

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING AND RESIDENTIAL CODES.
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CHAPTER 1

BUILDING AND RESIDENTIAL CODES¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in city hall.
- 12-104. Violations and penalty.
- 12-105. Appendices to code adopted.
- 12-106. Amendments to code adopted.
- 12-107. Handicap and accessibility code adopted.

12-101. 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 or structure or any appurtenance connected or attached to any building or structure, the International Building Code², 2012 edition, and the International Residential Code as prepared and

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.

²Copies of this code (and any amendments) may be purchased from the
(continued...)

adopted by the International Code Congress, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the building code. (Ord. #642, Oct. 1997, as replaced by Ord. #843, June 2008, and Ord. #947, Dec. 2013)

12-102. Modifications. (1) Definitions. Whenever the building and residential code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the city manager. When the "Building Official" or "Director of Public Works" is named it shall, for the purposes of the building and residential codes, mean such person as the city manager has appointed or designated to administer and enforce the provisions of the building and residential codes.

(2) Permit fees. The recommended schedule of permit fees set forth in Appendix "B" of the building code is adopted. (Ord. #642, Oct. 1997, modified)

12-103. Available in city hall. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502 one (1) copy of the building and residential codes has been placed on file in the city hall and shall be kept there for the use and inspection of the public. (Ord. #642, Oct. 1997, modified)

12-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the building and residential 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 five hundred dollars (\$500.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (1993 Code, § 4-104, modified)

12-105. Appendices to code adopted. The following appendices to the International Building Code, 2012 edition, and the International Residential Code, 2012 edition, and as further amended in this chapter, are hereby adopted as part of the official building codes of the city:

- (1) International Building Code, 2012 edition:
 - Appendix A - Employee Qualifications
 - Appendix C - Agricultural Buildings
 - Appendix D - Fire District, as amended
 - Appendix F - Rodent Proofing
 - Appendix J - Grading, as amended.
- (2) International Residential Code, 2012 edition:
 - Appendix A - Sizing and Capacities of Gas Piping
 - Appendix B - Sizing of Venting Systems

(...continued)

International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

Appendix C - Exit Terminals of Mechanical Draft
Appendix J - Existing Buildings and Structures (as added by
Ord. #843, June 2008, and replaced by Ord. #947, Dec. 2013)

12-106. Amendments to code adopted. (1) The following sections and appendices of the International Building Code, 2012 edition, are hereby amended, as hereinafter provided:

(a) Section 107.2 is amended by adding a new Subsection 107.2.6 and other new subsections through 107.2.10 which shall read as follows:

107.2.3 Requirements. When required by the building official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

107.2.6 Additional data. The building official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the building official to be prepared by an architect or engineer shall be affixed with their official seal.

107.2.8 Design professional. The design professional shall be an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering and shall affix his official seal to said drawings, specifications and accompanying data, for the following;

1. All Group A, E and I occupancies.
2. Buildings and structures two stories or more high.
3. Buildings and structures 5,000 sq ft or more in area.

For all other buildings and structures, the submittal shall bear the certification of the applicant that some specific state law exception permits its preparation by a person not so registered.

Exception: Group R3 buildings, regardless of size, shall require neither a registered architect or engineer, nor a certification that an architect or engineer is not required.

107.2.9 Structural and fire resistance integrity. Plans for all buildings shall indicate how required structural and fire resistance integrity will be maintained where a penetration of a required fire resistant wall, floor or partition will be made for electrical, gas, mechanical, plumbing and communication conduits, pipes and systems. Such plans shall also indicate in sufficient detail how the fire integrity will be maintained where required fire resistant floors intersect the exterior walls and where joints occur in required fire resistant construction assemblies.

107.2.10 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For Buildings and Structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspections reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical, or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of the technical codes and other pertinent laws or ordinances. Affidavits will only be accepted by the building official where emergency or extraordinary circumstances are established. If sufficient evidence of emergency or extraordinary circumstances is shown, the building official shall have discretion to issue permits based upon affidavits without stamped drawings.

(b) Section 109.2 is amended by adopting a non-refundable fee schedule for all building permits which shall be as follows:

109.2 NON-REFUNDABLE PERMIT FEES

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$25.00 fee for each inspection shall be charged
\$1,001 to \$50,000	\$25.00 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	\$270.00 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	\$470.00 for the first \$100,000 plus \$3 .00 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001 and up	\$1,670.00 for the frst \$500,000 plus \$2.00 for each additional thousand or fraction thereof

109.2.1 MOVING FEE

For the moving of any building or structure, the fee shall be \$100.00

109.2.2 DEMOLITION FEES

For the demolition of any building or structure, the fee shall be:

Residential Structures (maximum of 4 units)	\$100.00
Non-Residential and Apartments	\$200.00

109.2.3 PENALTIES

Where work for which a permit is required by this Code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled in accordance with section 109.4 of the International Building Code, 2012 Edition, 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 or from any other penalties prescribed herein.

109.2.4 OTHER FEES

Certificates of Occupancy (New Facility)	\$25.00
Certificates of Occupancy (Conditional)	\$50.00
Certificates of Occupancy (Existing Facility)	\$50.00
Zoning Letter	\$50.00
Code Compliance Letter (Basic)	\$50.00
Code Compliance Letter (Detailed)	\$0.05/sf
Permit Transfer	\$25.00
Re-inspections	\$25.00
Rezoning Application	\$200.00
Variance Application	\$400.00
Use on Review	\$75.00
Tree Permit	\$10.00
Street Cut	\$200.00
Plan Checking Fee	30% of Bldg. Permit Fee
Planning Commission Fee	\$75.00

All of the fees in 109.2.4 shall be nonrefundable unless in the determination of the City Council of East Ridge, the department has not completed sufficient review to justify the entire fees for Construction Plans Review due to the withdrawal of an application prior to review. In such incidents any proportional refund shall be the sole discretion of the City Council of East Ridge.

(c) Section 109.4 Work commencing before permit issuance shall be amended by adding a new sentence at the end of that subsection which shall state as follows;

Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100% of the usual permit fee in addition to the required permit fees.

(d) Section 903.3.5.2 entitled Secondary Water Supply is deleted in its entirety.

(e) Section 3401.1 Existing buildings or structures is amended by deleting such section in its entirety and substituting in lieu thereof the following language:

3401.7 Existing buildings or structures

3401.7 Alterations, repairs or rehabilitation work may be made to any existing structure, building, electrical, gas mechanical or plumbing system without requiring the building, structure, plumbing, electrical, mechanical or gas system to comply with all the requirements of the technical codes, provided that the alteration, repair or rehabilitation work conforms to the requirements of the technical codes for new construction. The building official shall determine the extent to which the existing system shall be made to conform to the requirements of the technical codes for new construction by applying the following standards:

(1) If, within any twelve (12) month period, alterations or repairs costing in excess of thirty (30%) percent of the replacement value of the entire building are made to an existing building, such building shall be made to conform to the requirements of this code for new buildings.

(2) If an existing building is damaged by fire or otherwise in excess of thirty (30%) percent of its replacement value before such damage is repaired, the entire building shall be made to conform to the requirements of this code for new buildings.

(3) For purposes of this section, the building official shall use the latest edition of R.S. Means Square Foot Costs Data, to determine the replacement cost of an existing building. The building official may require the replacement cost of an existing building to be determined by a registered architect, engineer, licensed general contractor or other professional. Any such review shall be approved by the building official and all costs associated with such review shall be paid by the party asserting that the alterations and repairs are less than thirty (30%) percent of the replacement cost of the building at the time they are made.

(f) Section 3404.2 Flood Hazard Areas is amended by adding the following language to the end of that subsection:

The appropriate Flood Hazard Regulations of the East Ridge Zoning Ordinance and the Federal Regulations referenced therein shall constitute the official regulations of the City of East Ridge with regard to any construction within the Flood Hazard Zone.

(g) That any reference to the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in Chapter 35 of the International Building Code and all such references shall be construed to reference the appropriate official codes adopted by the City of East Ridge.

(h) By adopting Appendix D in its entirety with the exception of D101.2, D101.2.1, D101.2.2, and D101.2.3, which sections are deleted in their entirety and the following language is substituted in lieu thereof:

D101.2 Establishment of Area. The fire district of the City of East Ridge is fully described at East Ridge City Code 7-101.

(i) By adopting Appendix J in its entirety with the exceptions of J103, J104, J110 which sections deleted in their entirety.

(2) Title 12 building and utility codes chapter 1 § 12-101 of the East Ridge city code be further amended to add the following amended sections of the International Residential Code, 2012 edition, as hereinafter provided:

(a) Section R105.2 is amended by deleting subsection 1 in its entirety and substituting in lieu thereof the following:

(1) 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.

(b) Section R108.2 Schedule of fees is deleted in its entirety and the following language shall be substituted in lieu thereof:

All fees approved by the city under § 109.2 of the International Building Code, as amended, shall be collected in the same manner under this section.

(c) R311.2 Exit doors required. 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 from the 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 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 R311.2.1

(d) R311.2.1 Door type and size. The required exit door shall be a side hinged door not less than 3 feet in width and 6 feet 8 inches 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 in width and 6 feet 8 inches in height.

(e) Section R313.2. One and Two Family Dwelling Automatic Fire Systems is deleted in its entirety.

(f) 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 East Ridge Zoning Ordinance and the Federal Regulations referenced therein shall constitute the official regulations of the City of East Ridge with regard to any construction within the Flood Hazard Zone.

(g) 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)

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥4,000
Conventional light-frame construction				
1-story	16	16	16	16
2-story	19	16	16	16
3-story	27	21	16	16
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	16	16	16	16
2-story	25	20	16	16
3-story	36	28	20	16
8-inch solid or fully grouted masonry				

	LOAD-BEARING VALUE OF SOIL (psf)			
1-story	20	16	16	16
2-story	33	25	18	16
3-story	46	36	25	20

For SI: 1 inch= 25.4 mm, 1 pound per square foot= 0.0479 kN/m².

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

R403.1.3.1 Foundations with stemwalls. Foundations with stemwalls 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.

(g) Any reference to the International Existing Building Code, the International Property Maintenance Code shall be deleted from the reference standards in Chapter 44 of the International Residential Code and all such references within the International Residential Code shall be construed to reference the appropriate official codes adopted by the City of East Ridge. (as added by Ord. #843, June 2008, and replaced by Ord. #947, Dec. 2013)

12-107. Handicap and accessibility code adopted. American National Standard. Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-2009), one (1) copy of which has been placed on file in city hall and shall be kept there for the use and inspection of the public, is hereby adopted as the official handicap and accessibility code of the city. (as added by Ord. #843, June 2008, and replaced by Ord. #947, Dec. 2013)

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Amendments to code adopted.
- 12-203. Available in city hall.
- 12-204. Violations and penalty.
- 12-205. Appendices to the code adopted.

12-201. Plumbing code adopted. The International Plumbing Code,² 2012 edition, is hereby adopted as the official plumbing code of the city. (Ord. #642, Oct. 1997, as replaced by Ord. #847, July 2008, and Ord. #951, Dec. 2013)

12-202. Amendments to code adopted. The following sections and appendices of the International Plumbing Code, 2012 edition, are hereby amended, as hereinafter provided:

(1) Section 101.1 and 101.2 are deleted in their entirety and the following language is substituted in lieu thereof:

Section 101.1 Title. These regulations shall be known as the International Plumbing Code hereinafter referred to as "this code."

Section 101.2 Scope. The provisions of this code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. This code shall also regulate nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel gas-fired water heaters and water heater venting systems shall be regulated by the International Fuel Gas Code. Provisions in the appendices shall not apply unless specifically adopted.

Exceptions: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than tree stories high with separate

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.

means of egress and their accessory structures shall comply with the International Residential Code.

(2) Section 106.1 is deleted in its entirety and the following language is substituted in lieu thereof:

106.1 When required. Any properly licensed contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace and plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work.

(3) Section 106.5.3 and 106.5.4 are deleted in their entirety and the following new sections are substituted in lieu thereof:

Section 106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, and new permit shall be first obtained.

Section 106.5.4 Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to commence within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. No permit shall be extended more than once.

(4) Section 106.6.2 is deleted in its entirety and the following language is substituted in lieu thereof:

Section 106.6.2 Fee Schedule. The fees for all plumbing work shall be as indicated in the following schedule:

PERMIT FEES:

Issuance Fee	\$20.00
Administration Fee	5.00
Plus the following when provided:	
Unprotected Fixtures	4.00
Water Heaters	4.00
Traps and Drains	4.00

Backflow Prevention Devices:	
Vacuum Breakers 1-5	4.00
Over 5	3.00
Reduced Pressure Devices 1-5	4.00
Over 5	3.00
Double Check Valve Assemblies 1-5	4.00
Over 5	3.00
Piping--New, Repair, Alt:	
Water Services	10.00
Water Distribution Lines	10.00
Drainage and/or Vent Lines	10.00
Building Sewers	10.00
Others	10.00
Sewer Connections:	
Sanitary Sewer	50.00
For Each Grease or Oil Interceptor	5.00
Reinspection Fee	25.00

All of the fees in this section shall be nonrefundable unless in the determination of the director of public safety. In such incidents any proportional refund shall be the sole discretion of the director of public safety.

(5) Section 106.6.3 entitled refunds is deleted in its entirety.

(6) Sections 108.4 and 108.5 are deleted in their entirety and the following language is substituted in lieu thereof:

Section 108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements hereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a municipal offense subject to the general penalty set forth in East Ridge City Code § 12-204. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where and emergency exists, the code official shall not be

required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be assessed a fine in accordance with general penalty provisions under East Ridge City Code § 12-204.

(7) Section 305.4.1 is amended by deleting said section in its entirety and substituting in lieu thereof the following:

Section 305.4.1. Sewer Depth, is amended by substituting the words "Twelve (12) inches" for the phrase "[NUMBER] inches (mm)" wherever such phrase appears within the subsection.

(8) Section 903.1 is deleted in its entirety and substituting in lieu thereof the following:

Section 903.1. Roof Extension, is amended by substituting the words "Six (6) inches" for the phrase "[NUMBER] inches (mm)" wherever such phrase appears within this subsection.

(9) Section 918 is amended as follows:

Section 918. Air Admittance Valves for Venting Plumbing Fixtures and Fixture Branches, 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 Chief Plumbing Official."

(10) Section 919. Engineering Vent Systems, is amended by deleting said section and all of its subsections in their entirety.

(11) Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," it shall be deemed to be a reference to the city manager. Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named or referred to, it shall mean the person appointed by the city manager to administer and enforce the provisions of the plumbing code.

(12) Any reference to the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in chapter 13 of the International Plumbing Code and all such references shall be construed to reference the appropriate official codes adopted by the City of East Ridge. (Ord. #642, Oct. 1997, as replaced by Ord. #847, July 2008, and Ord. #951, Dec. 2013)

12-203. Available in city hall. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502 one (1) copy of the plumbing code has been placed on file in the city hall and shall be kept there for the use and inspection of the public. (Ord. #642, Oct. 1997, modified)

12-204. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. 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. (1993 Code, § 4-204, modified)

12-205. Appendices to the code adopted. The following appendices to the International Plumbing Code, 2012 edition, and as further amended in this chapter, are hereby adopted as part of the official plumbing code of the city.

Appendix B - Rates of Rainfall.

Appendix C - Vacuum Drainage System.

Appendix D - Degree Day Temperature.

Appendix E - Sizing of Water Piping.

Appendix F - Structural Safety. (as added by Ord. #847, July 2008, and replaced by Ord. #951, Dec. 2013)

CHAPTER 3**ELECTRICAL CODE**¹**SECTION**

- 12-301. Electrical code adopted.
- 12-302. Available in city hall.
- 12-303. Permit required for doing electrical work.
- 12-304. Violations and penalty.
- 12-305. Enforcement.
- 12-306. Fees.
- 12-307. Amendments to the code adopted.

12-301. Electrical code adopted. The National Electrical Code of 2011 (NFPA 70: National Electrical Code, International Electrical Code² Series) is hereby adopted as the official electrical code of the city. Such code is adopted by reference pursuant to the provisions of Tennessee Code Annotated, §§ 6-54-501 through §6-54-506. All tables and examples included in the National Electrical Code of 2011 are adopted by the City of East Ridge except as amended by § 12-307. The provisions of such National Electrical Code shall be in full force and effect to the same extent as if such provisions were copied verbatim herein. (Ord. #642, Oct. 1997, as replaced by Ord. #873, April 2010, and Ord. #950, Dec. 2013)

12-302. Available in city hall. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in city hall and shall be kept there for the use and inspection of the public. (Ord. #642, Oct. 1997, modified)

12-303. Permit required for doing electrical work. No electrical work shall be done within the city until a permit therefor has been issued by the city. The term "electrical work" shall not be deemed to include minor repairs that do not involve the installation of new wire, conduits, machinery, apparatus, or other electrical devices generally requiring the services of an electrician. (1993 Code, § 4-303)

¹Municipal code reference

Fire protection, fireworks and explosives: title 7.

²Copies of this code (and any amendments) may be purchased from the National Fire Protection Association, Inc., Batterymarch Park, Quincy, Massachusetts 02269-9101.

12-304. Violations and penalty. 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. 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. (1993 Code, § 4-304, modified)

12-305. Enforcement. The electrical inspector shall be such person as the city manager 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. (1993 Code, § 4-305, modified)

12-306. Fees. Fees to be determined from time to time by resolution of East Ridge City Council. (Ord. #642, Oct. 1997, modified, as amended by Ord. #721, July 2001, and replaced by Ord. #873, April 2010, and Ord. #950, Dec. 2013)

12-307. Amendments to the code adopted. The following sections of the National Electrical Code, 2011 edition, are hereby amended, as hereinafter approved:

- (1) Sections 110.24(B) is deleted in their entirety;
- (2) Sections 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 section 210.2 of the National Electrical Code, 2005 Edition.
- (3) Section 210.19(A)(3) is amended to delete said section in its entirety and substitute in lieu thereof the requirement that all range taps shall be on separate wired circuits;
- (4) Sections 210.52.C(2) and (3) are deleted in their entirety;
- (5) Sections 210.52.C(5), all references to the paragraph entitled "Exception" is deleted in its entirety; and
- (6) Section 338.10(B) (4) (a) is deleted in their entirety. (as added by Ord. #873, April 2010, and replaced by Ord. #950, Dec. 2013)

CHAPTER 4

GAS CODE¹

SECTION

- 12-401. Title and definitions.
- 12-402. Gas code adopted.
- 12-403. Appendices to the code adopted.
- 12-404. Amendments to code adopted.
- 12-405. Gas inspector and assistants.
- 12-406. License required.
- 12-407. [Deleted.]
- 12-408. [Deleted.]
- 12-409. Certificates.
- 12-410. [Deleted.]
- 12-411. Violations and penalty.

12-401. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the city. The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city manager.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers.

12-402. Gas code adopted. The International Fuel Gas Code,² 2012 edition, one (1) copy of the gas code shall be kept on file in the office of the city

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.

recorder for the use and inspection of the public, is hereby adopted as the official gas code of the city. (Ord. #642, Oct. 1997, as replaced by Ord. #846, July 2008, and Ord. #949, Dec. 2013)

12-403. Appendices to the code adopted. The following appendices to the International Fuel Gas Code, 2012 edition, and as further amended in this chapter, are hereby adopted as part of the official gas code of the city.

Appendix A - Sizing and capacities of gas piping.

Appendix B - Sizing of venting systems.

Appendix C - Exit Terminals, et al. (as replaced by Ord. #846, July 2008, and Ord. #949, Dec. 2013)

12-404. Amendments to code adopted. The following sections and appendices of the International Fuel Gas Code, 2012 edition, are hereby amended, as hereinafter provided:

(1) Section 101.1 and 101.2 are deleted in their entirety and the following language is substituted in lieu thereof:

Section 101.1 Title. These regulations shall be known as the International Fuel Gas Code hereinafter to as "this code."

Section 101.2 Scope. This code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with Sections 101.2.1 through 101.2.5.

Exceptions: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code.

(2) Section 106.1 is deleted in its entirety and the following language is substituted in lieu thereof:

Section 106.1 When required. Any properly licensed contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace an installation regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work.

Exception: Where equipment replacements and repairs are required to be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department of inspections.

(3) Section 106.3 is deleted in its entirety and the following language is substituted in lieu thereof:

Section 106.3. Application for permit. Each application for a permit, with the required fee, shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its

location. The application shall be signed by the properly licensed contractor. The application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the code official.

(4) Sections 106.5.3 and 106.5.4 are deleted in their entirety and the following is substituted in lieu thereof:

Section 106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained.

Section 106.5.4 Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to commence within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. No permit shall be extended more than once.

(5) Section 106.5.2 is deleted in its entirety and the following language is substituted in lieu thereof:

Section 106.5.2 Fees. All fees are set forth in Gas Permit Fee Schedule below and shall be non-refundable.

GAS PERMIT FEE SCHEDULE:

Administration fee	\$5.00
Issuance fee	\$20.00
Items less than 125,000 BTU	\$ 3.00
125,000 -- less than 250,000 BTU	\$ 4.00
250,000--less than 400,000 BTU	\$ 5.00
400,000--less than 1,000,000 BTU	\$ 6.00
1,000,000--less than 5,000,000 BTU	\$10.00
Over 5,000,000 BTU	\$20.00

Permit fee is based on BTU input per object. If more than 5 objects per category, additional objects will be at the rate of \$2.00 each.

(6) Sections 106.6.3 Fee Refunds is deleted in its entirety.

(7) Sections 108.4 and 108.5 are amended by deleted said sections in their entirety and substituting in lieu thereof the following:

Section 108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a municipal offense subject to a fine assessed as a general penalty under East Ridge City Code § 12-411. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 108.5 Stop work orders. Upon notice from the code official, work on any gas/plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine assessed as a general penalty under East Ridge City Code § 12-411.

(8) Any reference to the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in chapter 8 of the International Fuel Gas Code and all such references shall be construed to reference the appropriate official codes adopted by the City of East Ridge. (as replaced by Ord. #846, July 2008, and Ord. #949, Dec. 2013)

12-405. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, 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 appointed or designated by the city manager.

12-406. License required. In order to protect the public safety, no permit shall be issued for the installation of any gas appliance except to a master gas fitter licensed by Hamilton County and/or the City of Chattanooga who has paid the privilege taxes required by the laws of the state, the county, and the City of Chattanooga, is in good standing with the Board of Gas Examiners for the County and/or City of Chattanooga, and other applicable ordinances of East Ridge. (as replaced by Ord. #846, July 2008, and Ord. #949, Dec. 2013)

12-407. [Deleted]. (1993 Code, § 4-403, as deleted by Ord. #846, July 2008, and Ord. #949, Dec. 2013)

12-408. [Deleted]. (as deleted by Ord. #846, July 2008)

12-409. 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 the gas code. 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.

12-410. [Deleted]. (Ord. #642, Oct. 1997, modified, as deleted by Ord. #846, July 2008)

12-411. Violations and penalty. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be subject to a penalty of up to five hundred dollars (\$500) for each offense, or the license of such person may be revoked, or both fine and revocation of license may be imposed. (1993 Code, § 4-404, modified)

CHAPTER 5

PROPERTY MAINTENANCE CODE

SECTION

- 12-501. Property maintenance code adopted.
- 12-502. Amendments to code adopted.
- 12-503. Available in city hall.
- 12-504. Violations and penalty.
- 12-505. Supplemental provisions.

12-501. Property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Property Maintenance Code,¹ 2012 edition, as prepared and adopted by the International Code Congress, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the International Property Maintenance Code. (as replaced by Ord. #893, July 2011, and Ord. #953, Dec. 2013)

12-502. Amendments to code adopted. The following sections of the International Maintenance Code, 2012 edition, are hereby amended, as hereinafter provided:

(1) Section 101.1 is deleted in its entirety and the following language is substituted in lieu thereof;

Section 101.1 Title. These regulations shall be known as the International Property Maintenance Code hereinafter referred to as "this code."

(2) Section 103.5 is deleted in its entirety.

(3) Section 304.14 insert March 15 to October 15 where it says [DATE].

(4) Section 602.3 insert September 15 to April 15 where it says [DATE].

(5) Section 602.4 insert September 15 to April 15 where it says [DATE].

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

(6) Section 202 general definitions, wherever the International Property Maintenance Code refers to the Code Official it shall mean the person appointed or designated by the City Council to administer and enforce the provisions of the International Property Maintenance Code. Whenever the Department of Law is referred to it shall mean the city attorney. Whenever the Chief Appointing Authority is referred to it shall mean the city manager.

(7) Section 304.2 Weeds. Insert 12 inches where it says [Jurisdiction to insert height in inches].

(8) New Section Added 302.10 Care of Premises
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any ice box, refrigerator, stove, glass, building material, building rubbish, dead trees or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such items listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official. (as replaced by Ord. #893, July 2011, and Ord. #953, Dec. 2013)

12-503. Available in city hall. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Property Maintenance Code, 2012 edition, has been placed on file in city hall and shall be kept there for the use and inspection of the public. (as replaced by Ord. #893, July 2011, and Ord. #953, Dec. 2013)

12-504. Violations and penalty. Any person who shall violate a provision of the property maintenance code of the city, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Such fines shall be a fifty dollar (\$50.00) per day penal fine and five hundred dollars (\$500.00) in remedial fines for each violation, and shall hereafter be cited as the City of East Ridge general violations and penalty clause. Each day that a violation continues after due notice has been served shall be deemed a separate offense. (as replaced by Ord. #893, July 2011, and Ord. #953, Dec. 2013)

12-505. Supplemental provisions. The provisions of this chapter are supplemental to other ordinances of the City of East Ridge. The code official is authorized to use whichever ordinance provisions he/she deems appropriate to obtain compliance with property standards. (as added by Ord. #893, July 2011, and replaced by Ord. #953, Dec. 2013)

CHAPTER 6

ENERGY CONSERVATION CODE¹

SECTION

12-601. Energy code adopted.

12-602.–12-604. Deleted.

12-601. Energy code adopted. The International Energy Conservation Code,² 2009 edition, one (1) copy of which is, and has been on file in the office of city hall for more than fifteen (15) days, is hereby adopted as the official energy code of the city. (as replaced by Ord. #947, Dec. 2013)

12-602. – 12-604. [Deleted.] (as deleted by Ord. #947, Dec. 2013)

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.

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

CHAPTER 7

SWIMMING POOL CODE¹

SECTION

12-701. Swimming pool code adopted.

12-702. Modifications.

12-703. Available in city hall.

12-704. Violations.

12-701. Swimming pool code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-516, and for the purpose of setting standards for the design, construction, or installation, alteration, repair or alterations of swimming pools, public or private and equipment related thereto. The Standard Swimming Pool Code,² 1997 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the swimming pool code. (Ord. #642, Oct. 1997, modified)

12-702. Modifications. Definitions. Whenever the swimming pool code refers to the "Administrative Authority," it shall be deemed to be a reference to the Building Official or his authorized representative. When the "Building Official" is named it shall, for the purposes of the swimming pool code, mean such person as the city manager has appointed or designated to administer and enforce the provisions of the swimming pool code.

12-703. Available in city hall. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the swimming pool code has been placed on file in city hall and shall be kept there for the use and inspection of the public.

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.

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

12-704. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the swimming pool code as herein adopted by reference and modified.

CHAPTER 8

MECHANICAL CODE¹

SECTION

- 12-801. Mechanical code adopted.
- 12-802. Modifications.
- 12-803. Available in city hall.
- 12-804. Violations.
- 12-805. Appendices to code adopted.
- 12-806. Amendments to code adopted.

12-801. Mechanical code adopted. The International Mechanical Code,² 2012 edition, is hereby adopted as the official mechanical code of the city. (Ord. #642, Oct. 1997, as replaced by Ord. #854, Oct. 2008, and Ord. #952, Dec. 2013)

12-802. Modifications. Definitions. Wherever the mechanical code refers to the "Building Department," "Mechanical Official," or "Building Official," or "Inspector" it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the mechanical code.

12-803. Available in city hall. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in city hall and shall be kept there for the use and inspection of the public.

12-804. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified.

12-805. Appendices to code adopted. The following appendices to the International Mechanical Code, 2012 edition, and as further amended in this chapter, are hereby adopted as part of the official mechanical code of the city.

¹Municipal code references

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.

Appendix A--Combustion Air Openings. (as added by Ord. #854, Oct. 2008, and replaced by Ord. #952, Dec. 2013)

12-806. Amendments to code adopted. The following sections and appendices of the International Mechanical Code, 2012 edition, are hereby amended, as hereinafter provided:

(1) Section 101.1 as follows:

Section 101.1 Title. These regulations shall be known as the International Mechanical Code hereinafter referred to as "this code."

(2) Section 101.2 is amended as follows:

Section 101.2 Scope. This code shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code.

Exceptions: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code.

(3) Section 106.1 is amended as follows:

Section 106.1.1 When required. Any properly licensed contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace a mechanical system, the installation of which is regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for work.

Exception: Where equipment and appliance replacements or repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department or mechanical inspection.

(4) Section 106.3 is amended as follows:

Section 106.3 Application for permit. Each application for a permit, with the required fee, shall be filed with the code official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the properly licensed contractor. The application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot,

if any, not covered by the building or structure and shall contain such other information required by the code official.

(5) Section 106.5.2 is amended as follows:

Section 106.5.2 Fee Schedule. The fees for all mechanical work shall be as indicated in the following schedule:

PERMIT FEES

Administration Fee	\$ 5.00
Issuance Fee	\$10.00

Additional fees

Fee for inspecting heating, ventilating, ductwork, and air conditioning and refrigeration systems shall be \$20.00 for the first \$1,000.00, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000.00 or fraction thereof.

Fee for inspecting repairs, alterations and additions to an existing system shall be \$5.00 plus \$2.00 for each \$1,000.00 or fraction thereof.

Fee for inspecting boilers (based upon BTU input):

33,000 BTU (1 BHp) to 165,000 (5 BHp)	\$ 5.00
165,001 BTU (5 BHp) to 330,000 (10 BHp)	\$10.00
330,001 BTU (10 BHp) to 1,165,000 (52 BHp)	\$15.00
1,165,001 BTU (52 BHp) to 3,300,000 (98 BHp)	\$25.00
Over 3,300,000 BTU (98 BHp)	\$35.00

Note: 1 KJ=1.055 BTU, 1 Bhp=33,475 Btuh

Fee for reinspection

In case it becomes necessary to make a reinspection of a heating, ventilation, air conditioning or refrigeration system, or boiler installation, the installer of such requirement shall pay a reinspection fee of \$25.00.

Temporary operation inspection fee

When preliminary inspection is requested for purposes of permitting temporary operation of a heating, ventilating, refrigeration, or air conditioning system, or portion thereof, a fee of \$5.00 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 reinspection fee shall be charged for each subsequent preliminary inspection for such purpose.

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 as listed under "additional fees" above.

All of the fees under Section 106.5.2 shall be nonrefundable. Any refund of fees shall be in the sole discretion of the Director of Public Safety.

(6) Section 106.4.3 and 106.4.4 are deleted in their entirety and the following language is substituted in lieu thereof:

Section 106.4.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained.

Section 106.4.4 Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to commence within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. No permit shall be extended more than once.

(7) Section 106.5.3 is deleted in its entirety.

(8) Sections 108.4 and 108.5 are amended as follows:

Section 108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a municipal offense subject to a fine assessed as a general penalty under East Ridge City Code § 12-804. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 108.5 Stop work orders. Upon notice from the code official, work on any mechanical system that is being done contrary to the

provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine assessed as a general penalty under East Ridge City Code § 12-804.

(9) Any reference to the International Sewage Disposal Code, and/or the International Electrical Code shall be deleted from the reference standards in chapter 15 of the International Mechanical Code and all such references shall be construed to reference the appropriate official codes adopted by the City of East Ridge. (as added by Ord. #854, Oct. 2008, and replaced by Ord. #952, Dec. 2013)

CHAPTER 9

EXISTING BUILDING CODE¹

SECTION

- 12-901. Existing building code adopted.
- 12-902. Amendments to code adopted.
- 12-903. Available in city hall.
- 12-904. Violations.
- 12-905. Appendices to the code adopted.
- 12-906. Modifications.

12-901. Existing building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-516, and for the purpose of providing a concise set of regulations and procedures to effect safety in occupancy, the International Existing Building Code,² 2006 edition, as prepared by the International Code Council, is adopted and the same is incorporated herein by reference, subject to modifications and amendments as hereinafter provided, and shall be known and referred to as the International Existing Building Code. (Ord. #642, Oct. 1997, modified, as replaced by Ord. #853, Oct. 2008)

12-902. Amendments to code adopted. The following sections of the International Existing Building Code, 2006 edition, are hereby amended as hereinafter provided:

(1) Section 101.1 is deleted in its entirety and the following language is substituted in lieu thereof:

Section 101.1 Title. These regulations shall be known as the International Existing Building Code hereinafter referred to as "this code."

(2) 1301.2 shall be amended by inserting 1973 where it says [Date to be inserted by jurisdiction]. (as replaced by Ord. #853, Oct. 2008)

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.

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

12-903. Available in city hall. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Existing Building Code shall be placed on file in city hall and the same shall be kept there for the use and inspection of the public. (as replaced by Ord. #853, Oct. 2008)

12-904. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the International Existing Building Code, 2006 edition, or any final order made pursuant thereto. Such violation is declared an offense against the city and for which punishment shall be a fine of not more than fifty dollars (\$50.00) for each such violation. Each day that a violation occurs shall be deemed a separate offense. The building official or his or her deputy or assistant is empowered to issue citations to answer in the municipal court of the city by any person, firm or corporation found to be in such violation. (as replaced by Ord. #853, Oct. 2008)

12-905. Appendices to code adopted. The following appendices to the International Existing Building Code, 2006 edition, and as further amended in this chapter, are hereby adopted as part of the official existing buildings code of the city.

Appendix A -- Referenced Standards

Appendix B -- Supplementary Accessibility Requirements for Existing Buildings and Facilities. (as added by Ord. #853, Oct. 2008)

12-906. Modifications. Whenever the International Existing Building Code, 2006 edition, refers to the "Chief Appointing Authority" it shall be deemed to be a reference to the city manager of the city and whenever the same refers to the "Chief Administrator" it shall be deemed to be a reference to the mayor and city council. Whenever the International Existing Building Code shall refer to the "Building/Code Official" it shall mean such person designated by the city manager to administer and enforce the provisions of the various codes of the city. (as added by Ord. #853, Oct. 2008)

CHAPTER 10

LANDSCAPE MANUAL

SECTION

12-1001. Landscape manual adopted.

12-1001. Landscape manual adopted. The Landscape Ordinance Manual is adopted by reference as a part of this municipal code, and is available for review in the office of the city recorder. (as added by Ord. #874, April 2010)