State 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.

Copies of this code (and any amendments) may be purchased from The Council of American Building Officials, 5203 Leesburg, Pike Falls Church, Virginia 22041.
12-102. **Modifications.** Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Baneberry. 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.

12-103. **Available in recorder'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 recorder's office and shall be kept there for the use and inspection of the public.

12-104. **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 2

RESIDENTIAL AND BUILDING CODES

SECTION

12-201. Codes adopted.
12-203. Fees.

12-201. Codes adopted. Two certain documents, of which copies are on file in the office of the Building Official of the City of Baneberry with one being marked as the 2000 International Residential Code for one- and two-family dwellings, excluding Appendix 7 and one being marked as the 2000 International Building Code as published by the International Code Council be and is hereby adopted as the building code for the City of Baneberry in the State of Tennessee; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said building code are hereby referred to, adopted, and made part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 12-202 of this chapter. (as added by Ord. #203-6, July 2003)

12-202. Modifications. The following sections are hereby revised:
Section 101.1. Insert: City of Baneberry
Section 1612.3. Insert City of Baneberry
Section 1612.3. Insert July 3, 2003
Section 3409.2. Insert: July 3, 2003
(as added by Ord. #203-6, July 2003)

12-203. Fees. SCHEDULE OF BUILDING PERMIT FEES

<table>
<thead>
<tr>
<th>Total Evaluation</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1000.00 and less</td>
<td>$50.00</td>
</tr>
<tr>
<td>$1,001.00 to $50,000.00</td>
<td>$50.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00</td>
</tr>
</tbody>
</table>
$50,001.00 to $100,000.00 $295.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $100,000.00.

$100,001.00 to $500,000.00 $495.00 for the first $100,000 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00.

$500,001.00 and up $1695.00 for the first $500,000.00 plus $2.00 for each additional thousand or fraction thereof.

MOVING FEE

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

DEMOLITION FEE

For the demolition of any building or structures, the fee shall be $75.00

PLAN CHECKING FEE

When the valuation of the proposed construction exceeds $1,000.00 and a plan is required to be submitted, a plan-checking fee shall be paid to the building official at the time of submitting plans and specifications for checking. Said plan-checking fee shall be equal to one-half of the building permit fee as set forth herein. Such plan-checking fee is in addition to the building permit fee.

Note: The building official may waive the plan-checking fee if a plan check is not required.

The building official shall determine the value of construction. (as added by Ord. #203-7, July 2003)
CHAPTER 3
CONSTRUCTION OF PORCHES AND DECKS

SECTION
12-301. Permit required.
12-302. Addition must be attached to existing house.
12-303. Addition shall not encroach into setback areas.
12-304. Exceptions.
12-305. Application for permit.
12-306. Inspection required.
12-307. Walls and roofs to match existing house.
12-308. Permit may be waived.

**12-301. Permit required.** It shall be unlawful to erect any type of porch, deck, replace existing decks or any other addition without first obtaining a permit from the City of Baneberry. (as added by Ord. #202-6, Nov. 2002)

**12-302. Addition must be attached to existing house.** All new decks, porches or other addition must be attached to the existing house except in special circumstances, which must be approved by the planning commission. (as added by Ord. #202-6, Nov. 2002)

**12-303. Addition shall not encroach into setback areas.** The addition shall not encroach into setback areas unless it is detached from the existing house and allowed under special circumstances in § 12-302. (as added by Ord. #202-6, Nov. 2002)

**12-304. Exceptions.** Concrete slabs, without a roof or enclosure, do not require a permit. (as added by Ord. #202-6, Nov. 2002)

**12-305. Application for permit.** Applicant must submit an application for permit to the city manager. The application shall be filled out completely and all of the requirements stated on the application must be met. If there are no "special circumstances" attached to the project, the city manager may, at his/her discretion, issue a permit without the planning commission's approval. (as added by Ord. #202-6, Nov. 2002)

**12-306. Inspection required.** A minimum of one inspection shall be required. Foundations, footings and all other structural connections must be exposed at the request of the inspector. The construction must meet all requirements of the in-place building codes. A permit fee shall be charged for one inspection, at the rate at the time of application. (as added by Ord. #202-6, Nov. 2002)
12-307. **Walls and roofs to match existing house.** Walls and roofs must be constructed to match the existing house unless approved otherwise by the planning commission. (as added by Ord. #202-6, Nov. 2002)

12-308. **Permit may be waived.** The permit may be waived for repairing existing porches if the existing foundation and all other structural aspects satisfactorily meet or exceed current in place codes and regulations and the structural integrity is not disturbed. (as added by Ord. #202-6, Nov. 2002)