TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER
1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. FUEL GAS CODE.
5. RESIDENTIAL CODE.
6. MECHANICAL CODE.
7. ENERGY CONSERVATION CODE.
8. EXISTING BUILDING CODE.

CHAPTER 1

BUILDING CODE[1]

SECTION
12-101. Building code adopted.
12-102. Modifications.
12-103. Permit fees.
12-104. Available in recorder's office.
12-105. Violations.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, 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 Code,[2] 2012 edition, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code. The city shall adopt the latest subsequent edition, amendments or changes by administration regulation adopted by the building inspector

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[1]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.

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

pursuant to Tennessee Code Annotated, § 6-54-502. (1985 Code, § 4-101, modified, as replaced by Ord. #06-08, Jan. 2007, and amended by Ord. #16-20, Nov. 2016)

12-102. Modifications. Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed a reference to the city manager. When the building code refers to the "Building Official" or "Building Inspector" it shall, for the purposes of the building code, mean such person appointed or designated by the city manager, to administer and enforce the provisions of the building code. Section 107 of the building code is hereby deleted. (1985 Code, § 4-102, modified, as replaced by Ord. #06-08, Jan. 2007)

12-103. Permit fees. Fees charged for building permits shall be as set forth in Appendix "B" of the building code. (1985 Code, § 4-103)

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. (1985 Code, § 4-104, 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 by reference and modified.

No utilities owned or controlled by the City of Lewisburg shall furnish any electricity, water or natural gas to any building which is in violation of this chapter. (1985 Code, § 4-105)

CHAPTER 2

PLUMBING CODE[1]

SECTION

12-201. Plumbing code adopted.
12-202. Modifications.
12-203. Available in recorder's office.
12-204. Violations.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating plumbing installations including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the city water or sewerage system, the International Plumbing Code[2] 2012 edition, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. The city shall adopt the latest subsequent edition, amendments, or changes by administrative legislation adopted by the building inspector pursuant to Tennessee Code Annotated, § 6-54-302. (1985 Code, § 4-201, modified, as replaced by Ord. #06-08, Jan. 2007, and amended by Ord. #16-20, Nov. 2016)

12-202. Modifications. 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. Permit fees shall be the same as required for a building permit under § 12-102 of this code. (1985 Code, § 4-202)

12-203. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has

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[1]Municipal code references
Cross connections: title 18.
Street excavations: title 16.
Wastewater treatment: title 18.
Water and sewer system administration: title 18.

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

been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1985 Code, § 4-203, modified)

12-204. Violations. 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. No utilities owned or controlled by the City of Lewisburg shall furnish any electricity, water or natural gas to any building in violation of this chapter. (1985 Code, § 4-204)

CHAPTER 3

ELECTRICAL CODE[1]

SECTION

12-301. Electrical code adopted.
12-302. Available in recorder's office.
12-303. Permit required for doing electrical work.
12-304. Violations.
12-305. Enforcement.
12-306. Fees.

12-301. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, the National Electrical Code,[2] 1999 edition, as prepared by the National Fire Protection Association, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code. The city shall adopt the latest subsequent edition, amendments and changes to the code by administrative regulations adopted by the electrical inspector pursuant to Tennessee Code Annotated, § 6-54-502. (1985 Code, § 4-301, modified)

12-302. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1985 Code, § 4-302, modified)

12-303. Permit required for doing electrical work. No electrical work shall be done within this 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. (1985 Code, § 4-303)

12-304. Violations. It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under

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[1]Municipal code references
Fire protection, fireworks and explosives: title 7.

[2]Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (1985 Code, § 4-304)

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. (1985 Code, § 4-305)

12-306. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, § 68-102-143, for electrical inspections by deputy inspectors of the state fire marshal. (1985 Code, § 4-306)

CHAPTER 4

FUEL GAS CODE[1]

SECTION

12-401. Title and definitions.
12-402. Purpose and scope.
12-403. Use of existing piping and appliances.
12-404. License.
12-405. Gas inspector and assistants.
12-406. Powers and duties of inspector.
12-407. Permits.
12-408. Inspections.
12-409. Violations and penalties.
12-410. Nonliability.

12-401. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the City of Lewisburg and be cited as such.

The following definitions are provided for the purpose of interpretations 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 gas superintendent or manager.

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

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

(4) "Appliances" means conversion burners, floor furnaces, central heating plant, vented wall furnaces, water heaters, ranges, clothes dryer, unvented heaters, ranges, boilers or any other gas fired appliance. (1985 Code, § 4-401)

12-402. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, altered, or repaired within the service area shall conform to the requirements of this chapter and to the International Fuel Gas

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[1]Municipal code reference
Gas system administration: title 19, chapter 2.

Code,[1] 2012 edition, which is hereby incorporated by reference and made a part of this chapter as if fully set forth herein. One (1) copy of the gas code shall be kept on file in the office of the recorder for the use and inspection of the public. The city shall adopt the latest subsequent edition, amendments, or changes to the code by the administrative regulation adopted by the gas inspector pursuant to Tennessee Code Annotated, § 6-54-502. (1985 Code, § 4-402, modified, as amended by Ord. #16-20, Nov. 2016)

12-403. Use of existing piping and appliances. Notwithstanding any provision of the gas code to the contrary, consumer piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code. (1985 Code, § 4-403)

12-404. License. (1) No person shall engage in or work at the installation, extension, or alteration of consumer gas piping or certain gas appliances, until such person shall have secured a license to operate a business from the City Manager of City of Lewisburg, Tennessee.

(2) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer piping on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees. (1985 Code, § 4-404)

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 by the gas superintendent and the compensation for such office shall be determined by the gas superintendent. (1985 Code, § 4-405)

12-406. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

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

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance installed or replaced without a permit found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice. (1985 Code, § 4-406)

12-407. Permits. The inspector will issue a permit to use each time an appliance is installed or replaced giving BTV rate of each piece of equipment and the name and address of the installer. (1985 Code, § 4-407)

12-408. Inspections. Before any piping is concealed it should be inspected by the inspector. The inspection shall include a pressure test, at which time the piping shall stand an air pressure of at least fifteen (15) pounds per PSIA and the piping shall hold this air pressure test for a period of time designated by inspector without any perceptible drop. A mercury column gauge can be used for test. All tools, apparatus, labor and assistance necessary for the tests should be furnished by the installer of such piping. (1985 Code, § 4-408)

12-409. Violations and penalties. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances. The violator may be prohibited from installing, extending, replacing, altering, or repairing consumer piping or equipment for a period of twelve (12) months. (1985 Code, § 4-409)

12-410. Nonliability. This chapter shall not be construed as imposing upon the gas department or municipality any liability or responsibility for damages to any person injured or property damages by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the gas department or municipality, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the permit of approval issued by the inspector. (1985 Code, § 4-410)

CHAPTER 5

RESIDENTIAL CODE

SECTION

12-501. Residential code adopted.
12-502. Modifications.
12-503. Available in recorder's office.
12-504. Violations.

12-501. Residential 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, stability, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Residential Code,[1] 2012 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the housing code. The city shall adopt the latest subsequent edition, amendments or changes to the code by administrative regulation adopted by the building inspector pursuant to Tennessee Code Annotated, § 6-54-502. (1985 Code, § 4-501, modified, as amended by Ord. #16-20, Nov. 2016)

12-502. Modifications. (1) Wherever the residential code refers to the "Housing Official" it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the residential code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the city manager. Section 108 of the housing code is deleted.

(2) Section R313.l: Exception be deleted in its entirety and replaced with the following:

> SECTION R313.1: An automatic residential fire sprinkler system shall not be required if a 2 hour fire resistance rated wall exist between units, if such walls do not contain plumbing and/or mechanical equipment, ducts, or vents, in the common wall.

(3) Section R313.2 of the 2012 International Residential Code (Automatic Fire Sprinkler Systems required in one and two family dwelling) and Chapter 11 (Energy Efficiency) of the 2012 International Residential Code **shall not apply to Lewisburg, Tennessee.** (1985 Code, § 4-502, as amended by Ord. #16-20, Nov. 2016)

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

12-503. Available in recorder'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 recorder's office and shall be kept there for the use and inspection of the public. (1985 Code, § 4-503, modified, as amended by Ord. #16-20, Nov. 2016)

12-504. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. (1985 Code, § 4-504, as amended by Ord. #16-20, Nov. 2016)

CHAPTER 6

MECHANICAL CODE ADOPTED

SECTION

12-601. Mechanical code adopted.

12-601. Mechanical code adopted. The International Mechanical Code,[1] 2012 edition, is hereby adopted. (as added by Ord. #16-20, Nov. 2016)

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

CHAPTER 7

ENERGY CONSERVATION CODE ADOPTED

SECTION

12-701. Energy conservation code adopted.

12-701. Energy conservation code adopted. The International Energy Conservation Code,[1] 2012 edition, is hereby adopted. (as added by Ord. #16-20, Nov. 2016)

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

CHAPTER 8

EXISTING BUILDING CODE

SECTION

12-801. Existing building code adopted.

12-801. Existing building code adopted. The City of Lewisburg hereby adopts the International Existing Building Code, 2012 edition.[1] (as added by Ord. #17-06, July 2017)

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