission) Variance Request</td>
<td>100.00</td>
</tr>
</tbody>
</table>
Failure to Obtain Permit ........................................... Double Permit Fee

Floodplain Variance Request ........................................ 100.00

Fire District Removal Request ........................................ 100.00

(1975 Code, § 4-103, as replaced by Ord. #97-739, June 1997, and Ord. #04-897, Jan. 2005)

12-104. Correction of defects. Any person who shall fail to correct any defect in his work within a reasonable time after having been duly notified of such defects by the chief building inspector, or his assistants, shall not receive any further permit until such defect or defects the chief building inspector shall be notified of such corrections. One inspection will be made after notice of correction at no charge; if however, the defects or violations have not been corrected in accordance with this chapter and/or code there will be a charge of three dollars ($3.00) for each additional inspection required caused by noncompliance. If such person fails to notify the building inspection department that such defects have been corrected within ten (10) days after notice by the inspector to correct the defect then there will be a penalty of five dollars ($5.00) and each additional day over ten (10) days shall constitute a separate offense. (1975 Code, § 4-104)

12-105. Available in manager'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 city manager's office and shall be kept there for the use and inspection of the public. (1975 Code, § 4-105, modified)
CHAPTER 2

PLUMBING CODE

SECTION
12-201. Plumbing code adopted.
12-203. Available in manager's office.
12-204. Violations.
12-205. Schedule of fees.
12-206. 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, when such plumbing is or is to be connected with the city's water supply systems (Hixson Utility District or Tennessee American Water Co.) or the city's sanitary sewer system (Water and Waste Water Treatment of Hamilton County) and/or to any private septic system, the International Plumbing Code, 2 2012 edition, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code, specifically Appendices B-Rates of Rainfall, C-Vacuum Drainage System, Degree Day Temperature, E-Sizing of Water Piping, and F-Structural Safety thereof and by adopting revised versions of the following subsections as part of the official plumbing code of the city.

Section 305.4.1 Sewer Depth: Sewer Depth is amended by substituting the words "twelve (12) inches" for the phrase "(number) inches (mm)" wherever such phrase appears within the subsection.

Section 504.6 Requirements for Discharge Piping: Section 504.6 (5) is amended by deleting a portion of the sentence "to the pan serving the water heater or storage tank".

Section 903.1 Roof Extension: Roof Extension is amended by substituting the words "six (6) inches" for the phrase "(number)"

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.
inches (mm)" wherever such phrase appears within this subsection.

Section 918 Air Admittance Valve: Air Admittance Valve is amended by adding a new section 918.9 which shall read as follows:

"918.9 - Any use of air admittance valves on fixture branches is subject to the discretion and approval of the Plumbing Official. The use of air admittance valves are prohibited on all new construction".


12-202. Modifications. Wherever the plumbing code refers to the "Chief Appointing Authority," or the "Administrative Authority," it shall be deemed to be a reference to the city manager of the City of Red Bank. Whenever the plumbing code refers to the "governing authority" it shall be deemed to be a reference to the board of commissioners of the City of Red Bank.

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 or any part or parts thereof. (1975 Code, § 4-202)

12-203. Available in manager's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code with the above modifications has been placed on file in the city manager's office and shall be kept there for the use and inspection of the public. (1975 Code, § 4-203, modified)

12-204. 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. (1975 Code, § 4-204)

12-205. Schedule of fees. The following fees shall be paid and collected at the time that the plumbing permit is granted:

Appendix H - Permit fees.

Permit fees:

For issuing each permit .................. $50.00

In addition:

For issuing each plumbing fixture, floor drain or trap
(including water and drainage piping) .................. 5.00
For each house sewer, service line or cleanout ........................ 8.00
For each house sewer, service line or cleanout
having to be replaced or repaired .............................. 8.00
For each water heater and/or vent .............................. 5.00
For installation, alteration or
repair of water piping and/or water
treatment equipment ............................................. 8.00
For repair or alteration of drainage
or venting piping .................................................. 5.00
For Vacuum Breakers or backflow
protective devices installed subsequent
to the installation of the piping or
equipment served - one to five ................................. 2.50
Over five, each ...................................................... 1.00
Re-inspection fee ..................................................... 50.00
For Sewers: Contact Hamilton County Water and
Wastewater treatment Authority
(1975 Code, § 4-205, as replaced by Ord. #97-739, June 1997, and Ord. #04-897, Jan. 2005)

12-206. **Penalty.** Any person, firm or corporation who shall violate any of the provisions of this chapter, or fail, neglect or refuse to comply with the rules or regulations therein and thereby promulgated or adopted, or shall fail, neglect, or refuse to comply with any lawful and authorized order to request of the plumbing inspector, or any other competent person designated by the City of Red Bank shall be deemed guilty of a misdemeanor, shall be subject to a fine of up to $50.00 per each day of such failure or refusal, with each and every day's violation being deemed to constitute a separate offense, punishable with a fine/penalty of up to $50.00 for each day. (as added by Ord. #05-912, Jan. 2006)
CHAPTER 3

ELECTRICAL CODE

SECTION
12-301. Electrical code adopted.
12-302. Violations, penalty.
12-303. [Deleted.]
12-304. Available in manager's office.
12-305. General rules of inspector.
12-306. Inspector's right of entry.
12-307. General duty to make inspections.
12-308. Covering uninspected work.
12-309. Duty to inspect and test wiring.
12-310. Reinspecting existing wiring.
12-311. Condemning defective wiring.
12-312. Temporary permission to use current.
12-313. Permits required.
12-314. Notice when work ready for inspection; inspection, approval.
12-315. Licenses and certificates required.
12-316. To whom permits may issue.
12-317. Permit fees for contractors.
12-318. Permit fees for sign contractors.
12-319. Notice, correction of defects.
12-320. Violations.
12-321. Enforcement.

12-301. Electrical code adopted. (1) Pursuant to authority granted by Tennessee Code Annotated, § 6-54-501, et seq., 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 any other purposes, the National Electrical Code,2 2011 edition, together with all amendments and appendices, unless otherwise expressly amended as detailed below, as now or hereafter prepared, approved, and adopted by the National Fire Protection Association, is hereby approved and incorporated by reference as a part of this code, and is hereinafter referred to as the electrical code.

2Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

Municipal code references
Fire protection, fireworks and explosives: title 7.
The following sections of the National Electrical Code, 2008 edition, are hereby amended, as hereinafter approved:

(a) Section 210.12 is amended to delete said section in its entirety and substitute in lieu thereof:

AFCI outlets shall be required in all bedrooms in any dwelling unit and shall be optional in all other rooms of a dwelling unit as previously required in Sections 210.12 of the National Electrical Code, 2006 Edition.

(b) Sections 210.19(A)(3) as written is deleted in its entirety and substitute in lieu thereof the requirement that all range tops shall be on separate wired circuits.

(c) Section 210.52.C(2) and (3), are deleted in their entirety with no substitutions made.

(d) Section 210.52.C(5) as written is amended to delete all reference to the subparagraph entitled "Exception".

(e) Section 338.10(B)(4)(a) is deleted in its entirety.

(2) Electric permits. The city commission, having acted by ordinance and, by contract to designate the Hamilton County Electrical Inspector as the Electrical Inspector for the City of Red Bank, the fee schedule for the issuance of permits and/or charges for inspection which shall currently, or as of the date of the requested permit or inspection then be in effect for the Hamilton County Electrical Inspector, shall be the permit or inspection fee to be charged by the Hamilton County Electrical Inspector as the designated inspector for the City of Red Bank. (1975 Code, § 4-301, as replaced by Ord. #04-897, Jan. 2005, and amended by Ord. #11-965, Aug. 2011, and Ord. #16-1069, Oct. 2016)

12-302. Violations, penalty. Any person, firm, or corporation who shall violate any of the provisions of this chapter, or fail, neglect, or refuse to comply with the rules or regulations therein and thereby promulgated or adopted, or shall fail, neglect, or refuse to comply with any lawful and authorized order or request of the electrical inspector, or other competent person designated, shall be deemed guilty of a misdemeanor, and each and every day's violation shall constitute a separate offense. (1975 Code, § 4-302)

12-303. [Deleted.] (1975 Code, § 4-303, as replaced by Ord. #97-739, June 1997, and deleted by Ord. #04-897, Jan. 2005)

12-304. Available in manager's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in the city manager's office and shall be kept there for the use and inspection of the public. (1975 Code, § 4-304, modified)

12-305. General rules of inspector. The chief electrical inspector for the City of Red Bank shall be an electrician currently registered with the State of Tennessee and shall hold an electrician's license issued by Hamilton County,
Tennessee. In the discretion of the city manager, the duly designated Hamilton County Electrical Inspector may be designated to perform inspection duties and activities for the City of Red Bank under the provisions of this chapter. The city manager is hereby expressly authorized to enter such inter-governmental agreement with Hamilton County as may be necessary to effectuate this function.

The chief electrical inspector is hereby authorized, empowered, and directed to regulate and determine the placing of electric light and power wires in and on buildings in the city so as to prevent fires, accidents, or injuries to persons or property. He shall cause all electrical appliances to be so placed, constructed, and guarded as not to cause fires or accidents or endanger life or property. Wherever in the judgment of said chief electrical inspector any electric wires or appliances shall be defective by reason of improper or insufficient insulation, or for any other cause, the said electrical inspector shall at once cause the immediate removal of such defect. (1975 Code, § 4-305)

12-306. Inspector's right of entry. The city's chief electrical inspector, or his assistants, shall have the right to enter any building, manhole, or subway, at any reasonable hour (8:00 A.M. to 6:00 P.M.), or at any hour in case of an emergency, in the discharge of his or their official duty or for the purpose of making any tests of the electrical apparatus or appliance therein contained. For this purpose, he shall be given prompt access to all buildings, public and private, and to all manholes and subways on application to the company or individual owning or in charge or control of the same. (1975 Code, § 4-306)

12-307. General duty to make inspections. The chief electrical inspector shall, during the installation of an electric wiring system, make or cause inspections to be made to insure compliance with this chapter and the rules. (1975 Code, § 4-307)

12-308. Covering uninspected work. No work in connection with an electrical wiring system shall be covered or concealed until it has been inspected as prescribed in this chapter and permission to do so has been given by the electrical inspector. (1975 Code, § 4-308)

12-309. Duty to inspect and test wiring. The chief electrical inspector shall, within a reasonable time after notice of completion of electrical wiring for which a permit is required by this chapter, make or cause to be made an inspection of such work and make such tests as may be necessary to determine that such wiring conforms with this chapter and the rules. (1975 Code, § 4-309)

12-310. Reinspecting existing wiring. The chief electrical inspector shall make or cause to be made a reinspection of an existing wiring installation
whenever he deems it necessary in the interest of public safety. (1975 Code, § 4-310)

12-311. **Condemning defective wiring.** If an electric wiring system upon reinspection is found to be defective and unsafe, the chief electrical inspector shall revoke all certificates in effect at that time relating to such system and the use of such system shall be discontinued until it has been made to conform to this chapter and the rules and a new certificate has been issued by the chief electrical inspector. (1975 Code, § 4-311)

12-312. **Temporary permission to use current.** The chief electrical inspector may, in his discretion, give temporary permission, for a reasonable time, to supply and use current in part of an electrical installation before such installation has been fully completed and the certificate issued. (1975 Code, § 4-312)

12-313. **Permits required.** No alteration or change shall be made in the wiring of any building or premises, nor shall any building or premises be wired for the placing of electric light, motors, signs, or devices without first securing from the chief electrical inspector, or a competent person designated by him a permit therefor. A copy of such permit shall be displayed in a conspicuous place at the job site at all times from the time of issuance until the final inspection. No change shall be made in the electric plant after inspection without notifying the chief electrical inspector and securing a permit therefor. (1975 Code, § 4-313)

12-314. **Notice when work ready for inspection; inspection, approval.** Upon completion of the wiring of any building, and of the wiring of signs before their installation, notice shall be given to the electrical inspector. He shall at once inspect the same, and if approved by him, shall issue a certificate of satisfactory inspection which shall contain the date of such inspection. The approval for signs shall be shown on the approved city sign label, but no such certificate or label shall be issued unless the electric light, power, sign, or heating installation and all apparatus, wires, etc., connected with it shall be in strict conformity with the rules and regulations herein set forth; nor shall current be turned on to any such installation until said certificate or label is issued. (1975 Code, § 4-314)

12-315. **Licenses and certificates required.** No person shall engage in or hold himself out as being in the business of installing, maintaining, altering or repairing the electrical wiring, devices, signs, appliances or equipment in the city unless such person has received an electrical license of the appropriate class and a certificate therefor; or in the case of a firm or corporation, unless it is owned or operated by, or has in its regular employment,
a person who has received an electrical license of the appropriate class and a certificate therefor.

For the purposes of this section and this chapter, the electrical license referred to shall be deemed to mean a current electrician's license issued by Hamilton County, Tennessee.

Permits shall be issued only upon written applications made therefor to the city. All applications for permits shall be made by and in the name of the licensed electrical contractor undertaking to do the work proposed and also in the name of the firm or corporation with whom or by whom the contractor is associated or employed. (1975 Code, § 4-315)

12-316. To whom permits may issue. No application shall be received from, or permit issued to, any person not legally authorized by law to engage in the business of, or to hold himself out to the public as engaging in the business of that of a "licensed electrical contractor." A licensed electrical contractor shall be an individual, meeting the licensing requirements hereinabove set out, and who shall also hold a valid CONTRACTOR'S license issued by the State of Tennessee. Provided, however, that nothing contained herein shall prohibit an electrician licensed by Hamilton County, Tennessee, from obtaining an electrical permit to do electrical work on any residence owned and occupied by said licensed electrician, it being the intent of the city commission to exempt licensed electricians from the "electrical contractor" provision of this sub-section. (1975 Code, § 4-316)

12-317. Permit fees for contractors. Before any electrical contractor obtains a permit for wiring or installing any electrical machinery, lighting equipment, appliances, or accessories, he shall pay a fee for such permit based upon the following scale:

(1) The city commission, having acted by ordinance and, by contract to designate the Hamilton County Electrical Inspector as the Electrical Inspector for the City of Red Bank, the fee schedule for the issuance of permits and/or for charges for inspections which shall currently, or as of the date of the requested permit or inspection then be in effect for the Hamilton County Electrical Inspector, shall be the permit or inspection fee to be charged by the Hamilton County Electrical Inspector as the designated inspector for the City of Red Bank.

(2) All such charges, fees, and/or applications shall be made to and requested from the Hamilton County Electrical Inspector's office at such place or places as he may from time to time designate, provided, however, nothing contained herein shall prohibit the city manager, upon the passage of a correct resolution by the city commission, from assuming the responsibilities of the electrical inspector and charging the permit and inspection fees as shall then be currently in effect for Hamilton County. (1975 Code, § 4-317)
12-318. Permit fees for sign contractors. Before any electrical sign contractor obtains a permit for installing and connecting an electric sign, he shall pay a fee for such permit based upon the following scale:

(1) 25 square feet or less ........................................ $1.00

Each additional square foot ................................. 0.05

(2) When sign is removed and re-erected at same
location on same supports ............................ 2.00

(3) Signs that are moved from one location to
another, permit to be taken for erection at
new location ...................................... 2.00

(4) Billboard neon .................................... 3.00

Permit not required for removal.
(1975 Code, § 4-318)

12-319. Notice, correction of defects. (1) Any person who shall fail to correct any defects in his work within a reasonable time after having been duly notified of such defects by the chief electrical inspector, or his assistants, shall not receive any further permit until such defect or defects have been corrected. Immediately after the correction of such defect or defects the chief inspector shall be notified of such corrections. One inspection will be made after the notice of correction at no charge. If, however, the defects or violations have not been corrected in accordance with this chapter and/or the code hereby adopted, there will be a charge of three dollars ($3.00) for compliance.

(2) It shall be unlawful for any person to fail to contact the electrical inspection department within ten (10) days after receiving a notice to correct a defect as required by this section. (1975 Code, § 4-319)

12-320. 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. (1975 Code, § 4-320)

12-321. Enforcement. The electrical inspector shall be the city manager or such other person as he or the city commission 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. (1975 Code, § 4-321)
CHAPTER 4

GAS CODE

SECTION
12-401. Gas code adopted.
12-402. Fees.
12-403. Liabilities not affected.
12-404. Available in manager's office.
12-405. Use of existing piping and appliances.
12-406. Bond, license required.
12-408. Powers and duties of inspector.
12-409. Permits.
12-410. Inspection.
12-411. Certificates.
12-412. Violations.
12-413. Amendments to the code.
12-414. Unlawfully turning gas on or reconnecting.
12-415. [Deleted.]
12-416. Responsibility for violations due to changed conditions.
12-417. Permit requirements for gas companies.


12-402. Fees. For examination of an application for a permit for any construction, installation, reinstallation, alteration or repair covered by this chapter, and, as is applicable for subsequent inspections, the city shall collect, at the time of issuing such permit, fees as follows:
(1) For issuing each permit, a fee of $50.00 will be charged;

1Municipal code reference
Gas system administration: title 19, chapter 2.

2Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.
(2) The total fees for inspection of consumer's gas piping at one location (including both rough and final piping inspection) shall be $50.00 for one to four outlets, inclusive, and $5.00 for each additional outlet;
(3) The fees for inspecting conversion burners, floor furnaces, incinerators, boilers, or central heating or air conditioning units shall be $50.00 for one unit and $5.00 for each additional unit;
(4) The fee for inspecting vented wall furnaces and water heaters shall be $50.00 for one unit and $5.00 for each additional unit;
(5) If a re-inspection is required, an additional fee of $25.00 will be charged;
(6) If any person commences any work before obtaining the necessary permit and inspection, fees shall be doubled; and
(7) Any and all fees shall be paid by the person to whom the permit is issued. (1975 Code, § 4-402, as replaced by Ord. #04-897, Jan. 2005)

12-403. Liabilities not affected. 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 gas inspector, the city, or any official, employee, or authorized assistant 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. (1975 Code, § 4-403)

12-404. Available in manager's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the gas code has been placed on file in the city manager's office and shall be kept there for the use and inspection of the public. (1975 Code, § 4-404, modified)

12-405. Use of existing piping and appliances. Notwithstanding any provision in this chapter to the contrary, consumer's piping installed prior to the adoption of this chapter 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 this chapter. (1975 Code, § 4-405)

12-406. Bond, license required. (1) In order to protect the public safety, no permit shall be issued for the installation of a gas appliance except to a licensed appliance dealer meeting the requirements of this chapter or a licensed contractor who has paid the privilege tax required by the laws of the state, the code of the city, and other ordinances of the city. Before the city may issue a permit to install a gas appliance or appurtenance thereto as provided elsewhere in this chapter, the applicant must file and keep on file with the city
recorder a bond in the sum of five thousand dollars ($5,000.00) with a surety company authorized to do business in the state as a surety expressly agreeing to fully indemnify the city against all claims, damages, or costs of personal injuries or property damage, or as a result of the failure of the applicant to fully comply with all the provisions of this chapter.

(2) Nothing contained herein shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or replacing consumers’ piping on his own premises, or premises occupied by him or as requiring a bond or license from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of this chapter relating to permits, permit fees, inspection, materials, etc. (1975 Code, § 4-406)

12-406. Office of gas inspector created. To provide for the administration and enforcement of this chapter, 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 such person or persons as may be designated by the city manager. (1975 Code, § 4-407)

12-408. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of this chapter, and the inspector, upon presentation of proper credentials, may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of this chapter.

(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 to 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, processing same to the appropriate officials from time to time for their consideration. (1975 Code, § 4-408)

12-409. Permits. (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 covert 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 inspector 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) 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. (1975 Code, § 4-409)

12-410. Inspection. (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. (1975 Code, § 4-410)

12-411. 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 this chapter. 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. (1975 Code, § 4-411)

12-412. Violations. Any person who shall violate or fail to comply with any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be fined under the general penalty clause for the code of ordinances or the license of such person may be revoked, or both a fine and revocation of license may be imposed. (1975 Code, § 4-412)

12-413. Amendments to the code. The Standard Gas Code, adopted by this chapter is hereby amended in the following respects:

Section 104.1.1. Add to said section the following sentence:
Each qualified agency must maintain currently in force a public liability bond or insurance policy in the sum of $50,000.00 to cover any deaths, injuries, losses, or damages caused by negligent, inadequate, imperfect, or defective work done by the agency, or by any agent or employee thereof while acting in the course and scope of his employment, and shall file with the city evidence thereof.

Section 104. Add a new paragraph numbered 104.9 as follows:

104.9. Gas to be odorized. All natural petroleum gas shall have a distinctive odor characteristic.

Section 202. Add a paragraph at the bottom of the second paragraph to read as follows:

(C) All new gas or repaired services shall have an accessible outside cut-off readily identifiable to firemen.

Section 505.1.3. Strike the last sentence in that section and substitute in lieu thereof the following:

Room heaters installed in all sleeping quarters or rooms generally kept closed shall be of the vented type and shall be connected to an effective chimney or gas vent and equipped with a safety shut-off device. (1975 Code, § 4-413)

12-414. **Unlawfully turning gas on or reconnecting.** It shall be unlawful for any person except an authorized agent or employee or a person engaged in the business of furnishing or supplying gas, and whose pipes or suppliers connect with a particular premises, to turn on or re-connect gas service in or on any premises when and where gas service is not at the time being rendered. It shall also be unlawful to turn on or connect gas on or in any premises unless the proper inspection has been made as provided for in this chapter. (1975 Code, § 4-414)

12-415. [Deleted.] (1975 Code, § 4-415, as replaced by Ord. #97-739, June 1997, and deleted by Ord. #04-897, Jan. 2005)

12-416. **Responsibility for violations due to changed conditions.** Should any change in operating conditions be made following the installation, the owner shall be responsible for any violations of this chapter or other ordinances that may result therefrom. (1975 Code, § 4-416)

12-417. **Permit requirements for gas companies.** The gas company will not be required to obtain permits to set meters or to extend, relocate, remove, or repair service lines or mains or other related facilities or for work having to do with its gas system, unless such work is within the paved portions of the street right-of-way in which case the permit shall be obtained from the office of the city engineer and the street shall be repaired in accordance with such instructions and specifications as provided for him. (1975 Code, § 4-417)
CHAPTER 5

HOUSING CODE, SLUM CLEARANCE AND REDEVELOPMENT

SECTION

12-502. Occupancy or rental of premises unfit for human habitation.
12-503. Responsibility for extermination of pests.
12-504. Each dwelling to have tub or shower.
12-505. Each dwelling and building to have flush water closet and lavatory basin.
12-506. When plumbing facilities may be shared.
12-507. Each dwelling to have kitchen sink.
12-508. Hot and cold water required.
12-509. Unobstructed means of egress required.
12-510. Windows and skylights for habitable rooms.
12-511. Dwellings to have heating facilities.
12-512. Electrical outlets and lights.
12-513. Screens.
12-514. Dwellings and buildings to be weathertight.
12-515. Sleeping room floor area requirements.
12-516. Floor space requirements for dwellings.
12-517. Use of cellar or basement as habitable room.
12-518. Defects making dwellings unfit for human habitation and dangerous buildings.
12-519. Minimum facilities required.
12-520. When unfit dwellings and dangerous buildings to be repaired or demolished.
12-521. Abatement of nuisances; inspector's duties.
12-522. Abatement of nuisances; board's duties.
12-523. Emergency abatement of nuisances.
12-524. Notices and orders; powers of city manager.
12-525. Occupant to keep premises clean; owner to paint.
12-526. Remedies provided herein are cumulative.
12-527. Violations.

12-501. Definitions. The following terms whenever used or referred to in this chapter shall have the following respective meanings, unless a different meaning clearly appears from the context:

(1) "City." Shall mean the City of Red Bank, Tennessee.
(2) "Board." Shall mean the board of commissioners of the City of Red Bank, Tennessee.
(3) "Inspector." Shall mean the city manager of the City of Red Bank, or such person designated by him to carry out the duties imposed upon the building inspector herein.

(4) "Owner." Shall mean the holder of a fee simple title and every trustee or mortgagee of record.

(5) "Parties in interest." Shall mean all individuals, associations and corporations who have an interest of record in a dwelling or building or who are in possession thereof.

(6) "Dwelling." Shall mean any building or structure or part thereof used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith.

(7) "Building." Shall mean any structure or part thereof not a dwelling as above defined.

(8) "Structural alterations." Shall mean any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams or girders.

(9) "Public record." Shall mean deeds, deeds of trust, and other instruments of record in the register's office of Hamilton County, Tennessee.

(10) "Demolish." To throw or pull down, to raze, to destroy to pull to pieces and, in the case of a house or building which is to be demolished shall include the responsibility of the owner thereof to pull down and remove the remaining structural components of the building and return the surface of the ground to the approximate grade as it existed prior to construction. In the instance of a building with an excavated basement or foundation, as it exists below grade level, shall be filled, and covered with earth and, as the same shall exist above grade level, shall be pulled down and hauled away or buried on the site so that the ground surface is returned to the approximate grade as it would exist without the structure. (1975 Code, § 4-501)

12-502. Occupancy or rental of premises unfit for human habitation. It shall be unlawful for any owner or party in interest of a dwelling or of a building to knowingly occupy or rent or offer for rent any dwelling or building which is unfit for human habitation due to dilapidation; defects increasing the hazard of fire, accident or other calamity; lack of ventilation, light or sanitary facilities; or, due to other conditions rendering such dwelling or building unsafe or insanitary, or dangerous or detrimental to the health, safety or morals or otherwise inimical to the welfare of the residents of the city.

No owner shall occupy or rent to any other occupant any dwelling unit unless it is clean, sanitary, and fit for human occupancy. (1975 Code, § 4-502)

12-503. Responsibility for extermination of pests. Every occupant of a dwelling containing a single dwelling unit, and every owner and party in interest of a multiple family dwelling unit shall be responsible for the
extermination of any insects, rodents, or other pests therein or on the premises. (1975 Code, § 4-503)

12-504. **Each dwelling to have tub or shower.** Every dwelling unit shall contain, within a room which affords privacy to a person within said room, a bathtub or shower in good working condition. (1975 Code, § 4-504)

12-505. **Each dwelling and building to have flush water closet and lavatory basin.** Every dwelling unit and building shall contain a room which affords privacy to a person within said room and which is equipped with a flush water closet a lavatory basin in good working condition. (1975 Code, § 4-505)

12-506. **When plumbing facilities may be shared.** It shall be permissible for two dwelling units to share the plumbing facilities required by the two preceding sections provided the two dwelling units are occupied by not more than a total of six persons. (1975 Code, § 4-506)

12-507. **Each dwelling to have kitchen sink.** Every dwelling unit shall contain a kitchen sink connected to a water and sewer system, provided, however, that this section shall not render unlawful connections to an adequate septic tank where such connection existed prior to the adoption of these provisions, or where a sanitary sewer is not available. (1975 Code, § 4-507)

12-508. **Hot and cold water required.** In every residential dwelling the kitchen sink, lavatory basin, and bathtub or shower shall be connected with both hot and cold water lines and installed in accordance with the requirements and regulations of the plumbing code. (1975 Code, § 4-508)

12-509. **Unobstructed means of egress required.** Every dwelling unit shall have an unobstructed means of egress leading to an open space at ground level. (1975 Code, § 4-509)

12-510. **Windows and skylights for habitable rooms.** Every habitable room within a dwelling shall have a total window area, measured between stops, of 10% of the floor area of such room. Where a room contains skylights instead of windows, the skylights shall have an area equal to at least 15% of that total area of each room. For the purposes of this section, windows within three feet of an outside wall shall not be counted. The total of openable window area in every habitable room shall be equal to at least 30% of the window area size or minimum skylight-type window size. (1975 code, § 4-510)

12-511. **Dwellings to have heating facilities.** Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working condition, and be capable of safely and adequately heating all...
habitable rooms, bathrooms, and water closet compartments to a temperature of at least 70°F., at a distance of three feet above floor level, at an outside temperature of 5°F. (1975 Code, § 4-511)

12-512. Electrical outlets and lights. When there is electric service available from power lines which are not more than 300 feet from a dwelling, every habitable room of such dwelling shall contain at least two separate wall-type electric convenience outlets, or one such convenience outlet and one ceiling-type electric light fixture; and every water closet compartment, bathroom, laundry room, furnace room and public hall shall contain at least one ceiling or wall-type electric light fixture. Every such outlet and fixture shall be installed in accordance with the electrical code. (1975 Code, § 4-512)

12-513. Screens. Every outside door and window used for ventilating purposes in a dwelling shall be covered by screens with a mesh of such fineness as is ordinarily used in dwelling units to prevent the entrance of flies, mosquitoes, and other similar pests. (1975 Code, § 4-513)

12-514. Dwellings and buildings to be weathertight. The space from the floor sills to the ground level of every dwelling or building shall be enclosed so as to be reasonably weathertight, and every floor, wall, and roof shall be weathertight, capable of affording privacy, and shall be kept in good repair. (1975 Code, § 4-514)

12-515. Sleeping room floor area requirements. Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area. Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor area for each occupant 12 years of age and over, and at least 35 square feet of floor area for each occupant under 12 years of age. (1975 Code, § 4-515)

12-516. Floor space requirements for dwellings. Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof and at least 100 additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the basis of total habitable room area. (1975 Code, § 4-516)

12-517. Use of cellar or basement as habitable room. No cellar space shall be used as a habitable room or dwelling unit. No basement space shall be used as a habitable room or dwelling unit unless:

(1) The floor and walls are impervious to leakage and are insulated against dampness.

(2) The total window area complies with the minimum requirements set forth in § 12-510.
(3) The required minimum window area of subsection (2) of this section shall be located entirely above the grade of the ground adjoining such window area. (1975 Code, § 4-517)

12-518. Defects making dwellings unfit for human habitation and dangerous buildings. All dwellings or buildings which have any or all of the following defects shall be deemed to be unfit for human habitation or dangerous buildings:

(1) Those whose interior walls or other vertical members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.

(2) Those which, exclusive of the foundation, show thirty-three percent (33%) or more of damage or deterioration of the support member or members, or fifty percent (50%) of the damage or deterioration of the non-supporting, enclosing or outside walls or covering.

(3) Those which have improperly distributed loads upon the floor or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.

(4) Those which have been damaged by fire, wind or other causes so as to become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the city.

(5) Those having less than 600 square feet of floor space.

(6) Those having rooms occupied for sleeping purposes which have less than 70 square feet of floor space and are occupied by a single occupant, or less than 50 square feet of floor space per occupant if occupied by more than one occupant 12 years of age and over, or less than 35 square feet of floor space for each occupant under 12 years of age.

(7) Those having a window area less than that specified by § 12-510 herein, or having a total openable window area less than that specified by said section.

(8) Those having a habitable room less than seven (7) feet high from the floor to ceiling throughout one-half of the area of such room. Any portion of a room having a ceiling height less than five (5) feet high shall not be considered in computing the total floor area for such room.

(9) Those not having an unobstructed means of egress leading to an open space at ground level.

(10) Those which have parts thereof which are so attached that they may fall and injure members of the public or property.

(11) Any condition or combination of conditions exist, which either collectively or singly, make the building, dwelling or structure dangerous, unfit for human habitation, or injurious to the health, safety or morals of the occupant of the structure, the occupants of neighboring structures and/or other residents of the municipality which may include but are not necessarily limited to defects increasing the hazards of fire, accident or other calamities, lack of adequate
ventilation, light or sanitary facilities, dilapidation, disrepair, structural defects or uncleanliness.

(12) Those dwellings or buildings existing in violation of any provision of this chapter or of any other ordinance of this city at the time such provisions become effective. (1975 Code, § 4-518, as amended by Ord. #99-788, § A, July 1999)

12-519. Minimum facilities required. A dwelling shall be construed by the inspector to be unfit for human habitation or a dangerous building, and he shall so find, if the same does not have minimum facilities consisting of:

(1) Inside running water and an installed kitchen sink in each dwelling unit.

(2) An installed tub or shower and lavatory properly connected to the hot and cold water supply and the sewer system, except where connections to a septic tank are otherwise permitted by this chapter. This tub or shower and lavatory may be shared by two dwelling units if:
   (a) It is enclosed in a separate room affording privacy to the occupant.
   (b) The habitable area of each such dwelling unit shall equal not more than 200 square feet of floor area.
   (c) The fixtures are placed in a room used solely for toilet purposes and are accessible without passing through the other dwelling unit or outside the dwelling.

(3) A flush type water closet located therein in a room affording privacy and properly connected to the water supply and sewer system or, where otherwise permitted by this chapter, a septic tank. This water closet may be shared by two dwellings if subsection (2) above is satisfied.

(4) Installed electric lighting facilities consisting of at least two separate wall-type convenience outlets, or one ceiling-type fixture and one wall-type outlet for every habitable room, to be installed in accordance with the requirements or regulations of the electrical code.

(5) Installed heating equipment capable of safely and adequately heating the dwelling, such equipment to be properly vented and maintained in good order and repair.

(6) Screens to effectively cover all outside openings used for ventilating purposes such as windows, doors, etc., with mesh of such fineness as is ordinarily used in dwelling units to prevent the entrance of flies, mosquitoes, and other similar pests.

(7) No building shall hereafter be constructed or structurally altered without providing inside bathing facilities which shall consist of an installed tub or shower. (1975 Code, § 4-519)

12-520. When unfit dwellings and dangerous buildings to be repaired or demolished. All dwellings unfit for human habitation and all
dangerous buildings within the terms of §§ 12-519 and 12-520 are hereby declared to be public nuisances, and shall be repaired or demolished as hereinbefore and hereinafter provided. The following criteria shall be used by the building inspectors in ordering repair or demolition:

(1) If the dwelling or dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this chapter or other ordinances of this city, it shall be ordered repaired.

(2) In any case where a dwelling unfit for human habitation or a dangerous building is fifty per cent (50%) damaged or decayed or deteriorated from its original value or structure, it shall be demolished, and in all cases where a dwelling or a building cannot be repaired so that it will no longer exist in violation of the terms of this chapter, it shall be demolished. In all cases where a dwelling or a dangerous building is a fire hazard existing or erected in violation of the provisions of this chapter or any ordinance of this city or any statute of the State of Tennessee, it shall be demolished. (1975 Code, § 4-520)

12-521. Abatement of nuisances; inspector's duties. (1) The building inspector shall inspect any dwelling, building, wall or structure about which complaints are filed by any person to the effect that it is or may be existing in violation of this chapter.

(2) He shall inspect any dwelling, building, wall or structure reported by the fire or police department or by the department of health or by any other municipal employee or department or by five or more residents of the municipality, as probably existing in violation of the provisions of this chapter.

(3) He shall notify (in writing) the owners, occupants, lessees, mortgagees, agents, and all other persons having any interest, as shown by the public records, in any dwelling or building found by him to be a dwelling unfit for human habitation or a dangerous building within the standards set forth in this chapter, that:

(a) The owner must repair or demolish said dwelling or building in accordance with the terms of the notice and this chapter.

(b) The occupant or lessee must vacate such dwelling or building or must have it repaired in accordance with the notice and this chapter in order to remain in possession.

(c) The mortgagee, agent or other person having an interest in said dwelling or building as shown by the public records, may, at his own risk, repair or demolish said dwelling or building or have such work or act done. However, any person notified under this subsection to repair or demolish any dwelling or building shall be given such reasonable time, not exceeding sixty (60) days, as may be necessary to do, or have done, the work or act required by the notice provided herein.

(4) Failure of any owner, occupant, lessee, mortgagee, agent or other person having an interest in said dwelling or building, to receive a copy of the inspector's notice if mailed, or failure of the city or the inspector to notify any
owner, occupant, lessee, mortgagee, agent, or other person having an interest in said dwelling or building, shall not relieve the remaining persons who are actually notified in accordance with this subsection of their responsibilities hereunder.

(5) The building inspector shall set forth in the notice provided for in subsection (3) hereof, a description of the dwelling or building deemed unsafe, a statement of the particulars which make the dwelling unfit for human habitation or the building a dangerous building, and an order requiring the same to be put in such condition as to comply with the terms of this chapter within such length of time, not exceeding sixty (60) days, as is reasonable.

(6) The building inspector shall report to the city manager any noncompliance with the notice provided for in this section. The manager shall in turn report his findings and recommendations to the board.

(7) The building inspector shall appear at all hearings conducted by the board and testify as to the condition of the dwellings unfit for human habitation and the dangerous buildings.

(8) He shall place a notice on all dwellings unfit for human habitation and on all dangerous buildings as follows:

"This building has been found to be unfit for human habitation and a dangerous building by the inspector. This notice is to remain on this building until it is repaired or demolished in accordance with the notice which has been given the owner, occupant, lessee, mortgagee or agent of this building. It is unlawful to remove this notice until such notice is complied with." (1975 Code, § 4-521, as amended by Ord. #99-788, § A, July 1999)

12-522. Abatement of nuisances; board's duties. (1) Upon receipt of a report of the city manager, or his designee, as provided for in this section, or upon petition of at least five residents of the municipality, the board shall give written notice in the form of a written complaint to the owner, occupant, mortgagee, lessee, agent, and any other person having an interest in said dwelling or building as shown by the public records, to appear before the board on the date and at the time specified in the complaint and notice, which date shall be not less than ten (10) nor more than thirty (30) days after serving the complaint of notice to show cause why the building or dwelling reported to be unfit for human habitation or a dangerous building should not be repaired or demolished in accordance with the statement of particulars set forth in the inspector's notice as provided in section 12-521. The complaint and the notice shall either be personally served upon owner and other persons or entities having an interest in the building or served by registered mail upon such persons, and shall be posted on the building in a conspicuous manner.

(2) The complaint and the notice shall state, in addition to the date, time and place of the hearing that

(a) The building or structure is unfit for occupation or use and the basis for such charge;
(b) That the owners 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 of the time and place fixed for the hearing with respect to the complaint; and that the rules of evidence prevailing in courts of law or courts of equity shall not be controlling in the hearing to be held before the city commission.

(3) The city commission shall hold a hearing and such testimony and evidence as the inspector, the city and the owner, or other person having or claiming an interest in the property, as shown by the public records, shall offer and as shall be deemed relevant and necessary and appropriate to enable the board to make a determination shall be heard and considered.

(4) The city commission shall make written findings of fact, from the testimony and evidence offered, as to whether or not the dwelling or building is unfit for human habitation or whether the building in question is a dangerous building within the terms and provisions of this chapter.

(5) The city commission shall thereafter issue an order, based upon its findings of fact, commanding the owner or other person or entity having an interest therein, as shown by the public records, to either repair or demolish such dwelling or building found to be unfit for human habitation or any building found to be a dangerous building under the terms and provisions of this chapter. Any person or entity so notified shall have the privilege of either repairing the dwelling or building or demolishing it at his, her or its own risk to prevent the acquiring of a lien against the land upon which said dwelling or building stands by the city as provided hereinafter.

(6) If the owner, occupant, mortgagee, lessee, or agent fails to comply with the order provided for in the subsection immediately above within such period of time as the city commission may determine but not, in any event, to exceed sixty days, the city commission shall cause such dwelling or building to be repaired or demolished as the facts may warrant, under the criteria hereinbefore provided. Furthermore, the city commission shall, with the assistance of the city attorney, cause the cost of such repair or demolition to be charged against the land on which the building existed as a municipal lien, which lien shall be superior to all liens except liens for state, county and municipal taxes and municipal special assessments, to be recovered in a suit at law against the owner and/or to be collected, as authorized by statute, in the same manner as property taxes and subject to the same penalties and same provisions for collection of delinquent property taxes if not paid by the owner.

(7) The city commission shall report to the city attorney the names of all persons not complying with the order provided for in this section. (1975 Code, § 4-522, as amended by Ord. #99-788, § A, July 1999)

12-523. Emergency abatement of nuisances. In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dwelling unfit for human habitation or a dangerous building,
defined herein, is immediately repaired or demolished the inspector shall report
such acts to the board, and the board shall cause the immediate repair or
demolition of such dwelling or building. The cost of such emergency repair or
emergency demolition of such dwelling or building shall be a lien to be collected
in the same manner as provided in § 12-522. (1975 Code, § 4-523)

12-524. Notices and orders, powers of city manager. (1) In cases,
except emergency cases, all notices or orders provided for in the past shall be
served upon such persons either personally or by registered mail, but if the
whereabouts of such persons are unknown and the same cannot be ascertained
in the exercise of reasonable diligence and the city manager 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, in one printed and published in Hamilton
County and circulating in the City of Red Bank. A copy of such complaint or
order shall also be posted in a conspicuous place upon the premises effected by
the complaint or order. In the absence of personal service or service by
registered mail a copy of such complaint or order shall also be filed of record in
Hamilton County Register's Office and such filing of complaint or order shall
have the same force or effect as such other lis pendens notices provided by law.

(2) The city manager is empowered to exercise all powers necessary
and convenient to carry out and effectuate the provisions of this title including,
but not limited to:

(a) Investigate conditions in the city in order to determine
which structures therein are unfit for human occupation or use;
(b) Along with the city recorder, to administer oaths,
affirmations, examine witnesses and receive evidence;
(c) Enter upon premises for the purpose of making
examinations, provided that such entry shall be made in such manner as
to cause the least possible inconvenience to the person in possession, if
any;
(d) Appoint and affix the duties of such officers, agents and
employees as the city manager deems necessary to carry out the purposes
of this chapter; and
(e) Delegate any of the city manager's functions and powers
under the ordinance to such officers and agents as the city manager may
designate. (1975 Code, § 4-524, as replaced by Ord. #99-788, § A, July
1999)

12-525. Occupant to keep premises clean; owner to paint. It shall
be the duty of the inhabitant of any dwelling or the occupant of any building to
keep that portion of the property which he occupies or over which he has
exclusive control, clean and free from any accumulation of dirt, filth, rubbish,
garbage, or similar matter, and free from rodent or vermin infestation. All
yards, lawns and courts shall be similarly kept clean and free from rodent infestation. If the occupant shall fail to keep his portion of the property clean the inspector shall send a written notice to the occupant to abate such nuisance within the time specified in said notice. Failure of the occupant to comply with such notice shall be deemed a violation of this section, and upon conviction the occupant shall be subject to the penalties provided in the adopting ordinance for this code.

It shall be unlawful for any person wilfully or maliciously to deposit any material in any toilet or bathtub or sink, or other plumbing fixture, which may result in the obstruction of any sanitary sewer. This liability on the part of the occupant shall not relieve the owner of the responsibility of clearing any resultant chokage, but shall subject the occupant to a fine upon proper proof of such willful or malicious act.

It shall be the duty of the owner to keep all buildings painted at reasonable intervals, and no building shall be allowed to become badly in need of paint. (1975 Code, § 4-525)

12-526. Remedies provided herein are cumulative. Nothing in this chapter shall be construed to impair or limit, in any way, the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or other use. The measures and procedures herein provided do not supersede, and this chapter does not repeal, any other measures or procedures which are provided by the ordinances of the city for the elimination, repair or correction of the conditions referred to in this chapter, but the measures and procedures herein provided for shall be in addition to all other powers and authority of the city or its inspector. (1975 Code, § 4-526)

12-527. Violations. Any person, firm or corporation, whether owner, occupant, lessee or mortgagee, violating or failing to comply with any provision of this chapter or any notice or order issued pursuant to its provisions shall be deemed guilty of a misdemeanor, punishable by a fine under the general penalty clause for this code. (1975 Code, § 4-527)
CHAPTER 5A

UNSAFE BUILDING ABATEMENT CODE

SECTION
12-5A02. Modifications.
12-5A03. Available in manager's office.
12-5A04. Violation and penalty.
12-5A05. Municipal lien declared.

12-5A01. **Standard unsafe building abatement code adopted.** Pursuant to the authority granted by Tennessee Code Annotated, § 6-54-501 through § 5-54-506 and for the purposes of providing a comprehensive set of standards and procedures to effectuate the rehabilitation and/or elimination of unsafe buildings in a legal and timely manner, the Standard Unsafe Building Abatement Code, 1985 edition, as amended, promulgated and published by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as an ordinance of this city, and as a part of this municipal code, the same to be codified at title 12, chapter 5A, sections 01, et seq. of the Red Bank Municipal Code. (as added by Ord. #97-760, part one, modified, Jan. 1998)

12-5A02. **Modifications.** Whenever the Standard Unsafe Building Abatement Code refers to the "building official," it shall be deemed to reference the city manager and/or the codes enforcement officer and/or his or their authorized designee; whenever the Standard Unsafe Building Abatement Code refers to the "board of adjustments and appeals," it shall be deemed a reference to the City Commission of the City of Red Bank, Tennessee, and the terms of office of those individuals shall be deemed to be coincident with the respective terms of office of the members of the city commission. (as added by Ord. #97-760, part one, modified, Jan. 1998)

12-5A03. **Available in manager's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the Standard Unsafe Building Abatement Code has been placed and shall be kept on file in the city manager's office and it shall be kept there for the use and inspection of the public. (as added by Ord. #97-760, part one, modified, Jan. 1998)

12-5A04. **Violation and penalty.** It shall be a civil offense for any person to violate or fail to comply with any provision of the Standard Unsafe Building Abatement Code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to
$500.00 for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (as added by Ord. #97-760, part one, modified, Jan. 1998)

12-5A05. Municipal lien declared. Whenever it shall be necessary, in the enforcement of the terms and provisions of this Standard Unsafe Building Abatement Code for the city to expend monies and/or manpower in the enforcement of the provisions hereof and/or of the rulings of the board of adjustment and appeals (n.e. the Red Bank City Commission) there is hereby, pursuant to statute, declared to be and to exist a municipal lien for the enforcement and collection of the costs thereof, the same being a lien against the real property at issue and to have precedents over all other liens with the exception of that lien for the collection of ad valorem taxes, the same to be enforceable as any other municipal lien. (as added by Ord. #97-760, part one, modified, Jan. 1998)
CHAPTER 6

ENERGY CONSERVATION CODE

SECTION
12-602. Modifications.
12-603. Available in manager's office.
12-604. Violations and penalty.

12-601. 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 buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the International Energy Conservation Code, 2009 edition, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code. (as amended by Ord. #11-965, Aug. 2011, and Ord. #16-1069, Oct. 2016)

12-602. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Red Bank. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the energy code.

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

1State law reference
Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, or to adopt local standards equal to or stricter than the standards in the energy code.

Municipal 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.

2Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.
12-604. Violations and penalty. It shall be a civil offense 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 punishable by a penalty of up to five hundred dollars ($500) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.
CHAPTER 7

SWIMMING POOL CODE

SECTION
12-701. Reserved.
12-702. Modifications.
12-703. Application to existing pools.
12-704. Violations.
12-705. Fees.


12-702. Modifications. Whenever the code refers to the "Administrative Authority," it shall be deemed to be a reference to the city manager of the City of Red Bank, Tennessee or his designee. (1975 Code, § 4-702)

12-703. Application to existing pools. Any existing pool failing to meet the requirements of § 315 of the code with regard to enclosure, shall be brought into compliance prior to the effective date of this ordinance,\(^1\) provided, however, that existing pools with an approved wall, fence, or other substantial structure, at least forty-eight (48) inches in height, shall be deemed to be in compliance with this ordinance. (1975 Code, § 4-703)

12-704. Violations. Any person, firm or corporation who shall violate a provision of the swimming pool code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to a fine of not more than $50.00. Such persons shall be deemed to be guilty of a separate offense for each and every day or portion thereof, during which any violation of any provisions of this Code is committed or continued, and, upon conviction of any such violation, shall be punished as herein set forth. (1975 Code, § 4-704)

12-705. Fees. For the examination of an application for any construction, installation, reinstallation, alteration, repair, filling, or demolition covered by this chapter and the swimming pool code, the city shall collect, at the

\(^1\)This ordinance was effective, according to its express provision (§ 6), on April 1, 1981.
time of the issuing of such permit and prior to the construction, alteration, etc.
for the use of the city, fees, as follows:

1. Private pools at a single family residence, $50.00;
2. All other swimming pools, $50.00;
3. Pool filling system, including back flow prevention, each, $5.00;
4. Each water heater and/or vent, $5.00;
5. Gas piping system, each, $5.00;
6. Replacing of filter, $5.00;
7. Replacing of piping, $5.00;
8. Miscellaneous replacements, $5.00;
9. Backwash receptor, $5.00. (as added by Ord. #97-739, June 1997,
and replaced by Ord. #04-897, Jan. 2005)
CHAPTER 8

LIFE SAFETY CODE¹

SECTION
12-801. Life safety code.
12-802. Enforcement.

12-801. Life safety code. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, for the purpose of prescribing regulations relating to fire safety, the "Life Safety Code,"² National Fire Protection Association Publication 101, 2012 edition, together with all amendments and appendices, approved and adopted and published by the National Fire Protection Association, but expressly excluding section 24.3.5.1, is hereby adopted as the official life safety code of the City of Red Bank by incorporating the same herein by reference. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-5021 (1) a copy of said life safety code has been filed with the city manager, and is available for public use and inspection. Said life safety code is hereby adopted and incorporated as fully as if set out at length herein and shall be controlling within the corporate limits. (1975 Code, § 7-204, as replaced by Ord. #97-739, June 1997, Ord. #04-897, Jan. 2005, Ord. #11-965, Aug. 2011, and Ord. #16-1069, Oct. 2016)

12-802. Enforcement. The life safety code herein adopted by reference shall be enforced by the chief of the fire department and the fire marshal. They shall have the same powers as the state fire marshal. (1975 Code, § 7-202, modified)

¹Municipal code reference
Fire code: title 7.

²Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.
CHAPTER 9

MISCELLANEOUS SUPPLEMENTARY PROVISIONS

SECTION
12-901. Construction along Stringers Branch.
12-902. Building permits, exceptions.
12-903. Tie-down, skirting, landing and porch requirements of manufactured homes.

12-901. Construction along Stringers Branch. Construction of any kind, whether of wall, buildings, or of any other nature, along Stringers Branch shall be governed by the following provisions:

(1) No construction shall be commenced along Stringers Branch without a permit first obtained from the city manager.

(2) Before commencing such construction, the owner or contractor shall submit to the city manager detailed plans and drawings of the proposed construction, including detailed specifications of materials and constructions intended to be used and employed therein.

(3) Upon receipt of such plans and specifications, the city manager shall review same, inspect the site of the proposed construction, and shall prepare a written statement of his findings and conclusions with regard to said proposed construction. The city manager shall amend the specifications whenever in his discretion such amendment is necessary to maintain the channel capacity at the site of the proposed construction or when such amendment is necessary to adequately protect the channel. The city manager may specify materials to be used, the depth and manner of construction of footings, the heights and size and manner of construction of walls, the type and kind of reinforcing steel required, the manner and materials to be employed in flooring the channel or in covering the channel, and the location of the walls, together with any other additional requirements which the city manager may deem necessary.

(4) The permit shall be prepared in duplicate and to each copy thereof shall be attached a copy of the statement of the city manager, together with the additional specifications and requirements specified by him. The original of said permit with attachments shall be delivered to the owner or contractor and the copy of said permit with attachments shall be filed with the permanent records of the city.

(5) Any construction commenced or completed which is made without first obtaining a permit or which fails to meet the specifications and requirements set forth by the city manager shall be deemed to be, and is hereby declared to be a nuisance and shall be removed or reconstructed so as to meet the requirements of this chapter and the requirements of the city manager adopted hereunder. In the event the owner fails or refuses to abate said
nuisance, the city may take such legal proceedings as are authorized by law for the abatement of nuisances.

(6) Any person who deems himself aggrieved by any order or requirement of the city manager may, by notice to the mayor, appeal said order to the board of commissioners at any time within thirty (30) days after said order or requirement. Appeals will be heard by the commission at the first meeting held at least seven (7) days after receipt by the mayor of said notice. Decisions of the board of commissioners on appeals shall be final. (1975 Code, § 4-601)

12-902. Building permits, exceptions. Notwithstanding any provisions in the Red Bank Municipal Code, in general, or the provisions contained in Title 12, Chapter 9, in particular, to the contrary, there shall be no requirement for any building permit to be obtained in the following instances:

(1) Residential alterations, repairs, and/or additions including window replacements, floor covering replacements or repairs, roofing replacements or repairs, siding and/or painting when the total cost of the improvements shall be $2,000.00 or less.

(2) Residential driveway construction in any amount. (as added by Ord. #97-761, part 1, Jan. 1998)

12-903. Tie-down, skirting, landing and porch requirements of manufactured homes. The following requirements set forth in this code section shall apply to all new and used manufactured homes installed within the City of Red Bank following the effective date of this section:

(1) No manufactured home may be installed on any lot or in any mobile home park in the City of Red Bank unless it complies with all provisions of the National Manufactured Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.); the Uniform Standards Code for Manufactured Homes and Recreational Vehicles as set forth at Tennessee Code Annotated, § 68-126-201, et seq.; the Tennessee Modular Building Act, at Tennessee Code Annotated, § 68-126-301; the Tennessee Manufactured Home Anchoring Act, at Tennessee Code Annotated, § 60-126-401; and such other provisions of the Red Bank City Code as may be applicable to minimum housing standards.

1Ord. #98-776 (Nov. 1998) added these provisions to the Red Bank Municipal Code as section 12-902. However, since section 12-902 already existed, these provisions were added as section 12-903.

2These provisions were taken from Ordinance Number 98-776, which passed third and final reading November 3, 1998.
(2) For purposes of this code, a "manufactured home" shall be defined as a structure, transportable in one or more sections, which is eight body feet (2.4 meters) or more in width and is thirty-two (32) body feet (9.75 meters) or more in length and which is built on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation, and connected to the required utilities, and includes plumbing, heating and/or air conditioning, and electrical systems contained therein.

(3) All manufactured home units are required to bear the label or seal of compliance with Federal Manufactured Home Construction and Safety Standards issued by an agency approved by the Secretary of the Department of Housing and Urban Development and a certificate, seal or other evidence of compliance with state uniform standards for manufactured homes required by Tennessee Code Annotated, § 68-126-207.

(4) All manufactured homes are required to have diagonal ties to restrict the unit from being pushed from its piers. These diagonal ties are required to be installed to restrict overturning. Additional over-the-top tie downs to restrict overturning may also be required by some manufactured home installation instructions.

(a) Piers or load-bearing supports of devices shall be designed and constructed to evenly distribute the loads. Piers shall be securely attached to the frame of the manufactured home or shall extend at least six (6) inches (152 mm) from the centerline of the frame member. Manufactured load-bearing supports or devices shall be listed or approved for the use intended, or piers shall be constructed as follows:

(i) Except for corner piers less than forty (40) inches (1016 mm) high shall be constructed of masonry units, placed with cores or cells vertically. Piers shall be installed with their long dimensions perpendicular to the main (I-beam) frame member for supports and shall have a minimum cross-sectional area of 119 square inches (0.077 m squared). Piers shall be capped with a minimum 2-inch (51 mm) solid masonry unit or concrete cap, or equivalent.

(ii) Piers between 40 and 80 inches (1016 and 2032 mm) high and all corner piers over 24 inches (610 mm) shall be at least 16 X 16 inches (406 X 406 mm) consisting of interlocking masonry units and shall be fully capped with a minimum 4-inch (102 mm) solid masonry unit or equivalent.

(iii) Piers over 80 inches (2032 mm) high shall be constructed in accordance with the provisions of paragraph ii above, provided the piers shall be filled solid with grout and reinforced with four continuous No. 5 bars. One bar shall be placed in each corner cell of hollow masonry unit piers, or in each corner of the grouted space of piers constructed of solid masonry units.
(iv) Cast-in-place concrete piers meeting the same size and height limitations of paragraphs i, ii and iii above may be substituted for piers constructed of masonry units.

(v) All piers shall be constructed on footings of solid concrete not less than 16 inches wide by 8 inches in thickness (16" x 8") and continuous between all piers installed perpendicular to the main (I-beam) frame members.

(5) Piers shall be located in accordance with the manufactured home installation instructions. If the manufactured home installation instructions are not available for a used home, piers for single section homes are to be placed under each longitudinal main frame member not to exceed 8 feet (2438 mm) on-center for homes that are not over 14 feet (4267 mm) wide or less than 6 ft (1829 mm) on center for homes that are not over 14 ft (4267 mm) wide. Piers for multi-section homes are to be placed under each longitudinal main frame member not to exceed 6 feet (1829 mm) on-center spacing. For used multi-section homes, piers are to be placed under the center marriage line within one foot at each end, under ridge beam support columns, and under both sides of openings at the marriage line greater than 12 feet (3657 mm). For all homes, exterior doors shall have piers directly under both sides of the door openings. Where practical for all homes, end piers shall be placed within 1 foot (305 mm) of the ends of the main frame. When the location and spacing of wheels and axles or other structural members of home frames or undercarriages prevent spacing of piers of 8 or 6 feet (2438 or 1829 mm) centers, the spacing shall be as near 8 or 6 ft (2438 or 1829 mm) maximum spacing as practicable in the area of the obstruction. Piers shall be placed under other concentrated loads such as porch posts, bay window overhangs, and masonry-faced fireplaces on floor overhangs. Units that exceed 16 feet (4877 mm) in width shall have perimeter piers under the sidewalls every 6 feet (1829 mm) at each corner. Perimeter piers shall be under the intersection of a perimeter joist and a transverse joist or shall be under a 4X4-inch (102x102 mm) brace that supports at least two floor joists.

(6) The City of Red Bank further adopts by reference all manufactured home tie down standards set forth in Appendix H to the 1994 Standard Building Code (as amended) set forth at Sections H105.1, H105.2, H105.3, H105.4, H105.5, H106 and all subsections set forth therein, except where such provisions are contrary to the provisions of this section. Such provisions are incorporated by reference and shall be inspected by the building inspector.

(7) All manufactured homes installed after the effective date of this section shall be required to have masonry skirting covering all open space between the ground and the exterior wall on the perimeter of the manufactured home, not less than four (4) inches wide or in such other width as may be required by the Standard Building Code based upon the heights and widths of the masonry skirting. All masonry skirting shall be constructed on footings of poured in place concrete not less than 16 inches wide by 4 inches in thickness
(16"X4") or as otherwise required by the Standard Building Code based upon the height and width of the masonry skirting.

(8) All manufactured homes, excepting those located in an approved or grandfathered mobile home park, shall further be required to be situated on any lot so that the front entrance to the manufactured home shall be required to designate the front entrance to the Building Official before any installation may be approved.

(9) All manufactured homes shall further be required to have a minimum landing at every entrance of at least 4 feet by 4 feet (4' X 4''), with a covered porch over the front entrance. All landings shall be constructed and approved by the Building Official in accordance with all standards set forth in the 1994 Standard Building Code (as amended). The covered porch over the front entrance shall be constructed with a roof line of at least the same pitch as the remainder of the manufactured home.

(10) Nothing contained in this section shall be construed in any manner to repeal, partially repeal, or modify any zoning of land use ordinance of the City of Red Bank with respect to the location of manufactured housing or be deemed in any fashion to effect, nullify or render unenforceable any private restrictive covenant imposed upon any property in this city.

(11) Should any court of competent jurisdiction declare any section, clause, or provision of this section to be unconstitutional, such decision shall affect only such section, clause or provision so declared unconstitutional, and shall not affect any other section, clause or provision of this section. (as added by Ord. #98-776, § 1, Nov. 1998, and amended by Ord. #02-858, Sept. 2002)
CHAPTER 10

MECHANICAL CODE

SECTION
12-1001. Mechanical code adopted.
12-1002. Permit fees.
12-1003. To whom permits may issue.
12-1004. Modifications.
12-1005. Inspections.
12-1006. Violations and penalties.

12-1001. **Mechanical code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of prescribing regulations as a comprehensive regulatory document to guide decisions and protecting the public's health, life, safety and welfare in the environment. The *International Mechanical Code*,¹ 2012 edition, including Appendix A but excluding Appendix B is hereby specifically adopted as part of the official mechanical code of the city, is hereby adopted and incorporated by reference as a part of this code and is hereafter referred to as the mechanical code. (as added by Ord. #97-739, June 1997, replaced by Ord. #04-897, Jan. 2005, and amended by Ord. #11-965, Aug. 2011, and Ord. #16-1069, Oct. 2016)

12-1002. **Permit fees.** (1) For issuing each permit, $50.00
(2) Additional fees:
   (1) Fee for inspecting heating, ventilating, ductwork, air conditioning and refrigeration systems shall be $50.00 for the first $1,000, or fraction thereof, of valuation of the installation plus $5.00 for each additional $1,000 or fraction thereof.
   (2) Fee for inspecting repairs, alterations and additions to an existing system shall be $50.00 plus $5.00 for each $1,000 or fraction thereof.
   (3) Fee for inspecting boilers (based upon Btu input):

<table>
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<tr>
<th>Btu Input</th>
<th>Fee</th>
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<tbody>
<tr>
<td>33,000 Btu (1 BHp) to 165,000 (5 BHp)</td>
<td>$ 50.00</td>
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<tr>
<td>165,001 Btu (5 BHp) to 330,000 (10 BHp)</td>
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<tr>
<td>330,001 Btu (10 BHp) to 1,165,000 (52 BHp)</td>
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<td>1,165,001 Btu (52 BHp) to 3,300,000 (98 BHp)</td>
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</tr>
<tr>
<td>over 3,300,000 Btu (98 BHp)</td>
<td>150.00</td>
</tr>
</tbody>
</table>

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.
(3) Fee for re-inspection: In case it becomes necessary to make a re-inspection of a heating, ventilation, air conditioning or refrigeration system, or boiler installation, the installer of such equipment shall pay a re-inspection fee of $50.00.

(4) Temporary operation inspection fee: When preliminary inspection is requested for purposes of permitting temporary operation of heating, ventilating, refrigeration, or air conditioning system, or portion thereof, a fee of $50.00 shall be paid by the contractor requesting such preliminary inspection. If the system is not approved for temporary operation on the first preliminary inspection, the usual re-inspection fee shall be charged for each subsequent preliminary inspection for such purpose.

(5) Self-contained units less than two tons: In all buildings, except one- and two-family dwellings, where self-contained air conditioning units of less than two tons are to be installed, the fee charged shall be that for the total cost of all units combined (see (2) above for rate). (as added by Ord. #97-739, June 1997, and replaced by Ord. #04-897, Jan. 2005)

12-1003. To whom permits may issue. The city will require building contractors, electricians, plumbers and mechanical contractors to be licensed by the State of Tennessee, Hamilton County, and/or the City of Chattanooga to perform related work as permitted by the city. Building, electrical, plumbing and mechanical permits will require purchase by a licensed contractor.

Any property owner desiring to perform work on his or her own property, which may require such a license, may obtain a limited building permit upon such conditions established by the city building inspector and shall not make more than one application for the construction of a single-family residence within a period of twenty-four (24) months. A permit for the plumbing, electrical and mechanical work in a single-family residence, outbuilding or garage must be obtained by a licensed contractor.

Structures not requiring design by a registered architect or engineer:
(1) Business, "factory-industrial," "hazardous," "mercantile," "residential" and "storage" occupancies, as defined in the 2003 edition of the ICC Code, which are:

   (1) Less than three (3) stories in height; and
   (2) Less than five thousand square feet (5,000 sq. ft.) in total gross area

(2) One-family and two-family dwellings and domestic outbuilding appurtenant thereto; or

(3) Farm buildings not designed or intended for human occupancy.

Nothing in this section shall prevent the city from requiring the services of a registered architect, engineer or landscape architect for any project. (as added by Ord. #97-739, June 1997, and replaced by Ord. #04-897, Jan 2005)
12-1004. Modifications. Whenever the code refers to the "Administrative Authority" it shall be deemed to be a reference to the City Manager of the City of Red Bank, Tennessee, or his designee, including but not limited to the codes enforcement officer and/or a designee of the Hamilton County Government. (as added by Ord. #97-739, June 1997, and replaced by Ord. #04-987, Jan. 2005)

12-1005. Inspections. The codes enforcement officer for the city or other designee of the city manager, including but not limited to an appropriately qualified department of the Hamilton County government shall be designed to perform inspection duties and activities for the City of Red Bank under the provisions of this chapter. Such inspector is authorized, empowered and directed to regulate and determine compliance with the provisions of this code and shall cause all such activities and installations as are governed by this code to be so placed, constructed, and guarded so as to be in compliance with the code. Whenever in the judgement of said inspector any activities or installations shall be defective by reason of failure to comply with this code, or for any other cause, the said inspector shall at once cause the immediate removal of such defect and shall be specifically authorized to enter any building, structure, etc. at any reasonable hour (between 8 A.M. and 6 P.M.) Or at any hour or time in case of an emergency in the discharge of his or their official duty or for the purpose of making any tests of the installation or activity therein contained as is governed by this code. Further, said inspector, upon finding any defective or unsafe condition shall be empowered, authorized and directed to revoke all such certificates or permits in effect at that time relating to such system, installation or activity and the use thereof shall be discontinued until it has been made to conform to the provisions of this chapter and the rules and regulations of this code. Further, no alteration, change or activity conducted as is covered by the code shall be accomplished or conducted without first securing the permit as above described and a copy of such permit shall be displayed in a conspicuous place at the job site at all times from the time of issuance until the final inspection. (as added by Ord. #97-739, June 1997, and replaced by Ord. #04-987, Jan. 2005)

12-1006. Violations and penalties. Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued, and
upon conviction of any such violation such person shall be punished within the limits as provided by state laws. (as added by Ord. #97-739, June 1997, and replaced by Ord. #04-897, Jan. 2005)
CHAPTER 11

HANDICAPPED ACCESSIBILITY BUILDING CODE

SECTION


12-1101. **Handicapped accessibility 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, repair, installation, including alterations and repairs of equipment, appliances, fixtures, and appurtenances thereto, within or without the municipality, the ICC/ANSI A 117.1, *Accessible and Usable Buildings and Facilities*, 2009 edition, together with all rules and regulations now or hereafter adopted by the Tennessee Department of Commerce and Insurance with respect thereto, is hereby adopted and incorporated by reference as a part of this code and is hereafter referred to as "the handicapped accessibility building code." (as added by Ord. #97-739, June 1997, and replaced by Ord. #04-897, Jan. 2005, and Ord. #11-965, Aug. 2011)

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1Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.
CHAPTER 12

TRAILERS AND MOBILE HOMES

SECTION
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12-1236. Emergency sanitary facilities for mobile home parks.
12-1237. Structural requirements, illumination levels, etc., for buildings.
12-1238. Provisions regarding barbeque pits, fireplaces, etc.
12-1239. Generally.
12-1201. Definitions. For purposes of this chapter, the following words and phrases shall have the meanings respectively as described to them by this section:

(1) Camper trailer or travel trailer." A transportable enclosed unit or vehicle designed to be towed behind a truck or automobile and/or designed to be utilized primarily for recreational or temporary purposes; having generally dimensions of less than ten (10') feet in width and forty (40') feet in length and/or which has features which allow for quick set up, disconnection, removal and transport.

(2) "City manager." The city manager or his designee, also referred to herein as "city engineer."

(3) "Dependent trailer." A trailer that is dependent upon a service building for toilet and lavatory facilities.

(4) "License." A written license issued by the city clerk allowing a person to operate and maintain a mobile home park or travel trailer park under the provisions of this chapter and regulations issued hereunder.

(5) "Mobile home." A transportable dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as immobile housing, sometimes commonly referred to as a "single-wide mobile home," and which shall have dimensions of at least ten (10') feet by fifty (50') feet.

(6) "Mobile home lot." A parcel of land for the placement of a single mobile home and the exclusive use of its occupants, being at least forty feet by eighty feet in dimension.

(7) "Mobile home park." A parcel of land which has been planned and improved for the placement of mobile homes for nontransient use.

(8) "Mobile home stand." That part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

(9) "Motor home." See Recreational vehicle.

(10) "Permit." A written permit issued by the city clerk permitting the construction, alteration and extension of a mobile home park under the provisions of this chapter and regulations issued hereunder.

(11) "Person." Any individual, firm, trust, partnership, public or private association or corporation.

(12) "Recreational vehicle" or "motor home." A self-propelled bus, trailer and/or other vehicle, sometimes referred to as a motor home, which may possess characteristics similar to either a mobile home and/or a travel trailer
and which is capable for use for human occupancy on a temporary or permanent basis.

(13) "Sanitary station." A facility used for removing and disposing of wastes from trailer hold tanks.

(14) "Self-contained trailer." A trailer which can operate independent of connections to sewer, water and electrical systems. It contains a water-flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.

(15) "Service building." A structure housing toilet, lavatory and such facility as may be required by this chapter.

(16) "Sewer connection." The connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home or travel trailer to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home park or travel trailer parking area.

(17) "Sewer riser pipe." That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home or travel trailer space.

(18) "Trailer stand." That part of an individual space, which has been reserved for the placement of a single trailer and its accessory structures.

(19) "Travel trailer or camper trailer." A transportable enclosed unit or vehicle designed to be towed behind a truck or automobile and/or designed to be utilized primarily for recreational or temporary purposes; having generally dimensions of less than ten (10') feet in width and forty (40') feet in length and/or which have features which allow for quick disconnection and removal and transport.

(20) "Water connection." The connection consisting of all pipes, fitting and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home or trailer.

(21) "Water riser pipe." That portion of the water supply system serving the mobile home park or travel trailer parking areas which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot or each trailer space.

(22) "Watering station." A facility for supplying water storage tanks of trailers with potable water. (as added by Ord. #00-814, June 2000)

## 12-1202. Location outside of trailer park or mobile home park.

(1) It shall be unlawful, within the limits of the city, for any reason to park any trailer or mobilehome on any street, alley or highway, or other public place, or on any tract of land owned by a person, occupied or unoccupied, within the city, except in a mobile home park or travel trailer park and as provided by this chapter; provided, however, that this provision shall not apply to any trailer used by the owner for recreational purposes only and not occupied or used for any purpose, including temporary recreational use, while so parked.
(2) Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than two hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

(3) Present unlawful locations at trailer park or mobile home parks of mobile homes are not grandfathered and are subject to the requirements of this section.

(4) It shall be unlawful for any person to occupy, allow to be occupied or to set up so as to be capable of occupancy (whether or not for recreational purposes) and whether temporary, permanent or otherwise, any travel trailer, camper trailer, motor home, or recreational vehicle in the City of Red Bank.

(5) It shall be unlawful for any person to park or store any camper trailer, travel trailer, motor home or recreational vehicle on any city street in the City of Red Bank for more than one (1) hour during any 24-hour period and only then if said vehicle is properly and fully attached to its towing vehicle.

(6) It shall be unlawful for any person to park or store any camper trailer, travel trailer, motor home or recreational vehicle on private property in any residential zone in this city so as to cause all or any part of such travel trailer, camper trailer, motor home or recreational vehicle to be any closer to the curb and/or road right-of-way than that distance between such curb and/or right-of-way and the nearest distance therefrom to any part of the residence or other lawful habitable structure upon such premises or parcel, and in the absence of a structure upon such premises or parcel, the minimum distance from the curb or right-of-way shall be at least thirty (30') feet. (as added by Ord. #00-814, June 2000)

12-1203. Unoccupied trailer houses for demonstration, etc.

Unoccupied mobile homes, travel trailers, and/or recreational vehicles for demonstration and sales purposes only may be placed on lots or parcels approved therefore and as provided in the zoning ordinance of the city; provided, that a certificate of occupancy has first been procured from the city manager or his designee to do so; provided, further, that such mobile homes, travel trailers, and/or recreational vehicles are located on such premises in a manner as approved by the city manager. (as added by Ord. #00-814, June 2000)

12-1204. Inspections. (1) The city manager is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter and regulations issued hereunder.

(2) The city manager shall have the power to enter at reasonable times upon any private property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter and regulations issued hereunder.
(3) The city manager shall have the power to inspect the register containing a record of all residents of the mobile home park.

(4) It shall be the duty of the owners or occupants of mobile home park, or of the person in charge thereof, to give the city engineer free access to such premises at reasonable times for the purpose of inspection.

(5) It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park or its premises at reasonable times for the purpose of making such repairs of alterations as are necessary to effect compliance with this chapter and regulations issued hereunder, or with any lawful order issued pursuant to the provisions of this chapter. (as added by Ord. #00-814, June 2000)

12-1205. Notices, hearings and orders. (1) Whenever the city manager determines that there has been a violation of any provision of this chapter, or regulations issued hereunder, the city manager shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall

(a) Be in writing;
(b) Include a statement of the reasons for its issuance;
(c) Allow a reasonable time for the performance of any act it requires;
(d) Be served upon the owner or his agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of the state;
(e) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter and regulations issued hereunder.

(2) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter, or regulation issued hereunder, may request and shall be granted a hearing on the matter before the city commission; provided, that such person file in the office of the city clerk a written petition requesting such hearings and setting forth a brief statement of the grounds therefor within ten days after the date the notice is served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under subsection (5) herein. Upon receipt of such petition, the city clerk shall set a time and place for such hearing and shall give an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than fifteen days after day on which the petition was filed; provided, that upon application of the petitioner the city commission may postpone the date of the hearing for a reasonable time beyond such fifteen-day period when in its judgment the petitioner has submitted good and sufficient reasons for such postponement.
(3) After such hearing the city commission shall make findings as to compliance with the provisions of this chapter and regulations issued hereunder and shall issue an order in writing, sustaining, modifying or withdrawing the notice which shall be served as provided in subsection (1)(d). Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile home park or travel trailer park affected by the order shall be revoked.

(4) The proceedings at such a hearing, including the findings and decision of the city commission and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the city clerk but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this section. Any person aggrieved by the decision of the city commission may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this state.

(5) Whenever the city manager finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the mayor shall be afforded a hearing as soon as possible. The provisions of subsection (2) and (4) shall be applicable to such hearing and the order issued thereafter. The city commission shall have authority to issue orders of compliance, and upon failure to follow or violation of such order shall have the authority to issue civil penalties of $50.00 per day for each violation, each day constituting a separate violation. (as added by Ord. #00-814, June 2000)

12-1206. Adoption of regulations by city manager. The city manager is hereby authorized to make and, after public hearing and approval of the city commission, to adopt such written regulations as may be necessary for the proper enforcement of the provisions of this chapter. Such regulations shall have the same force and effect as the provisions of this chapter, and the penalty for violation of the provisions therefore shall be the same as the penalty for violation of the provisions of this chapter, as hereinafter provided. (as added by Ord. #00-814, June 2000)

12-1207. Penalty for violation of chapter. In addition or in the alternative to the administrative remedies hereinabove provided, any person who violates any provision of this chapter may be cited to city court and shall, upon conviction, be punished by a fine of fifty ($50) dollars; and each day's failure of compliance with any such provision shall constitute a separate violation. (as added by Ord. #00-814, June 2000)
12-1208. Responsibilities of park management. (1) The person to whom a license for a mobile home park is issued shall operate the park in compliance with this chapter and regulations issued hereunder and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

(2) The park management shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter and regulations in good repair and in a clean and sanitary condition.

(3) The park management shall supervise the placement of each mobile home on its stand, which includes securing its stability in full compliance with all applicable tie down ordinances, rules, laws and regulations, and installing all utility connections.

(4) The park management shall maintain a register containing a record of all mobile homes and occupants. Such register shall be available to any authorized person inspecting the trailer parking area and shall be preserved for the period required by the health authority. Such register shall contain:
   (a) The names and permanent addresses of all mobile home occupants;
   (b) The make, model and license number of the mobile home; and
   (c) The dates of first occupancy of all residents.

(5) The park management shall notify the health authority immediately of any suspected communicable or contagious disease within the park. (as added by Ord. #00-814, June 2000)

12-1209. Restrictions on occupancy. (1) A mobile home shall not be occupied for dwelling purposes unless it is properly placed on a mobile home stand and properly and lawfully connected, as provided in this chapter, to water, sewage and electrical utilities.

(2) Under no circumstances shall any "travel trailer" or "camper trailer" or any similar type vehicle or device of any "recreational vehicle" be set up or used or occupied as a place of residence, or temporary shelter or abode, or for human occupancy, whether for recreational or any other purpose, within the city limits of the City of Red Bank. (as added by Ord. #00-814, June 2000)

12-1210. Permits. (1) It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of the city unless such person holds a valid permit issued by the city engineer in the name of such person for the specific construction, alteration or extension proposed.

(2) All applications for permits shall be made to the city engineer and shall contain the following:
   (a) Name and address of applicant.
   (b) Interest of the applicant in the mobile home park.
(c) Location and legal description of the mobile home park.
(d) Complete engineering plans and specifications of the proposed park showing:
   (i) The area and dimensions of the tract of land;
   (ii) The number, location and size of all lots;
   (iii) The location of service buildings and any other proposed structures;
   (iv) The location and width of roadways and walkways;
   (v) The location of water and sewer lines and riser pipes;
   (vi) Plans and specifications of the water, supply, refuse and sewage disposal facilities;
   (vii) Plans and specifications of all buildings constructed or to be constructed within the mobile home park; and
   (viii) The location and details of lighting and electrical systems.
(3) All applications shall be accompanied by the deposit of a fee of one hundred dollars for mobile home parks.
(4) When upon review of the application, the city engineer is satisfied that the proposed plan meets the requirements of this chapter and regulations issued hereunder, a permit shall be issued.
(5) Any person whose application for a permit under this chapter has been denied may request and shall be granted a hearing on the matter before the city commission under the procedure provided by section 12-105 of this chapter. (as added by Ord. #00-814, June 2000)

12-1211. Licenses. (1) It shall be unlawful for any person to operate any mobile home park within the limits of the city unless he holds a valid license issued annually by the city clerk in the name of such person for the specific mobile home park. All applications for licenses shall be made to the city clerk who shall issue a license upon compliance by the application with provisions of this chapter and regulations issued hereunder and of other applicable legal requirements, as certified by the city engineer.
(2) Every person holding a license shall give notice in writing to the city clerk within twenty-four hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park. Upon application in writing for transfer of the license and deposit of a fee of one hundred dollars ($100.00), the license shall be transferred if the mobile home park is in compliance with all applicable provisions of this chapter and regulations issued hereunder. If the park is not in compliance with all provisions of this chapter, the license shall not be transferred until such park is in compliance.
(3) (a) Application for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the application and by
the payment of a license fee of one hundred dollars ($100.00), and shall
contain the name and address of the applicant; the location and legal
description of the mobile home park; and a site plan of the mobile home
park showing all lots, structures, road, walkways and other service
facilities.

(b) Applications for renewals of licenses shall be in writing by
the holders of the licenses and shall be accompanied by the payment of a
fee of one hundred dollars ($100.00) and shall contain any change in the
information submitted since the original license was issued or the latest
renewal granted.

(4) Any person whose application for a license under this chapter has
been denied may request and shall be granted a hearing on the matter before
the city commission, under the procedure provided by section 12-105 of this
chapter.

(5) Whenever, upon inspection of any mobile home park, the city
engineer finds that conditions or practices exist which are in violation of any
provision of this chapter or regulations issued hereunder, the city engineer shall
give notice in writing in accordance with section 12-105 to the person to whom
the license was issued that unless such condition or practices are corrected
within a reasonable period of time specified in the notice by the city engineer,
the license shall be suspended. At the end of such period, the city engineer shall
reinspect such mobile home park and, if such conditions or practices have not
been corrected, he shall suspend the license and give notice in writing of such
suspension to the person to whom the license is issued. Upon receipt of notice
of suspension, such person shall cease operation of such mobile home park,
except as may be provided in section 12-105.

(6) Any person whose license has been suspended, or who has received
notice from the city engineer, that his license has been suspended unless certain
conditions or practices at the mobile home park are corrected, may request and
shall be granted a hearing on the matter before the city commission, under the
procedure provided by section 12-105 of this chapter; provided, that when no
petition for such hearing shall have been filed within ten days following the day
on which the notice of suspension was served, such license shall be deemed to
have been automatically revoked at the expiration of such ten-day period.

(7) A temporary license, upon written request therefore, shall be
issued by the city clerk for every mobile home park in existence upon the
effective date of this chapter permitting the mobilehome park to be operated
during the period ending one hundred eighty days after the effective date of this
chapter in accordance with such conditions as the city may require, and if, at the
end of such one hundred eight-day period, the conditions set by the city have
been met, then in that event, an annual license shall be issued on payment of
required license fee, and renewed annually under the provisions of subsection
(3)(b) herein. (as added by Ord. #00-814, June 2000)
12-1212. General requirements. Conditions of soil, ground water level, drainage and topography shall not create hazards to the property or the health and safety of the occupants or other citizens or residents of the City of Red Bank. The site shall not be subject to unpredictable or sudden flooding, subsidence or erosion, which would expose persons or property to hazards. (as added by Ord. #00-814, June 2000)

12-1213. Soil and ground cover. Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating dust. (as added by Ord. #00-814, June 2000)

12-1214. Site drainage. The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner and in accordance with all now existing or hereinafter enacted laws, ordinances, rules and regulations in effect thereon with respect to drainage in general and storm water drainage in particular. (as added by Ord. #00-814, June 2000)

12-1215. Use of park areas for nonresidential purposes. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park. (as added by Ord. #00-814, June 2000)

12-1216. Required separation between mobile homes. (1) Mobile homes shall be separated from each other and from other buildings and structures by at least fifteen feet; provided, that mobile homes placed end-to-end may have clearance of twenty feet where opposing rear walls are staggered.  
(2) Any accessory structure which has a horizontal area exceeding twenty-five feet is attached to a mobile home or located within ten feet of its window, and has an opaque top or roof that is higher than the nearest window shall, for purposes of all separation requirements, be considered to be part of the mobile home.  
(3) All parks existing as of the effective date of this chapter, i.e. June 6, 2000, shall be in full compliance with this provision on or before June 6, 2005. (as added by Ord. #00-814, June 2000)

12-1217. Setbacks from public street, park street and common areas. (1) All mobile homes shall be located at least ten feet from any park property boundary line abutting upon a public street or highway and at least fifteen feet from the other park property boundary lines, except the rear property line.
(2) There shall be a minimum distance of ten feet between an individual mobile home adjoining pavement of a park street, or common parking area or other common areas.

(3) All parks existing as of the effective date of this ordinance, i.e. June 6, 2000, shall be in full compliance with this provision on or before June 6, 2005. 

12-1218. Recreation areas. (1) In all parks accommodating or designed to accommodate twenty-five or more mobile homes, there shall be one or more recreation areas which shall be easily accessible to all park residents.

(2) The size of such recreation area shall be based upon a minimum of one hundred square feet for each lot. No outdoor recreation area shall contain less than two thousand five hundred square feet.

(3) Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located. (as added by Ord. #00-814, June 2000)

12-1219. Park street system. (1) General requirements. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography.

(2) Access. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with a public street or road shall have a minimum road pavement width of thirty-four feet where parking is permitted on both sides, or a minimum road pavement width of twenty-seven feet where parking is limited to one side. Where the primary entrance road is more than one hundred feet long and does not provide access to abutting mobile home lots within such distance, the minimum road pavement width may be twenty-four feet, providing parking is prohibited on both sides.

(3) Internal streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:

(a) All streets, except minor streets, twenty-four feet.
(b) Minor streets, with no parking, eighteen feet, is acceptable only if less than five hundred feet long and serving less than twenty-five mobile homes or of any length if one-way and providing access to abutting mobile home lots on one side only.
(c) Dead-end streets shall be limited in length to one thousand feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least sixty (60) feet.

(4) Required illumination. All parks shall be furnished with lighting units so spaced and equipped with lighting units so spaced and equipped with
luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

(a) All parts of the park street system: 0.6 foot candle, with a minimum of 0.1 footcandle.

(b) Potentially hazardous locations, such as major street intersections and steps or stepped ramps; individually illuminated, with a minimum of 0.3 footcandle.

5) Street construction and design standards. (a) Pavement. All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes and other hazards.

(b) Grades. Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than eight percent. Short run with a maximum grade of twelve percent may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.

(c) Intersections. Within one hundred feet of an intersection, streets shall be approximately at right angles. A distance of at least one hundred fifty feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided. (as added by Ord. #00-814, June 2000)

12-1220. Off-street parking areas. (1) Off-street parking areas shall be provided in all mobile home parks for the use of park occupants where streets are less than thirty-four feet in width. Such areas shall be furnished at the rate of at least 1.25 car spaces for each mobile home lot.

(2) Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of two hundred feet from the mobile home that it is intended to serve. (as added by Ord. #00-814, June 2000)

12-1221. Walks. (1) General requirements. All parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain; between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

(2) Common walk system. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of two feet.

(3) Individual walks. All mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces
connecting to a paved street. Such individual walks shall have a minimum width of two feet. (as added by Ord. #00-814, June 2000)

12-1222. **Mobile home stand requirements.** The area of the mobile home stand shall be improved to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation, and overturning.

   (1) The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.

   (2) The mobile home stand shall be provided with anchors and tie-downs such as cast-in-place concrete "dead men," eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.

   (3) Each mobile home shall be anchored and tied down in compliance with Red Bank Ordinance No. _______.¹ (as added by Ord. #00-814, June 2000)

12-1223. **General requirements.** An accessible, adequate, safe and potable supply of water from the public utility serving the area in which the park is located shall be provided, in accordance with all laws, rules, ordinances and regulations of the water supplier, the State of Tennessee, the City of Red Bank, Hamilton County, and/or such public utility as is applicable. (as added by Ord. #00-814, June 2000)

12-1224. **Storage facilities.** No private water storage reservoirs or facilities allowed. The public water supply shall be the only required source of supply of potable water. (as added by Ord. #00-814, June 2000)

12-1225. **Distribution system.** (1) The water supply system of the mobile home park parking area shall be connected by pipes to all buildings and other facilities requiring water.

   (2) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in location approved by the health authority and by the water utility.

   (3) The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.

   (4) The system shall be so designed and maintained as to provide a pressure of not less than twenty pounds per square inch, or such prescribed

¹These provisions were taken from Ord. #00-814 (June 2000), which had a blank at this point of the ordinance.
provision for single family residences (whether now existing or hereafter enacted), under normal operating conditions, at all mobile homes, trailers and service buildings and other locations. (as added by Ord. #00-814, June 2000)

12-1226. Individual water service connections. The following requirements shall apply:

(1) Riser pipes provided for individual water-service connections shall be so located and constructed that they will not be damaged by the parking of mobile homes or travel trailers.

(2) Water riser pipes shall extend at least four inches above ground elevation. The pipe size shall be three-quarter inch.

(3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes.

(4) Underground stop and waste valves shall not be installed on any water service.

(5) Valves shall be provided near the outlet of each water service connection. They should be turned off and the outlets capped or plugged when not in use. (as added by Ord. #00-814, June 2000)

12-1227. General requirements. An adequate and safe sewerage system connected to the City of Red Bank sewer collector system shall be provided in all mobile home parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with the state and local laws. For billing purposes, each mobile home park shall be treated as though same is a multifamily housing unit and the park shall be assessed and shall pay the sewerage rates in effect from time to time, for the number of approved spaces, whether or not all or any of such spaces shall be occupied from time to time or at any time. (as added by Ord. #00-814, June 2000)

12-1228. Sewer lines. All sewer lines shall be located in trenches of depth prescribed by the city engineer so as to be free of breakage from traffic or other movements and shall be separated from the water supply system at such distance as provided by law. Sewers shall be at grade which will insure a velocity of two feet per second when flowing fall. All sewer lines shall be constructed of materials approved and prescribed by the city, shall be adequately vented and shall have watertight joints. All materials shall be as prescribed in the city's sewer use ordinance. (as added by Ord. #00-814, June 2000)

12-1229. Individual sewer connections. If facilities for individual sewer connections are provided, the following requirements shall apply:

(1) The sewer riser pipe shall have at least a four-inch diameter, shall be trapped below the ground surface and shall be so located on the trailer space
that the sewer connection to the trailer drain outlet will approximate a vertical position.

(2) The sewer connection (see definition) shall have a nominal inside diameter of at least three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connection shall consist of one pipe only without any branch fittings. All joints shall be watertight.

(3) All materials used for sewer connections shall be of a type, quality and character as prescribed by the city’s sewer use ordinance and shall be corrosive resistant nonabsorbent and durable. The inner surface shall be smooth.

(4) Provision shall be made for plugging the sewer riser pipe when a trailer does not occupy the space. Surface drainage shall be diverted away from the riser. (as added by Ord. #00-814, June 2000)

12-1230. Sink wastes. All liquid wastes shall be discharged into the sewer and no waste shall be discharged onto or allowed to accumulate on the ground surface. (as added by Ord. #00-814, June 2000)

12-1231. General requirements. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances that shall be installed and maintained in accordance with all applicable codes and regulations governing such system. (as added by Ord. #00-814, June 2000)

12-1232. Power distribution lines. (1) Main power lines not located underground shall be suspended at least eighteen feet above the ground. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home or travel trailer, service building or other structure.

(2) All direct burial conductors or cable shall be buried at least eighteen inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one-foot radial distance from water, sewer, gas or communication lines. (as added by Ord. #00-814, June 2000)

12-1233. Individual electrical connections. (1) Each mobile home lot shall be provided with an approved disconnecting device and over current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 50 amperes.

(2) Outlet receptacles at each trailer stand shall be located not more than twenty-five feet from the over current protective devices in the trailer and a three-pole, four-wire grounding type shall be used. Receptacles shall be of weatherproof construction and configurations shall be in accordance with the city’s applicable electrical code.

(3) The mobile home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.
(4) Where the calculated load of the mobile home is more than 50 amperes either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed containers. (as added by Ord. #00-814, June 2000)

12-1234. **Grounding of all exposed noncurrent metal parts.** All exposed noncurrent carrying metal part of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment. (as added by Ord. #00-814, June 2000)

12-1235. **Generally.** The requirements of this division shall apply to service buildings, recreation buildings and other service facilities such as:

1. Management offices, repair shops and storage areas.
2. Sanitary facilities. (as added by Ord. #00-814, June 2000)

12-1236. **Emergency sanitary facilities for mobile home parks.**

Every park shall be provided with the following emergency sanitation facilities; for such one hundred mobile home lots, or fractional part thereof, there shall be one flush toilet and one lavatory for each sex. (as added by Ord. #00-814, June 2000)

12-1237. **Structural requirements, illumination levels, etc., for buildings.**

1. All portions of the structure shall be properly protected from damage by ordinary use and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

2. All rooms containing sanitary or laundry facilities shall:
   
   a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.

   b. Have at least one window or skylight facing directly to the outdoors. The aggregate gross area of windows for each required room shall be not less than ten percent of floor area served by them.

   c. Have at least one window, which can be easily opened, or a mechanical device which will adequately ventilate the room.

3. Toilets shall be located in separate compartments equipped with self-closing doors. The shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

4. Illumination levels shall be maintained as follows:
(a) General seeing tasks—five foot candles;
(b) Laundry room work area—forty foot candles;
(c) Toilet room, in front of forty foot candles.

(5) Hot and cold water shall be furnished to each lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal. (as added by Ord. #00-814, June 2000)

12-1238. Provisions regarding barbeque pits, fireplaces, etc.
Cooking shelters and barbeque pits shall be so located, constructed, maintained and used as to minimize fire hazard and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors. No mobile home shall be equipped with or shall utilize any fireplace, wood burning stove or gas logs.

(1) The storage, collection and disposal of refuse in travel trailer parking area shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.

(2) All refuse shall be stored in flytight, watertight rodent-proof containers, which shall be located not more than one hundred fifty feet from any trailer space. Containers shall be provided in sufficient number and capacity to properly store all refuse.

(3) Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and facilitate cleaning around them.

(4) All refuse containing garbage shall be collected weekly. Where suitable collection service is not available from the city, the owner or operator of the trailer parking area shall provide this service. All refuse shall be collected and transported in covered containers.

(5) Where municipal disposal service is not used the owner or operator of the trailer parking area shall dispose of the refuse by transporting to a disposal site approved by the health authority. (as added by Ord. #00-814, June 2000)

12-1239. Generally. (1) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and/or infestation by any vector. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.

(2) Parking areas shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitos and other pests.

(3) Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building materials shall be stored at least one foot above the ground.
(4) Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(5) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parking areas shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description. (as added by Ord. #00-814, June 2000)

12-1240. **Natural gas systems.** (1) Natural gas piping systems (when natural gas shall be available) shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

(2) Each mobile home provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use. (as added by Ord. #00-814, June 2000)

12-1241. **Liquefied petroleum gas system.** (1) Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

(2) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

(3) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in an effective operating condition.

(4) All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

(5) No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet carport, mobile home or any other structure, unless such installations are approved by the health authority. (as added by Ord. #00-814, June 2000)

12-1242. **Fuel oil supply systems.** (1) All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

(2) All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently and securely fastened in place.

(3) All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five feet from any mobile home exit.
(4) Storage tanks located in areas subject to traffic shall be protected against physical damage. (as added by Ord. #00-814, June 2000)

12-1243. Generally. (1) The trailer park area shall be subject to the rules and regulations of the city fire department.
   (2) Trailer parks shall be kept free of litter, rubbish and other flammable materials.
   (3) Portable fire extinguishers of a type approved by the fire department shall be kept in service buildings and at all other locations designated by such fire prevention authority and shall be maintained in good operating condition.
   (4) Fires shall be made only in stoves and other equipment intended for such purposes.
   (5) (a) Fire hydrants shall be installed in mobile home parks at the expense of the park owner.
   (b) Fire hydrants shall be located within five hundred feet of any mobile home, service building or other structure in the park. (as added by Ord. #00-814, June 2000)
CHAPTER 13

PROPERTY MAINTENANCE CODE

SECTION
12-1301. Property maintenance code adopted.
12-1302. Enforcement of violation; civil penalties.

12-1301. Property maintenance code adopted. The International Property Maintenance Code,\(^1\) 2012 edition, including Appendix A, is hereby adopted as the official property maintenance code of the city. Ord. (as added by Ord. #1071, Oct. 2016)

12-102. Enforcement of violation; civil penalties. In addition to abatement of any condition as provided by any of the sections of chapter 13 of title 12, hereinabove or hereinafter set forth, failure to remedy any such condition after notice, is declared to be in violation of such particular ordinance or code section cited in the notice as to which the owners and/or occupants may be cited to city court or to appear before the city codes administrative hearing officer to answer for such violations. Each day of a continued violation after notice shall constitute a separate offense and for each day that said condition is unremedied, subject to the provisions of Tennessee Code Annotated, § 6-54-109, the offending owner and/or occupant may be fined, assessed the sum/civil penalty of up to five hundred dollars ($500.00) per day by the city judge or the city codes administrative hearing officer upon a finding of violation or of continued violation. The city court judge or the city codes administrative hearing officer have the authority and power to require the owner and/or occupant to abate any and all violations of any of the provisions of this chapter of title 12. Additionally, the city judge and/or administrative hearing officer shall, upon proper proof, add the amount of the enforcement costs, including attorney fees and abatement costs, incurred by the city to the amount of the fine/civil penalty to be paid by the owner and/or occupant of the offending premises. In addition, the city manager may file a municipal lien against the property found to be in violation to enforce the collection of the civil fine, civil penalty, enforcement costs, attorney fees, etc. (as added by Ord. #16-1069, Oct. 2016, and replaced by Ord. #1071, Oct. 2016)

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