

TITLE 12

BUILDING, UTILITY, ETC. CODES¹

CHAPTER

1. BUILDING CODE.
2. PLUMBING CODE.
3. FUEL GAS CODE.
4. RESIDENTIAL CODE.
5. ELECTRICAL CODE.
6. UNSAFE BUILDING ABATEMENT CODE.
7. ENERGY CONSERVATION CODE.
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CHAPTER 1

BUILDING CODE

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. Available in clerk's office.
- 12-104. Violations and penalty.

12-101. Building code adopted. A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Building Code,² 2012 edition, including Appendix Chapter A, B, C, E, F, G, H, I, J and K as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Harriman, in the State of Tennessee for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to

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 International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said building code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in § 12-102 of this chapter. (Ord. 746, modified, as replaced by Ord. #06-04-01, May 2006, Ord. #0111-01, Feb. 2011, and Ord. #0413-02, April 2013)

12-102. Modifications. The following sections are hereby revised:

Section 101.1. Insert: City of Harriman

Section 1013.2 Where required. Delete the first sentence and replace with "Guards shall be located along open-sided walking surfaces or ground surfaces including mezzanines, equipment platforms, stairs, ramps, landings, retaining walls and any other locations that are located more than thirty inches (30") (762 mm) measured vertically to the floor or graded below at any point within thirty-six inches (36") (914 mm) horizontally to the edge of the open side.

Section 1013.8, change "36" inches to "24" inches.

Section 1612.3 Insert: City of Harriman.

Section 1612.3. Insert: November 18, 2009.

Section 3410.2. Insert: 15 days of final passage, 5 days after publication. (Ord. 746, modified, as replaced by Ord. #06-04-01, May 2006, Ord. #0111-01, Feb. 2011, and Ord. #0413-02, April 2013)

12-103. Available in clerk'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 clerk's office and shall be kept there for the use and inspection of the public. (Ord. 746, modified)

12-104. Violations and penalty. 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. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) as prescribed by law, for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. 745, modified, as amended by Ord. #06-04-01, May 2006)

CHAPTER 2

PLUMBING CODE¹

SECTION

12-201. Plumbing code adopted.

12-202. Modifications.

12-203. Available in clerk's office.

12-204. Violations and penalty.

12-201. Plumbing code adopted. A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Plumbing Code,² 2012 edition, including Appendix Chapter B, C, D, E and F, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Harriman, in the State of Tennessee for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said plumbing code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in § 12-202 of this chapter. (Ord. 746, modified, as replaced by Ord. #06-04-03, May 2006, Ord. #0111-03, Feb. 2011, and Ord. #0413-04, April 2013)

12-202. Modifications. The following sections are hereby revised:

Section 101.1: City of Harriman.

Section 106.6.2: as adopted by resolution.

Section 106.6.3: 50%, 50%.

Section 108.4: municipal code violation, \$50, as prescribed by law.

Section 108.5: \$50, as prescribed by law.

Section 305.4.1: 12 inches, 12 inches.

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 International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

Section 903.1: 12 inches. (Ord. 746, modified, as replaced by Ord. #06-04-03, May 2006, Ord. #0111-03, Feb. 2011, and Ord. #0413-04, April 2013)

12-203. Available in clerk'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 city clerk's office and shall be kept there for the use and inspection of the public. (Ord. 746, modified)

12-204. Violations and penalty. 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. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) as prescribed by law, for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. 746, modified, as amended by Ord. #06-04-03, May 2006)

CHAPTER 3

FUEL GAS CODE¹

SECTION

- 12-301. Fuel gas code adopted.
- 12-302. Piping installed prior to adoption of gas code.
- 12-303. License and bond required for engaging in gas business.
- 12-304. Administration and enforcement of the gas code.
- 12-305. Inspections, disconnections, etc.
- 12-306. When gas installation permits are required.
- 12-307. Rough piping and final piping inspections.
- 12-308. Certificates of approval.
- 12-309. Inspection fees.
- 12-310. Violations.
- 12-311. No liability assumed by city.
- 12-312. Severability clause.
- 12-313. Definitions.
- 12-314. Available in clerk's office.

12-301. Fuel gas code adopted. (1) A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Fuel Gas Code,² 2012 edition including Appendices A, B, C and D as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City of Harriman, in the State of Tennessee for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in subsection (2) of this section.

(2) The following sections are hereby revised:

Section 101.1. Insert: City of Harriman.

Section 106.6.2 Insert: as adopted by resolution.

Section 106.6.3 Insert: 50%, 50%.

Section 108.4. Insert: municipal code violation, \$50, as prescribed by law.

¹Municipal code reference

Street excavations and operation of gas system: titles 16 and 19.

²Copies of the fuel gas code and its amendments may be purchased from the International Code Congress, 900 Montclair Road, Birmingham, AL 35213.

Section 108.5. Insert: \$50, as prescribed by law. (Ord. 746, modified, as replaced by Ord. #0413-10, April 2013)

12-302. Piping installed prior to adoption of gas code. Notwithstanding any provision in this chapter or the gas code to the contrary, consumer's 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 this chapter and the gas code. (Ord. 746)

12-303. License and bond required for engaging in gas business.

(1) No person, firm, or corporation shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances until such person, firm, corporation engaging in such business shall have secured a license as hereinafter provided, and shall have given a good and sufficient bond payable to the City of Harriman, Tennessee, in the sum of \$15,000.00 which bond shall be delivered to the gas inspector and shall be filed by him with his records after same has been approved by the Harriman Utility Board. Said bond shall be made by an approved surety company duly authorized to do business in the State of Tennessee, and shall be approved by the Harriman Utility Board, same to be conditioned that the person, firm, or corporation engaging in said business will faithfully observe all the laws of the City of Harriman pertaining to the gas fitting business, blasting, and excavating and all rules and regulations established under the authority of the gas code. Said bond shall further indemnify and save harmless the City of Harriman from all claims arising from accidents and damages of any character whatsoever caused by negligence of such person, firm, or corporation in doing said work or by any unfaithful or inadequate work done by the parties themselves, their agents, or employees. The said bond shall be for the benefit of all persons injured or aggrieved by any violation of or neglect to observe the requirements of the gas code, or the laws and ordinances of the City of Harriman, and it shall be the duty of the person, firm, or corporation engaging in such business to see that said bond is maintained in active status as long as the person, firm, or corporation engages in this type work within the City of Harriman or connects to lines served by the Harriman Utility Board. Upon failure or refusal to comply with this condition, the City of Harriman, Tennessee, acting through its operating agent, the Harriman Utility Board, and the gas inspector, will refuse permits for installing gas piping and gas appliances.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city treasurer a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner

revoked. The person obtaining a license shall pay an annual license fee in the same amount required by state law, to the city treasurer.

(3) 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's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of this chapter and the gas code; including those relating to permits, inspections, and fees. (Ord. 746)

12-304. Administration and enforcement of the gas code. To provide for the administration and enforcement of this chapter and the gas code, the office of gas inspector is hereby created. From and after the effective date of these provisions the gas inspector shall be named by and under the general supervision of the Harriman Utility Board, Harriman, Tennessee, and it shall be the duty of said board to see that the provisions of this chapter and the gas code are carried out and specifically as same relate to the gas inspector, his office and duties. From and after the effective date of these provisions all applications for permits shall be made to the office of the Harriman Utility Board and all fees properly chargeable hereunder shall be collected by said board. (Ord. 746)

12-305. Inspections, disconnections, etc. (1) The inspector is authorized and directed to enforce all of the provisions of this chapter and the gas code and the inspector, by permission of the owner or lessee, or upon issuance of a property warrant, may enter any building or premises for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be 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, which notice shall state that the same has been 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.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the city officials from time to time for their consideration. (Ord. 746)

12-306. When gas installation permits are required. (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented recessed heater, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the as inspector; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the inspector may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) The gas company shall not be required to obtain permits to set meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system. (Ord. 746)

12-307. Rough piping and final piping inspections. (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to or not less than the pressure of a column of mercury twelve (12) inches in height, and the piping shall hold this air pressure for a period of at least fifteen (15) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the tests shall be furnished by the installer of such piping. (Ord. 746)

12-308. Certificates of approval. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued, if after inspection it is found that such work complies with the provisions of this chapter and the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service. (Ord. 746)

12-309. Inspection fees. (1) The total fees for inspection of consumer's gas piping at one location (including both rough and final piping inspection) shall be \$1.50 for one to four outlets, inclusive, and \$0.50 for each outlet above four.

(2) The fees for inspecting conversion burners, floor furnaces, boilers, or central heating plants shall be \$1.50 for each unit.

(3) The fees for inspecting vented recessed heaters and water heaters shall be \$1.00 per unit.

(4) If the inspector is called back, after correction of defects noted, an additional fee of \$1.00 shall be made for each such return inspection.

(5) Any and all fees shall be paid by the person to whom the permit is issued. (Ord. 746)

12-310. Violations. Any person who shall fail to comply with or violate any other provision of this chapter or the gas code shall be guilty of a misdemeanor, and upon conviction thereof shall be fined under the general penalty clause of the Harriman Municipal Code, or the license of such person may be revoked, or both fine and revocation of license may be imposed. (Ord. 746)

12-311. No liability assumed by city. This chapter shall not be construed as imposing upon the City of Harriman any liability or responsibility for damages to any person injured by any defect in any gas piping or appliances mentioned herein, or by installation thereof, not shall the City of Harriman, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector. (Ord. 746)

12-312. Severability clause. Should any section, paragraph, sentence, or word of this chapter or of the code hereby adopted be declared for any reason to be invalid then such decision shall affect only the section or provision so declared to be invalid and shall not affect any other section or provision of this chapter or the code hereby adopted. (Ord. 746)

12-313. Definitions. The following definitions are provided for the purpose of interpretation and administration of this chapter and the gas code:

(1) "Inspector" means the person named by the Harriman Utility Board as the gas inspector, such inspector to serve for the term set by the board or subject to the will of the board.

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

(3) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(4) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented recessed heaters, water heaters, and boilers. (Ord. 746)

12-314. Available in clerk's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502, one (1) copy of the gas code with the above modifications, has been placed on file in the office of the city clerk of

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the City of Harriman and shall be kept there available for public use, inspection, and examination. (Ord. 746, modified)

CHAPTER 4

RESIDENTIAL CODE

SECTION

- 12-401. Residential code adopted.
- 12-402. Modifications.
- 12-403. Available in clerk's office.
- 12-404. Violations and penalty.

12-401. Residential code adopted. A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk of the City of Harriman, being marked and designated as the International Residential Code,¹ 2012 edition including Appendix A, B, C, D, F, G, H, J, K, M, N, O, P, and Q as published by the International Code Council, be and is hereby adopted as the building code of the City of Harriman, in the State of Tennessee for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in § 12-402 of this chapter. (Ord. 746, modified, as replaced by Ord. #06-04-02, May 2006, Ord. #0111-02, Feb. 2011, and Ord. #0413-03, April 2013)

12-402. Modifications. The following sections are hereby revised:

Section R101.1. Insert: City of Harriman

Section R301.2(1). Insert: Climatic and Geographic Design Criteria, as specified (1) now load "10#," wind speed "90," Seismic "C," weathering "severe," Frost line depth, "12," Termite "Moderate to Heavy," winter design temperature "19°F," Ice Barrier Required "No," Flood Hazards, "As shown on FEA FIRM Panel, Air Freezing Index "1500 or less," and Mean Annual Temperature "58.4°F."

Section P2603.5.1. Insert: Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

¹Copies of the fuel gas code and its amendments may be purchased from the International Code Congress, 900 Montclair Road, Birmingham, AL 35213.

Section 303.4. Add the following language to the end of the code section to read: "...or approved air exchanger on the HVAC System which will make up the required ventilation."

Section R313. Automatic Fire Sprinkler Systems: Add the words "(Optional, see Tennessee Code Annotated, Section 68-120-101(a)(8))." In the section title after the word "Systems."

Section R314.3. Location, Insert: "4. In each attached garage or storage area with a six foot or wider door to the outside. These smoke alarms shall be specifically approved for use in garages in the manufacturers written instructions. Exception: Heat detectors interconnected with the alarm system having battery back-up may be used in a garage or storage area.

Section P2503.5.1. Remove the words, "for piping systems other than plastic." (Ord. 746, modified, as replaced by Ord. #06-04-02, May 2006, Ord. #0111-02, Feb. 2011, and Ord. #0413-03, April 2013)

12-403. Available in clerk'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 clerk's office and shall be kept there for the use and inspection of the public. (Ord. 746, modified)

12-404. Violations and penalty. 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. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (Ord. 746, modified, as amended by Ord. #06-04-02, May 2006)

CHAPTER 5

ELECTRICAL CODE¹

SECTION

- 12-501. Electrical code adopted.
- 12-502. Available in clerk's office.
- 12-503. Permit required for doing electrical work.
- 12-504. Violations.
- 12-505. Enforcement.
- 12-506. Fees.

12-501. Electrical code adopted. Pursuant to authority granted by Tennessee Code Annotated, sections 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 1984 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. (Ords. 724 and 725, modified)

12-502. Available in clerk's office. Pursuant to the requirements of Tennessee Code Annotated, section 6-54-502, one (1) copy of the electrical code has been placed on file in the clerk's office and shall be kept there for the use and inspection of the public. (Ords. 724 and 725, modified)

12-503. 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. (Ords. 724 and 725, modified)

12-504. 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 such

¹Municipal code reference

Fire protection, fireworks and explosives: title 7.

²Copies of this code may be purchased from the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210.

circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (Ords. 724 and 725, modified)

12-505. Enforcement. The electrical inspector shall be such person as the city council 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. (Ords. 724 and 725, modified)

12-506. Fees. The electrical inspector shall collect the same fees as are authorized in Tennessee Code Annotated, section 68-17-143 for electrical inspections by deputy inspectors of the state fire marshal. (Ords. 724 and 725, modified)

CHAPTER 6

UNSAFE BUILDING ABATEMENT CODE

SECTION

12-601. Unsafe building abatement code adopted.

12-602. Modifications

12-603. Available in clerk's office.

12-604. Violations.

12-601. Unsafe building abatement code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for the purpose of regulating buildings and structures to insure structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, within or without the city, the Standard Unsafe Building Abatement Code,¹ 1985 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 unsafe building abatement code. (Ord. 921, modified)

12-602. Modifications. Definitions. Whenever the unsafe building abatement code refers to the "Chief Appointing Authority," or the "Chief Administrator" it shall be deemed to be a reference to the city council. When the "Building Official" is named it shall, for the purposes of the unsafe building abatement code, mean such person as the city council has appointed or designated to administer and enforce the provisions of the unsafe building abatement code. (Ord. 921, modified)

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

12-604. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the unsafe building abatement code as herein adopted by reference and modified. (Ord. 921)

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

CHAPTER 7

ENERGY CONSERVATION CODE¹

SECTION

12-701. Energy conservation code adopted.

12-702. Available in recorder's office.

12-701. Energy conservation code. (1) A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Energy Conservation Code,² 2006 edition, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the City of Harriman, in the State of Tennessee for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said energy conservation code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in subsection (2) of this section.

(2) The following sections are hereby revised:

Section C101.1. Insert: City of Harriman.

Section R101.1. Insert: City of Harriman.

Table C402.2. Replace with Table 502.2(1) and (2) from the 2006 edition of the IECC.

¹State law reference

Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, the International Energy Conservation Code, 2000 edition with 2002 amendments, 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 International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

Table R402.1.1. Replace with Table 402.1.1 from the 2006 edition of the IECC. (as added by Ord. #06-0 4-05, May 2006, and replaced by Ord. #0111-06, Feb. 2011, and Ord. #0413-07, April 2013)

12-702. 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. (as added by Ord. #06-04-05, May 2006)

CHAPTER 8

PROPERTY MAINTENANCE CODE

SECTION

- 12-801. Property maintenance code adopted.
- 12-802. Modifications.
- 12-803. Available in recorder's office.

12-801. Property maintenance code. A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Property Maintenance Code,¹ 2012 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Harriman, in the State of Tennessee for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in § 12-802 of this chapter. (as added by Ord. #06-04-06, May 2006, and replaced by Ord. #0111-07, Feb. 2011, and Ord. #0413-08, April 2013)

12-802. Modifications. The following sections are hereby revised:

Section 101.1. Insert: City of Harriman

Section 102.3. Delete: "International Zoning Code." and insert in its place "adopted codes, ordinances, and resolutions of the City of Harriman."

Section 103.5. Insert: As adopted by resolution.

Section 302.1.1. Insert: Dirty lots. It shall be unlawful for any owner of record or occupant of real property to create, maintain, or permit to be maintained on such property the accumulation of debris, trash, litter, garbage, disassembled or inoperable lawn mowing equipment and parts.

Section 302.4. Insert: "12 inches," and insert after . . . other than trees or shrubs provided, "no shrubs shall exceed 4 feet in height within 20 feet of the house."

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

Section 302.8. Insert after: no inoperative or unlicensed motor vehicles, "including but not limited to water craft, RV's and campers." Insert: no vehicle, "including but not limited to water craft, RV's and campers" . . .shall at any time be in a state of disrepair.

Section 303.3. Insert: Abandoned pools. All abandoned swimming pools shall be filled with concrete, dirt, or such other protective material as is necessary to prevent the accumulation of water within such abandoned pool. Any pool which is maintained or exists in such condition as to demonstrate the intent of the owner that they are not to be in use for an indefinite period of time or any swimming pool not in use for a period of one year shall be presumed to be abandoned."

Section 304.14. Insert: During the period from March 15 to October 15, every door, window and other outside opening required for ventilation of habitable rooms for rental and leased property only . . .shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch. . .

Section 602.3. Insert: during the period from September 15 to April 15 to maintain a temperature of not less than 68 for rental and leased property only . . ."

Section 602.4. Insert: "Indoor occupiable work spaces shall be supplied with heat during the period from September 15 to April 15 to maintain a minimum temperature of 65°F for rental and leased property only" (as added by Ord. #06-04-06, May 2006, and replaced by Ord. #0111-07, Feb. 2011, and Ord. #0413-08, April 2013)

12-803. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Property Maintenance Code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. Administrative regulations adopting amendments to the international property maintenance code will be placed on file when they are published by the building inspector, and at least fifteen (15) days before their effective date. (as added by Ord. #06-04-06, May 2006)

CHAPTER 9

MECHANICAL CODE¹

SECTION

12-901. Mechanical code adopted.

12-902. Modifications.

12-903. Available in recorder's office.

12-901. Mechanical code adopted. A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Mechanical Code,² 2012 edition including Appendix A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code for the City of Harriman, in the State of Tennessee for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said mechanical code on file in the Office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in § 12-902 of this chapter. (as added by Ord. #06-04-04, and replaced by Ord. #0111-05, Feb. 2011, and Ord. #0413-06, April 2013)

12-902. Modifications. The following sections are hereby revised:

Section 101.1. Insert: City of Harriman

Section 106.5.2. Insert: as adopted by resolution.

Section 106.5.3. Insert: 50%, 50%.

Section 108.4. Insert: municipal code violation, \$50, as prescribed by law.

Section 108.5. Insert: \$50, as prescribed by law. (as added by Ord. #06-04-04, and replaced by Ord. #0111-05, Feb. 2011, and Ord. #0413-06, April 2013)

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 International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

12-903. 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. (as added by Ord. #06-04-04)

CHAPTER 10

EXISTING BUILDING CODE

SECTION

12-1001. Existing building code adopted.

12-1002. Modifications.

12-1001. Existing building code adopted. A certain document, one (1) copy of which is on file in the Office of the Harriman City Clerk, being marked and designated as the International Existing Building Code,¹ 2012 edition including Appendices A, B and Resource A, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Harriman, in the State of Tennessee for regulating and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said existing building code on file in the office of the City of Harriman are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in § 12-1002 of this chapter. (as added by Ord. #0111-08, Feb. 2011, and replaced by Ord. #0413-09, April 2013)

12-1002. Modifications. The following sections are hereby revised:

Section 101.1. Insert: City of Harriman.

Section [A] 101.2. Scope. At the end of the section insert: "The use of this code shall not exempt any portion of any existing building from any of the requirements of the 2012 NFPA 101 Life Safety Code."

Section [B] 1401.2. Delet: "[DATE TO BE INSERTED BY THE JURISDICTION]" and insert "the effective date of the building codes within the jurisdiction" in its place. (as added by Ord. #0111-08, Feb. 2011, and replaced by Ord. #0413-09, April 2013)

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