12-1

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER
1. BUILDING CODE.
2. MODEL ENERGY CODE.

CHAPTER 1

BUILDING CODE¹

SECTION
12-102. Building permit required.
12-103. Modifications.
12-104. Available in recorder's office.
12-105. Violations.


12-102. Building permit required. Prior to starting any new construction, alteration, repair, rehabilitation, or any other improvements or demolition a building permit shall be required. (Ord. #0-86-05, July 1986)

12-103. Modifications. The following modifications from the Standard Building Code are hereby adopted.

(1) Where the value of construction does not exceed $1000 and/or where such construction consists of replacing doors, windows or doors, replacing

¹Municipal code references
Planning and zoning: title 14.
Streets and other public ways and places: title 16.

²Copies of this code (and any amendments) may be purchased from the Southern Building Code Congress International, Inc., 900 Montclair Road, Birmingham, Alabama 35213.
bathroom or kitchen fixtures (not including heating or air conditioning units or water heaters or installation of new plumbing), or minor masonry work, repair to stairs, gutter repair or replacement, no building permit shall be required. All painting exempted.

(2) The salary and qualifications of the building inspector shall be established by the mayor and board of aldermen.

(3) The qualifications of the board of housing appeals shall be established by the mayor and board of aldermen.

(4) The building permit fees shall be established by the mayor and board of aldermen. (Ord. #0-86-05, July 1986)

12-104. **Available in recorder'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 recorder's office and shall be kept there for the use and inspection of the public. (Ord. #0-86-05, July 1986, modified)

12-105. **Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted and modified. Violations shall require that the building permit fees be doubled as a penalty in addition to any court action or fines. (Ord. #0-86-05, July 1986)
CHAPTER 2

MODEL ENERGY CODE¹

SECTION
12-201. Model energy code adopted.
12-203. Available in recorder's office.
12-204. Violation and penalty.

12-201. Model energy code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the 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.

12-202. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Blaine. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code.

12-203. 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

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
Planning and zoning: title 14.
Streets and other public ways and places: title 16.

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 recorder's office and shall be kept there for the use and inspection of the public.

12-204. **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.