

TITLE 12

BUILDING, UTILITY, ETC. CODES¹

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. HOUSING CODE.
4. GRADING AND EXCAVATION CODE.
5. STANDARD UNSAFE BUILDING ABATEMENT CODE.
6. EXISTING BUILDINGS CODE.
7. GAS CODE.
8. SWIMMING POOL CODE.

CHAPTER 1

BUILDING CODE²

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in city clerk's office.
- 12-104. Violations.
- 12-105. Codes enforcement officer.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 6-54-501 through 6-54-516, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure

¹Municipal code reference

Fair housing code: title 9, chapter 5.

²Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Slum clearance: title 13, chapter 2.

Utilities and services: titles 18 and 19.

or any appurtenance connected or attached to any building or structure, the Standard Building Code¹, 1999 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 building code. Any matters in the building code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (1975 code, sec. 4-101, as amended by ord. 87-1-13-1, modified; Ord. #96-10-8, Nov. 1996; and Ord. #01-2-13-3, March 2001)

12-102. Modifications. (1) Within the building code, when reference is made to the duties of a certain official named therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the building code are concerned.

(2) Permit fees. The recommended schedule of permit fees set forth in Appendix "K" of the building code is amended so that the fees to be collected shall be as follows:²

\$100 and less, \$5.00 for each inspection

\$101 to \$2,000, each permit \$15.00

\$2,001 to \$15,000, \$15.00 for the first \$2,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

\$15,001 to \$50,000, \$39.00 for the first \$15,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

\$50,001 to \$100,000, \$109.00 for the first \$50,000 plus \$1.75 for each additional \$1,000 or fraction thereof.

\$100,000 to \$500,000, \$189.00 for the first \$100,000 plus \$1.00 for each additional \$1,000 or fraction thereof.

\$500,001 and up, \$589.00 for the first \$500.00 plus \$.60 for each additional \$1,000 or fraction thereof, plus 1/3 of fees in excess of \$100.00.

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

²This section is based on what was apparently a motion adopted on 2/14/85.

Demolition of building or structure, \$40.00

Plan-checking fees, \$5.00. (1975 code, sec. 4-102, as amended by ord. 87-1-13-1, modified; and Ord. #01-2-13-3, March 2001)

12-103. Available in city clerk's office. Pursuant to the requirements of the Tennessee Code Annotated, section 6-54-502 one (1) copy of the building code has been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public. (1975 code, sec. 4-103, as amended by ord. 87-1-13-1, modified)

12-104. 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. (1975 code, sec. 4-104, as amended by ord. 87-1-13-1, modified)

12-105. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Available in city clerk's office.
- 12-204. Violations.
- 12-205. Codes enforcement officer.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 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 Standard Plumbing 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 plumbing code. Any matters in the plumbing code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (1975 code, sec. 4-201, as amended by ord. 87-1-13-1, modified; Ord. #96-10-8, Nov. 1996; and Ord. #01-2-13-3, March 2001)

12-202. Modifications. (1) Within the plumbing code, when reference is made to the duties of a certain official named therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the plumbing code are concerned.

(2) Permit fees. The schedule of permit fees as recommended in "Appendix H" of the plumbing code is hereby amended so that the fees to be collected shall be as follows:

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 Southern Building Code Congress International, Inc., 900 Montclair Road, Birmingham, Alabama 35213.

Residential	\$ 5.00
Business or Industrial	\$10.00

(1975 code, sec. 4-202, as amended by ord. 87-1-13-1, modified; and Ord. #01-2-13-3, March 2001)

12-203. Available in city clerk's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502 one (1) copy of the plumbing code has been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public. (1975 code, sec. 4-203, as amended by ord. 87-1-13-1)

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. (1975 code, sec. 4-204, as amended by ord. 87-1-13-1, modified)

12-205. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)

CHAPTER 3

HOUSING CODE¹

SECTION

- 12-301. Housing code adopted.
- 12-302. Modifications.
- 12-303. Available in city clerk's office.
- 12-304. Violations.
- 12-305. Codes enforcement officer.

12-301. Housing code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 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 Standard Housing Code,² 1997 edition, with 1992/1994 revisions, 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 housing code. Any matters in the housing code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (1975 code, sec. 4-501, as amended by ord. 87-1-13-1, modified; Ord. No. 96-10-8, Nov. 1996; and Ord. #01-2-13-3, March 2001)

12-302. Modifications. (1) Within the housing code, when reference is made to the duties of a certain official named therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the housing code are concerned.

(2) Penalty clause deleted. Section 108 of the housing code is deleted. (1975 code, sec. 4-502, as amended by ord. 87-1-13-1, modified; and Ord. #01-2-13-3, March 2001)

12-303. Available in city clerk's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502, one (1) copy of the housing code

¹Municipal code reference

Fair housing code: title 9, chapter 5.

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

has been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public. (1975 code, sec. 4-503, as amended by ord. 87-1-13-1, modified; and Ord. #01-2-13-3, March 2001)

12-304. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the housing code as herein adopted by reference and modified. (1975 code, sec. 4-504, as amended by ord. 87-1-13-1, modified)

12-305. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)

CHAPTER 4

GRADING AND EXCAVATION CODE¹

SECTION

12-401. Code adopted.

12-402. Violations and penalties.

12-403. Modifications.

12-404. Codes enforcement officer.

12-401. Code adopted. There is hereby adopted for the purpose of establishing rules and regulations relative to excavations and grading performed within the corporate limits the Standard Grading/Excavation Code,² 1985 edition, with 1988 revisions, published by the Southern Building Code Congress, International, Inc., which is incorporated by reference as a part of this code the same as if fully set out herein, save and except such portions are hereinafter deleted, modified, or amended, or in conflict with this code of ordinances of which one (1) copy has been and now is filed in the office of the city clerk and same is hereby adopted and incorporated as fully or if set out at length herein, and the provisions thereof shall be controlling in the town. Any matters in the grading and excavation code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (as amended by Ord. #96-10-8, Nov. 1996; and Ord. #01-2-13-3, March 2001)

12-402. Violations and penalties. Any person who shall violate or fail to comply with any of the provisions of the grading and excavation code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause for this code of ordinances, or the license of such person may be revoked, or both fine and revocation of license may be imposed.

12-403. Modifications. Within the grading and excavation code, when reference is made to the duties of a certain official therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the grading and excavation code are concerned. (as added by Ord. #01-2-13-3, March 2001)

¹Municipal code reference

Excavation restrictions: title 16, chapter 2.

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

12-404. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)

CHAPTER 5

STANDARD UNSAFE BUILDING ABATEMENT CODE

SECTION

12-501. Standard unsafe building code adopted.

12-502. Modifications.

12-503. Available in city clerk's office.

12-504. Violations.

12-505. Codes enforcement officer.

12-501. Standard unsafe building code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 6-54-501 through 6-54-506, and for the purpose of securing the public health, safety, and welfare through the abatement of dangerous and unsafe buildings, the Standard Unsafe Building Abatement Code, 1985 edition, as prepared and adopted by the Southern Building Congress International, Inc. is hereby adopted and incorporated by reference as a part of this code and hereby referred to as the building abatement code. Any matters in the unsafe building abatement code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (as added by Ord. #91-11-12, § 1, Dec. 1991; and amended by Ord. #96-10-8, Nov. 1996; and Ord. #01-2-13-3, March 2001)

12-502. Modifications. (1) Within the unsafe building abatement code, when reference is made to the duties of a certain official name therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the unsafe building abatement code are concerned. (as added by Ord. #91-11-12, § 1, Dec. 1991; and amended by Ord. #01-2-13-3, March 2001)

12-503. Available in city clerk's office. Pursuant to the requirement of the Tennessee Code Annotated, section 6-54-502, one copy of the building abatement code has been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public. (as added by Ord. #91-11-12, § 1, Dec. 1991)

12-504. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the building abatement code as herein adopted by reference and modified. (as added by Ord. #91-11-12, § 1, Dec. 1991)

12-505. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be

Change 4, May 14, 2002

12-11

subject to the Personnel Policy of the City of Kingston. (as added by
Ord. #01-2-13-3, March 2001)

CHAPTER 6

EXISTING BUILDINGS CODE

SECTION

12-601. Existing buildings code adopted.

12-602. Modifications.

12-603. Codes enforcement officer.

12-601. Existing buildings code adopted. The Standard Existing Buildings Code, 1997 edition, is hereby adopted by reference as though it was copied herein fully. Any matters in the existing buildings code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent existing ordinances to the contrary are hereby repealed in that respect only. (as added by Ord. #01-2-13-3, March 2001)

12-602. Modifications. Within the existing buildings code, when reference is made to the duties of a certain official named therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the existing buildings code are concerned. (as added by Ord. #01-2-13-3, March 2001)

12-603. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)

CHAPTER 7

GAS CODE

SECTION

12-701. Gas code adopted.

12-702. Modifications.

12-703. Codes enforcement officer.

12-701. Gas code adopted. The Standard Gas Code, 1999 edition, is hereby adopted by reference as though it was copied herein fully. Any matters in the gas code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (as added by Ord. #01-2-13-3, March 2001)

12-702. Modifications. Within the gas code, when reference is made to the duties of a certain official named therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the gas code are concerned. (as added by Ord. #01-2-13-3, March 2001)

12-703. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)

CHAPTER 8

SWIMMING POOL CODE

SECTION

12-801. Swimming pool code adopted.

12-802. Modifications.

12-803. Codes enforcement officer.

12-801. Swimming pool code adopted. The Standard Swimming Pool Code, 1999 edition, is hereby adopted by reference as though it was copied herein fully. Any matters in the swimming pool code which are contrary to existing ordinances of the City of Kingston shall prevail and, to that extent any existing ordinances to the contrary are hereby repealed in that respect only. (as added by Ord. #01-2-13-3, March 2001)

12-802. Modifications. Within the swimming pool code, when reference is made to the duties of a certain official named therein, the codes enforcement officer shall be deemed to be the responsible official insofar as enforcing the provisions of the swimming pool code are concerned. (as added by Ord. #01-2-13-3, March 2001)

12-803. Codes enforcement officer. There is hereby created the position of codes enforcement officer, which position shall be filled by the city manager and who shall answer to the city manager as other department heads and be subject to the Personnel Policy of the City of Kingston. (as added by Ord. #01-2-13-3, March 2001)