TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER
1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. HOUSING CODE.
5. MODEL ENERGY CODE.
6. MECHANICAL CODE.
7. GAS CODE.

CHAPTER 1

BUILDING CODE¹

SECTION
12-102. Modifications.
12-103. Fees.
12-104. Available in recorder and treasurer'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 Standard Building Code², 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 building code. (1984 Code, § 4-101, modified, as amended by Ord. #2000-08-01, Aug. 2000)

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 Southern Building Code Congress International, Inc., 900 Montclair Road, Birmingham, Alabama 35213.
12-102. **Modifications.** Within the building code, when reference is made to the duties of a certain official named therein, that designated official of the City of Munford who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the building code are concerned. Section 107 of the building code is hereby deleted. (1984 Code, § 4-102, as amended by Ord. #2000-08-01, Aug. 2000)

12-103. **Fees.** (1) The Standard Building Code (1988 edition) Appendix K shall be used for assessment of building fees. Total valuation shall be computed according to the following criteria:

(a) $30.00 X total square feet under roof for residential, commercial and industrial facilities - both new or additions. Includes double-wide mobile homes and manufactured residential dwellings as defined in Tennessee Code Annotated, § 13-24-201 (new or used). Exceptions to this formula are that any building fee shall not exceed what would be required for a valuation of $1,000,000.00, and that building fees for city and county facilities/projects shall be limited to $100.00;

(b) $20.00 X total square feet for single-wide mobile homes (new or used). Double-wide mobile homes and manufactured residential dwellings as defined in Tennessee Code Annotated, § 13-24-201 shall be the same as for a residence;

(c) $15.00 X total square feet for other accessory buildings such as, but not limited to, detached garages, storage buildings, workshops and swimming pools (in-ground and above ground) - both new and additions;

(d) $12.50 (flat fee) for items not included in (c) above such as, but not limited to, fences, satellite dishes, and radio towers exceeding thirty-five (35) feet;

(e) $10.00 shall be the minimum fee for a building permit.

(2) The mayor and board of aldermen shall review the building fee system annually. The annual review of the building fee system shall include a recommendation from the Munford Municipal Regional Planning Commission.
### APPENDIX K

**RECOMMENDED SCHEDULE OF PERMIT FEES**

#### K101 PERMIT FEES

<table>
<thead>
<tr>
<th>Total Valuation</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100.00 and less</td>
<td>No fee, unless inspection required, in which case a $5.00 fee for each inspection shall be charged.</td>
</tr>
<tr>
<td>$101.00 to $2000.00</td>
<td>$5.00 per thousand or fraction thereof.</td>
</tr>
<tr>
<td>$2001.00 to 15,000.00</td>
<td>$10.00 for the first $2000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $15,000.00.</td>
</tr>
<tr>
<td>$15,001.00 to $50,000.00</td>
<td>$49.00 for the first $15,000.00 plus $2.50 for each additional thousand or fraction thereof, to and including $50,000.00.</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$136.50 for the first $50,000.00 plus $2.00 for each additional thousand or fraction thereof, to and including $100,000.00.</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$236.50 for the first $100,000.00 plus $1.25 for each additional thousand or fraction thereof, to and including $500,000.00.</td>
</tr>
<tr>
<td>$500,001.00 and up</td>
<td>$736.50 for the first $500,000.00 plus $0.75 for each additional thousand or fraction thereof.</td>
</tr>
</tbody>
</table>

#### K102 MOVING FEE

For the moving of any building or structure, the fee shall be $50.00.
K103 DEMOLITION FEE

For the demolition of any building or structure, the fee shall be $25.00.

K104 PENALTIES

Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein. (Ord. #91-12, Sept. 1991)

12-104. Available in recorder and treasurer'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 and treasurer's office and shall be kept there for the use and inspection of the public. (1984 Code, § 4-103, 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. (1984 Code, § 4-104)
CHAPTER 2

PLUMBING CODE

SECTION
12-201. Plumbing code adopted.
12-203. Available in recorder and treasurer'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 of Munford, when such plumbing is or is to be connected with the city water or sewerage system, the Standard Plumbing Code, 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. (1984 Code, § 4-201, modified, as amended by Ord. #2000-08-01, Aug. 2000)

12-202. Modifications. Within the plumbing code, when reference is made to the duties of a certain official named therein, that designated official of the City of Munford who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the plumbing code are concerned. Section 107 of the plumbing code is hereby deleted. (1984 Code, § 4-202, as amended by Ord. #2000-08-01, Aug. 2000)

12-203. Available in recorder and treasurer'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 recorder and treasurer's office and shall be kept there for the use and inspection of the public. (1984 Code, § 4-203, modified)

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.
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. (1984 Code, § 4-204)
CHAPTER 3

ELECTRICAL CODE

SECTION
12-301. Electrical code adopted.
12-302. Available in recorder and treasurer'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, 1996 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. (1984 Code, § 4-301, modified)

12-302. Available in recorder and treasurer'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 and treasurer's office and shall be kept there for the use and inspection of the public. (1984 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. (1984 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

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. (1984 Code, § 4-304)

12-305. Enforcement. The electrical inspector shall be such person as the board of mayor and aldermen 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. (1984 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. (1984 Code, § 4-306)
CHAPTER 4

HOUSING CODE

SECTION
12-401. Housing code adopted.
12-402. Modifications.
12-403. Available in recorder and treasurer's office.
12-404. Violations.

12-401. **Housing 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 Standard Housing Code,\(^1\) 1994 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 housing code. (1984 Code, § 4-401, modified)

12-402. **Modifications.** Wherever the housing code refers to the "Building Official" it shall mean the person appointed or designated by the board of mayor and aldermen to administer and enforce the provisions of the housing 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 board of mayor and aldermen. Section 108 of the housing code is deleted. (1984 Code, § 4-402)

12-403. **Available in recorder and treasurer's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the housing code has been placed on file in the recorder and treasurer's office and shall be kept there for the use and inspection of the public. (1984 Code, § 4-403, modified)

12-404. **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. (1984 Code, § 4-404)

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\(^1\)Copies of this code (and any amendments) may be purchased from the Southern Building Code Congress International, Inc., 900 Montclair Road, Birmingham, Alabama 35213.
CHAPTER 5

MODEL ENERGY CODE

SECTION
12-503. Available in recorder and treasurer's office.
12-504. Violation and penalty.

12-501. 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 Code 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.

12-502. Modifications. Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Munford. 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.

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

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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.
the energy code has been placed on file in the recorder and treasurer's office and shall be kept there for the use and inspection of the public.

12-504. **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 6
MECHANICAL CODE

SECTION
12-601. Mechanical code adopted.
12-602. Modifications.
12-603. Available in recorder’s office.
12-604. Violations.

12-601. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances thereto, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy-related systems, the Standard Mechanical 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 mechanical code. (Ord. #2000-08-01, Aug. 2000)

12-602. Modifications. Within the mechanical code, when reference is made to the duties of a certain official named therein, that designated official of the City of Munford who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the mechanical code are concerned. (Ord. #2000-08-01, Aug. 2000)

12-603. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the city recorder’s office and shall be kept there for the use and inspection of the public.

1Municipal code references
   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.
12-604. **Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified.
CHAPTER 7

GAS CODE

SECTION

12-701. Gas code adopted.
12-702. Modifications.
12-703. Available in recorder’s office.
12-704. Violations.

12-701. Gas code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing minimum standards, provisions, and requirements for safe installation of consumer’s gas piping and gas, the Standard Gas Code,\(^1\) 1997 edition, is hereby adopted and incorporated by reference and made a part of this chapter as if fully set forth herein. (Ord. #2000-08-01, Aug. 2000)

12-702. Modifications. Within the gas code, when reference is made to the duties of a certain official named therein, that designated official of the City of Munford who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of the gas code are concerned. (Ord. #2000-08-01, Aug. 2000)

12-703. Available in recorder’s office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the city recorder’s office and shall be kept there for the use and inspection of the public.

12-704. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified.

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