

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. RESIDENTIAL CODE.
4. MODEL ENERGY CODE.
5. MECHANICAL CODE.

CHAPTER 1

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in manager's office.
- 12-104. Building permits.
- 12-105. Home owners may do own building, etc.
- 12-106. Exceptions.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506, and for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities, and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use; the demolition of such structures; and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of the International Building Code,² 2015 edition, as published by the International Code Council, with the deletion of

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.

Part VI (Gas Inspections), Part VIII (Electrical Inspections). The current code Appendix B, Recommended Schedule of Permit Fees (Building) allowing for yearly average local cost per square foot and current code. Appendix H Permit Fees (Plumbing Code) based on number and type of fixtures and allowing for yearly average local cost per square foot are hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. (1972 Code, § 4-101, modified, as amended by Ord. #494, Sept. 2007, Ord. #563, March 2013, and Ord. #579, April 2015)

12-102. Modifications. (1) Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the city manager. 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.

(2) No building permit shall be required for routine maintenance items such as painting, installation of siding, roofing, insulation, storm windows, replacement of existing windows, and other such repair activities.

(3) Part V, Mechanical Inspections of the International Building Code, 2015 edition as published by the International Code Council, providing for the issuance of permits and collections of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said building code on file in the office of the City of Norris are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in previous ordinances. (1972 Code, § 4-102, as amended by Ord. #563, March 2013)

12-103. 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 review and inspection of the public. (1972 Code, § 4-103, modified)

12-104. Building permits.¹ Building permits shall be required and issued in accordance with the provisions of the building code and zoning ordinance except that:

(1) No building permit shall be issued for the erection of residential, commercial, industrial, accessory, or other structure on any land within the corporate limits of the City of Norris, Tennessee, unless and until a plat has been approved of having met all the requirements of the subdivision regulations.

¹A schedule of permit fees (including building permits) is of record in the recorder's office.

(2) The provisions of subsection (1) shall not apply to any structures structured upon lands belonging to the City of Norris.

(3) Any structure started or built in violation of this section is hereby declared a nuisance, and may be enjoined or removed. (1972 Code, § 4-104)

12-105. Home owners may do own building, etc. Nothing in this code shall prevent any homeowner from doing his own building, etc., on his own premises so long as he performs such work in accordance with the requirements of the building code. (1972 Code, § 4-501, modified)

12-106. Exception. The City of Norris opts out of any and all requirements of the 2015 edition of the building code for sprinkler systems in single family residential homes. (as added by Ord. #579, April 2015)

CHAPTER 2**PLUMBING CODE¹****SECTION**

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Available in manager's office.
- 12-204. Home owners may do own plumbing, etc.
- 12-205. Exception.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506 and for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities, and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use; the demolition of such structures; and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of the International Plumbing Code,² 2015 edition, as published by the International Code Council, with the deletion of Part VI (Gas Inspections), Part VIII (Electrical Inspections). The current code Appendix B, Recommended Schedule of Permit Fees (Building) allowing for yearly average local cost per square foot and current code. Appendix H Permit Fees (Plumbing Code) based on number and type of fixtures and allowing for yearly average local cost per square foot are hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (1972 Code, § 4-201, modified, as amended by Ord. #494, Sept. 2007, Ord. #563, March 2013, and Ord. #579, April 2015)

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

A schedule of permit fees (including plumbing permits) is of record in the recorder's office.

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

12-202. Modifications. (1) Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the city manager. 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. Section 103 of the plumbing code is amended by deleting the words "repair, improve" from the text.

(2) Part V, Mechanical Inspections of the International Plumbing Code, 2015 edition as published by the International Code Council, providing for the issuance of permits and collections of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said plumbing code on file in the office of the City of Norris are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in previous ordinances. (1972 Code, § 4-202, as amended by Ord. #563, March 2013)

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 has been placed on file in the city manager's office and shall be kept there for the review and inspection of the public. (1972 Code, § 4-203, modified)

12-204. Home owners may do own plumbing, etc. Nothing in this code shall prevent any homeowner from doing his own plumbing, etc., on his own premises so long as he performs such work in accordance with the requirements of the plumbing code. (1972 Code, § 4-501, modified)

12-205. Exception. The City of Norris opts out of any and all requirements of the 2015 edition of the plumbing code for sprinkler systems in single family residential homes. (as added by Ord. #579, April 2015)

CHAPTER 3**RESIDENTIAL CODE****SECTION**

- 12-301. Residential code adopted.
- 12-302. Modifications.
- 12-303. Available in manager's office.
- 12-304. Exception.

12-301. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506, and for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities, and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use; the demolition of such structures; and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of the International Residential Code,¹ 2015 edition, as published by the International Code Council, with the deletion of Part VI (Gas Inspections), Part VIII (Electrical Inspections). The current code Appendix B, Recommended Schedule of Permit Fees (Building) allowing for yearly average local cost per square foot and current code. Appendix H Permit Fees (Plumbing Code) based on number and type of fixtures and allowing for yearly average local cost per square foot are adopted, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the residential code. (1972 Code, § 4-501, modified, as amended by Ord. #494, Sept. 2007, Ord. #563, March 2013, and Ord. #579, April 2015)

12-302. Modifications. (1) Wherever the housing code refers to the "Building Official" it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the housing code. Wherever the "Chief Appointing Authority" is referred to it shall mean the city manager.

(2) Part V, Mechanical Inspections of the International Residential Code, 2015 edition as published by the International Code Council, providing for the issuance of permits and collections of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code on file in the office of the City of Norris are hereby referred to, adopted, and

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

made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in previous ordinances. (1972 Code, § 4-502, as amended by Ord. #563, March 2013)

12-303. Available in manager's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the residential code has been placed on file in the city manager's office and shall be kept there for the review and inspection of the public. (1972 Code, § 4-503, modified)

12-304. Exception. The City of Norris opts out of any and all requirements of the 2015 edition of the residential code for sprinkler systems in single family residential homes. (as added by Ord. #579, April 2015)

CHAPTER 4

MODEL ENERGY CODE¹

SECTION

- 12-401. Model energy code adopted.
- 12-402. Modifications.
- 12-403. Available in manager's office.
- 12-404. Violation and penalty.

12-401. Model energy code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 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 Model Energy Code² 1992 edition, as prepared and maintained by The Council of American Building Officials, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code.

12-402. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Norris. 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.

12-403. 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

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 Council of American Building Officials, 5203 Leesburg, Pike Falls Church, Virginia 22041.

been placed on file in the city manager's office and shall be kept there for the use and inspection of the public.

12-404. Violation 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 5

MECHANICAL CODE¹

SECTION

- 12-501. Mechanical code adopted.
- 12-502. Modifications.
- 12-503. Available in manager's office.
- 12-504. Exceptions.

12-101. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 to 6-54-506, and for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities, and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use; the demolition of such structures; and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of the International Mechanical Code,² 2015 edition, as published by the International Code Council, with the deletion of Part VI (Gas Inspections), Part VIII (Electrical Inspections) are hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the mechanical code. (as added by Ord. #579, April 2015)

12-502. Modifications. Part V, Mechanical Inspections of the International Mechanical Code, 2015 edition as published by the International Code Council, providing for the issuance of permits and collections of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said mechanical code on file in the office of the City of Norris are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in previous ordinances. (as added by Ord. #579, April 2015)

12-503. Available in manager's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical

¹A schedule of permit fees (including mechanical permits) is of record in the recorder's office.

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

code has been placed on file in the city manager's office and shall be kept there for the review and inspection of the public. (as added by Ord. #579, April 2015)

12-504. Exception. The City of Norris opts out of any and all requirements of the 2015 edition of the mechanical code for sprinkler systems in single family residential homes. (as added by Ord. #579, April 2015)