

ORDINANCE NO. 2014-420

AN ORDINANCE TO UPDATE VARIOUS CODES RELATING TO INSPECTION ACTIVITIES BY REFERENCE AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES; TO FIX A PENALTY FOR VIOLATION THEREOF; AND TO FIX THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, it is desired to update, in all respects, the various Codes relating to building, gas, housing, mechanical, plumbing, energy efficiency, and swimming pools; and,

WHEREAS, the adoption of these codes are done to facilitate proper inspection activities relating to construction and maintenance of buildings and relating to public safety, health, and general welfare.

NOW, THEREFORE, be it ordained by the Board of Mayor and Aldermen, as follows:

TITLE 12 of the Municipal Code is replaced by the following:

BUILDING, UTILITY, ETC. CODES

CHAPTER.

1. CODES ADOPTED BY REFERENCE.

CHAPTER 1

CODES ADOPTED BY REFERENCE

SECTION

- 12-101. Codes adopted.
- 12-102. Designated official.
- 12-103. Available in recorder's office
- 12-104. Violations and penalty.
- 12-105. Effective date.

SECTION 12-101: Codes adopted. (1) Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-506, and for the purpose of

establishing the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, facilities stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and hazard attributed to the built environment, the following codes are adopted and incorporated by reference as part of the Municipal Code:

- a. The International Building Code, 2012 edition, including Appendix I.
- b. The international Residential Code, 2012 edition; excluding Section 313.2, Chapter 11, Section 2904.1.1, and Part VIII—Electrical; and including Appendixes H. Section 313.1 is modified to add the following exception:

Exception: An automatic fire sprinkler system shall not be required in a townhouse building with three or less townhouse units and less than five thousand (5000) square feet gross and three (3) or fewer stories if each unit is separated by a two (2) hour fire wall and each such townhouse building of three (3) or less townhouses are separated from one another or other buildings by at least thirty (30) feet vertically.

- c. The International Plumbing Code, 2012 edition. Section P2610 is added as follows:

SECTION P2610 Toilet Facilities for Workers.

P2610.1 General. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3

- d. The International Fuel Gas Code, 2012 edition.
- e. The International Mechanical Code, 2012 edition.
- f. The International Existing Building Code, 2012, edition.
- g. The International Swimming Pool and Spa Code, 2012, edition.
- h. The International Energy Conservation Code, 2009 edition.

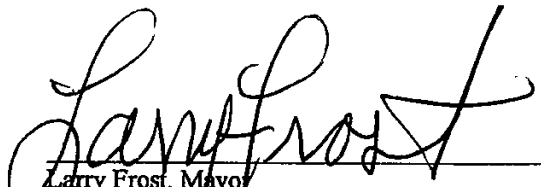
SECTION 12-102. Where in the above adopted codes reference is made to a certain official named therein, that designee is the Building Inspector.

SECTION 12-103. Available in the recorder's office. Pursuant to the requirements of TCA § 6-54-502 one copy of the above codes has been placed in the recorder's office and shall be kept there for the use and inspection of the public.

SECTION 12-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the above codes as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense.

SECTION 12-105. Effective date. This ordinance shall take effect from and after its final passage, the public welfare requiring it.

Approved by the Planning Commission: July 8, 2014


Larry Frost, Mayor

ATTEST:


Marian Sandidge, Recorder



MOTION: Alderman Christian			
SECOND: Alderman DeBord			
FIRST READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISTIAN	✓		
ALDERMAN WANDA DAVIDSON	✓		
ALDERMAN LEANN DEBORD	✓		
ALDERMAN FRANCES FROST	✓		
ALDERMAN CARL WOLFE	✓		
VICE-MAYOR PAUL HALE	✓		
MAYOR LARRY FROST	✓		
TOTALS	7		

PASSED FIRST READING: September 23, 2014

MOTION: Alderman Christian			
SECOND: Alderman Wolfe			
SECOND READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISTIAN	✓		
ALDERMAN WANDA DAVIDSON	✓		
ALDERMAN LEANN DEBORD			absent
ALDERMAN FRANCES FROST	✓		
ALDERMAN CARL WOLFE	✓		
VICE-MAYOR PAUL HALE	✓		
MAYOR LARRY FROST	✓		
TOTALS	6	0	1

PASSED SECOND READING: October 28, 2014

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