ORDINANCE NO. 167-17

**AN ORDINANCE OF THE CITY OF UNION CITY
RESCINDING ORDINANCE NO. 166-16 AND
AMENDING TITLE 12 OF THE UNION CITY MUNICIPAL CODE**

BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF UNION CITY, TENNESSEE, THAT:

SECTION 1: Ordinance No. 166-16 is hereby rescinded and Title 12 of the Municipal Code of the City of Union City is hereby amended by deleting Title 12 in its entirety and replacing it with the following Title 12 of the Municipal Code of the City of Union City, entitled "Building, Utility, Etc. Codes."

(See next page)

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER
1. BUILDING CODE
2. PLUMBING CODE
3. GAS CODE
4. HOUSING CODE
5. MECHANICAL CODE
6. RESIDENTIAL ONE AND TWO FAMILY DWELLING CODE
7. PROPERTY MAINTENANCE CODE
8. RENTAL PROPERTY INSPECTIONS
9. ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2009
10. ICC ENERGY CONSERVATION CODE 2009

CHAPTER 1

BUILDING CODE[1]

SECTION
12-101. Building coded adopted
12-102. Modifications
11-103. Available in building inspector's office
12-104. Violations

12-101. Building Code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-502, and for the purpose of regulating the construction, alteration, repair, use and 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, as recommended 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 building code.

12-102. Modifications. The building code is hereby modified to delete the prescribed schedule of permit fees in Appendix "B" and to provide in lieu thereof that the building permit fee shall be in accordance with a schedule of fees as may be adopted from time to time by resolution of the Mayor and City Council.

12-103. Available in building inspector's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, two (2) copies of the building code with the above modifications have been placed on file in the building inspector's office and shall be kept there for the use and inspection of the public.

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.

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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.

CHAPTER 2

PLUMBING CODE[1]

SECTION
12-201. Plumbing code adopted.
12-202. Amendments made in the plumbing code
12-203. Enforcement.
12-204. Modifications
12-205. Appeals
12-206. Available in city clerk's office
12-207. Violations

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated. § 6-54-502 and for the purpose of regulating plumbing installation, including fixtures, fittings, and the appurtenances thereto, within or without the municipality, when such plumbing is or is to be connected with the municipal 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.

12-202. Permits, fees and licenses. (1) Permits and fees. No property owner shall cause or permit, nor shall any person make any connection, alteration, installation, repair, fitting, or change any plumbing appliance or fixture, when such plumbing is or is to be connected with the municipal water or sewage system, until the person proposing to do the work shall have first obtained a permit therefor from the municipality.

There shall be charged a fee for each plumbing permit issued, such fee to be paid to the city clerk upon issuance of the permit, and such fee to include the cost of one inspection to be made by the city inspector. Such permit and inspection fee shall be in accordance with a schedule of fees as may be adopted from time to time by resolution of the Mayor and City Council.

If any installation is rejected on final inspection, a fifty percent (50%) charge of the original inspection fee of the item rejected shall be collected for the additional inspection. The contractor

and/or installer shall be responsible for the payment of this fee to the city clerk at the city hall prior to final approval by the city inspector.

(2) Licenses. No person shall engage in the business of making plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings and the appurtenances thereto, within or without the municipality, when such plumbing is or is to be connected with the municipal water or sewerage system, until such person shall have taken and made a passing grade on a written examination for plumbers at the city hall; and until such person shall have paid the fees as may be provided, and shall hold a valid plumber's license.

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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

Such examination and license fees shall be paid to the city clerk at the city hall upon the issuance of such license, and shall be in accordance with a schedule of fees as may be adopted from time to time by resolution of the Mayor and City Council.

If a license is allowed to expire without renewal, and remains expired for a period of six month, and applicant for license shall be required to take another examination, and pay the fee as required of an original applicant.

(3) Suspension or revocation of license. The municipal board of examiners, upon the written complaint or recommendation of the city inspector, with the approval of the city manager, shall have the authority, in its discretion, to suspend or revoke a plumber's license for any violation of this chapter or of the plumbing code, and upon revocation of such license, no new license may be issued until the expiration of at least one year from the date of such revocation. The person to whom the license has been issued shall be given at least seven (7) day notice, in writing stating the grounds upon which it is proposed, to suspend or revoke his license. The license may, within ten (10) days, file an appeal on the decision of the board to the Mayor and City Council.

12-203. Enforcement. The plumbing code shall be enforced by the City inspector.

12-204. Modifications. The city inspector shall have the power to modify any of the provisions of the plumbing code upon application in writing by the owner or his plumber or other duly authorized agent when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed and public safety secured. The particulars of such modification when granted or allowed and the decision of the city inspector thereon shall be entered upon the records of the office of said inspector and a signed copy shall be furnished to the applicant.

12-205. Appeals. Whenever the owner or his plumber or other duly authorized agent shall claim that the provisions of the code do not apply or that the true intent of the code has been misconstrued or wrongly interpreted, the applicant may appeal from the decision of said inspector to the City Council of Union City. All such appeals shall be in writing.

12-206. Available in city clerk's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, two (2) copies of the plumbing code have been placed on file in the city clerk's office and shall be kept there for the use and inspection of the public.

12-207. Violations. Any person who shall violate any of the provisions of the code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build or engage in plumbing activities in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the City Council of Union City or by a court of competent jurisdiction shall be guilty of a misdemeanor and shall be punished under the general penalty clause for this code of ordinances.

CHAPTER 3

GAS CODE[1]

SECTION

12-301. Fuel gas code adopted
12-302. Availability of copies
12-303. Gas permit required.
12-304. Violations.
12-305. Enforcement.
12-306. Fees
12-307. License required
12-308. License and examination fees.
12-309. Re-examination.
12-310. Suspension or revocation of license.
12-311. Allowing name or license to be used fraudulently.
12-312. Provisions not applicable under certain conditions

ORDB008

12-301. Fuel gas code adopted. Pursuant to the authority granted by Tennessee Code Annotated, § 6-54-502, and for the purpose of regulating the installation of consumer's gas piping and gas appliances, etc., within the City of Union City, Tennessee, the International Fuel Gas Code,[2] 2012 edition as recommended by the International Code Council, is hereby adopted and incorporated by reference as a part of this code and shall herinafter be referred to as the gas code.

12-302. Availability of copies. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, two (2) copies of the gas code have been placed on file in the office of the city clerk and shall be kept there for the use and inspection of the public.

12-303. Gas permit required. No property owner shall cause or permit, nor shall any person make any service connection, install, modify, or change any gas piping or any gas appliance or fixture within the municipality or its gas service territory until the person proposing to do the work shall have first obtained a permit therefor from the municipality.

12-304. Violations. It shall be unlawful and punishable under the general penalty clause for this code for any person to do or authorize any gas installation or repair work or to use any gas in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the gas code.

12-305. Enforcement. The city inspector shall enforce the provisions of this chapter and the gas code. He shall inspect the installation and/or modification or repair of all gas piping, connections, appliances, and fixtures. He may enter any building or premises at any reasonable time for the discharge of his duties. He shall not approve any gas piping installations, connection, repair, modification, or appliance which fails to meet the minimum of the inspection the city inspector shall notify the owner, his agent, or the occupant of the inspected property whether or not the inspection has been satisfactory. When the inspection reveals defective workmanship or material or any violation of this chapter or the gas code, written notice of the same shall be given by the inspector and he shall refuse gas service until the defects have been covered.

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

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

12-306. Fees. There shall be charged a fee for each gas permit issued, such fee to be paid to the city clerk upon issuance of the permit, and such fee to include the cost of one inspection to be made by the city inspector. Such permit and inspection fees shall be in accordance with a schedule that may be adopted from time to time by resolution of the Mayor and City Council.

If an inspection requires gas, plumbing and electrical inspection and/or any combination of the three for any one installation, the charge shall be one and one half (1½) times the highest of any one of the three listed on the schedule of fees.

If an installation is rejected on final inspection, a 50% charge of the original inspection fee of the item rejected shall be collected for the additional inspection. The contractor and/or installer shall be responsible for the payment of this fee to the city clerk at the city hall prior to final approval by the city inspector.

12-307. License required. No person shall engage in or work at the business of installing, replacing, repairing, extending, relocating, or altering any system of pipe on the downstream side of gas meter for the conveyance, distribution or use of illumination or fuel gas, or connecting, repairing, replacing, installing, or maintaining any gas burning device connected to any gas system of gas piping in any building or structure in the City of Union City, until such person shall have taken and made a passing grade on a written examination for gas fitters at the city hall, and until such person shall have paid the fees as may be provided, and shall hold a valid gas fitter's license. Any person engaged in the above described work shall be a qualified license holder or shall have continuously in his employment a qualified licensed person. Such requirements shall also apply to persons engaged in or working with undiluted liquefied petroleum gases (Butane and Propane).
12-308. License and examination fees. Fees shall be paid to the city clerk at the city hall upon the issuance of such license, and shall be in accordance with a schedule of fees that may be adopted from time to time by resolution of the Mayor and City Council.
If a license is allowed to expire without renewal and remains expired for a period of six (6) months, an applicant for license shall be required to take another examination, and pay the fee as required of an original applicant.

Any person holding a valid electrical or plumbing license from the City of Union City may take the examination for the gas fitter's license within 90 days after the final adoption of the ordinance comprising this chapter and shall not be required to pay an additional examination and license fee. After said date all persons wishing to take the examination for the gas fitter's license shall pay in accordance with the schedule as set out. Any person qualifying under this provision shall pay upon the expiration of his gas fitter's license, the appropriate renewal fee.

12-309. Re-examination. Any person who fails to pass an examination as prescribed may apply for re-examination after the expiration of thirty (30) days upon payment of one-half of the examination fee.

12-310 . Suspension or revocation of license. Any person engaged in doing gas fitting work which does not conform to the applicable gas codes, or whose workmanship or materials are of inferior quality, shall on notice from the appropriate inspector make necessary changes or corrections at once so as to conform to the applicable code. If such work has not been corrected after ten (10) days notice from the inspector, the inspector shall then refuse to issue any more permits to such licensee until his work has fully complied with the applicable code. The municipal board of examiners, upon the written complaint or recommendation of the city inspector, with the approval of the city manager, shall have the authority, in its discretion, to suspend or revoke a gas fitter's license. When the suspension or revocation of any such license is to be considered at any meeting, the person to whom the license has been issued shall be given at least seven (7) days notice in writing of the time and place of such meeting, together with a statement of the grounds upon which it is proposed to suspend or revoke his license. At such meeting, the licensee shall be allowed to appear in his own behalf, to be represented by counsel, and to present witnesses. If said license is revoked, no new license may be issued, until the expiration of at least one (1) year from the date of such revocation. The licensee may, within ten (10) days, file an appeal on the decision of the board to the Mayor and City Council.

12-311. Allowing name or license to be used fraudulently. (1) No person engaged in doing gas fitting work shall allow his name to be used by any other person, firm, or corporation, directly or indirectly, to obtain a permit, or for the construction of any work under his name or license nor shall he make any misrepresentation or omissions in his dealings with the City. Every person licensed shall notify the building department of the address of his place of business, if any, and the name under which such business is carried on and shall give immediate notice to the building department of any change in either.

(2) The person licensed is responsible for all work involving piping and fitting done on any premises for which a permit has been obtained.

(3) The person licensed shall receive and be responsible for permit applications and supervise all work authorized by such permit.

12-312. Provisions not applicable under certain conditions.

(1) The provisions of this chapter requiring licensing do not apply to an owner of residential property altering or repairing his own house, if occupied by the owner and not intended for sale. An owner of residential property may construct one single family residence for his own use and occupancy without qualifying for a license, but the application for a building permit for construction of more than one single family residence in a year's time shall be construed as engaging in the construction business and such an owner must secure a license before the permit will be issued. Nothing herein shall release the owner-builder from the requirements of obtaining a permit.

(2) The following work may be performed for their employer by the regular employees of the utility company, who are regularly engaged in the distribution of gas, providing that all such work shall be performed under the supervision of the duly authorized official of such utility.

(a) Outside construction work.
(b) The installation and maintenance of underground services, service equipment, or metering equipment on consumer's premises, which is the property of the utility company.

(c) The installation and maintenance of equipment necessary for the operation of the utility, in central stations, sub-stations, plants or exchanges, owned or occupied by such public utility company.

(d) The installing, extending, replacing, altering, or repairing of consumers piping and appliances provided such work is duly authorized by the officials of such utility.

ORDB008

CHAPTER 4 HOUSING CODE

SECTION

12-401. Housing code adopted.
12-402. Available in inspector's office.
12-403. Conditions of structure.
12-404. Housing inspector.
12-405. Rules and regulations.
12-406. Service of notices and orders.
12-407. Violations.

12-401. Housing code adopted. Pursuant to authority granted by Tennessee Code Annotated, § 6-54-502, and for the purpose of promoting and securing public safety, health and general welfare, through 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 dwellings, apartment houses, rooming houses or buildings, structures or premises used as such, the Standard Housing Code,[1] 1997 edition, excluding the appendices, as recommended by the International Code Council, is hereby adopted and incorporated by reference as part of this code and is hereinafter referred to as the housing code. (Ord. #15-02, June 2002, as replaced by Ord. #100-12, July 2011)

12-402. Available in inspector's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, three (3) copies of the housing code with modifications, have been placed on file in the housing inspector's office and shall be kept there for the use and inspection of the public. (1963 Code, § 4-502, as replaced by Ord. #100-12, July 2011)

12-403. Conditions of structure. All dwelling structures shall be watertight, weatherproof, rodent and insect-proof and in good repair.

Every foundation, exterior wall, and roof shall be reasonably watertight, weather-tight and rodent-proof and shall adequately support the building at all times and shall be kept in a workmanlike state of maintenance and repair.

Every interior partition, wall, floor and ceiling shall be reasonably tight, capable of affording privacy and shall be maintained in a workmanlike state of repair and in a clean and sanitary condition.

All rainwater shall be so drained and conveyed from every roof, and the lot shall be so graded and drained as not to cause dampness in the walls, ceilings, floors or basements of dwellings.

Every window, exterior door and basement hatchway shall be reasonably weather-tight, watertight and rodent proof, and shall be maintained in sound condition and repair.

Every inside and outside stairway and every porch and appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be maintained in sound condition and repair.

Every supplied plumbing fixture and water and waste pipe shall be properly installed and maintained in a sanitary working condition, free from defects, leaks and obstructions.

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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.

Every toilet, bathroom and kitchen floor shall be constructed and maintained so as to be reasonably impervious to water, and such floor shall be kept in a clean and sanitary condition.

Every supplied facility, piece of equipment or utility which is required under this chapter shall be so constructed and installed that it will function safely and effectively and shall be maintained in good working condition. (1963 Code, § 4-503, as replaced by Ord. #100-12, July 2011)

12-404. Housing inspector. There is hereby created and established the office of the housing inspector, hereinafter referred to as the inspector, who will be appointed by the city manager.

The inspector or his duly authorized representative is hereby authorized, upon showing proper identification, to enter, examine, and survey at any reasonable time all dwellings, dwelling units, rooming units, and their premises located within the city. The occupant of every dwelling, dwelling unit, rooming unit, or the person in charge thereof, shall give the inspector or his representative free access to such dwellings, dwelling units, rooming units, and their premises at all reasonable times for the purposes of such inspection, examination and survey. Every occupant of a dwelling or dwelling unit shall give the owner thereof, or his agency or employee, access to any part of such dwelling or dwelling unit, or its premises, at all reasonable times for the purposes of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter or with any lawful rules or regulations adopted or any lawful order issued pursuant to the provisions of this chapter. (1963 Code, § 4-504, as replaced by Ord. #100-12, July 2011)

12-405. Rules and regulations. The inspector is hereby authorized to make and adopt such written rules and regulations as may be necessary for the proper enforcement of the provisions of this chapter provided that such rules and regulations shall not be in conflict with the provisions of this chapter. The inspector shall file a certified copy of all rules and regulations which he may adopt in the office of the city clerk. Such rules and regulations shall have the same force and effect as the provisions of this chapter and the penalty for violations thereof shall be the same as the penalty for violations of the provisions of this code. (1963 Code, § 4-505, as replaced by Ord. #100-12, July 2011)

12-406. Service of notices and orders. (1) Whenever at least five residents of the city charge that any dwelling is unfit for human habitation, or whenever the inspector determines that there has been a violation, or that there are reasonable grounds to believe that there has been a violation of any provision of this chapter or of any rule or regulation adopted pursuant hereto, he shall give notice to the person or persons responsible therefor. Such notice shall:

(a) Be in writing.

(b) Include a description of the real estate sufficient for identification.

(c) Include a statement of the reason or reasons why the notice is being issued.

(d) Inform the violator of his right to petition for a hearing before the board of housing appeals, and specify that this petition must be received within twenty (20) days after the notice was served.

(e) Be served upon the owner, or the occupant, as the case may require provided, that such notice shall be deemed to be properly served upon such violator if a copy thereof is delivered to him personally or by registered mail. However, if the whereabouts of such person is unknown and the same cannot be ascertained by the inspector in the exercise of reasonable diligence, and the inspector shall make an affidavit to that effect, then the serving of such notice or order may be made by publishing the same once each week for two (2) consecutive weeks in a newspaper printed and published in the county and circulating in the municipality in which the dwelling is located. A copy of such complaint or order shall be posted in a conspicuous place on premises affected by the notice or order. A copy of such notice or order shall also be filed for record in the register's office of the county in which the dwelling is located, and such filing of notice or order shall have the same force and effect as the lis pendens notices provided by law.

(2) Such notice may include an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter and with rules and regulations adopted pursuant hereto. (1963 Code, § 4-506, as replaced by Ord. #100-12, July 2011)

12-407. Violations. If a person upon whom a notice has been served does not:

(1) Within the specified period after the notice was served, commence compliance with the directives thereof, or

(2) Within the specified time, petition the board, or

(3) After the board's hearing, does not comply with the decision thereof, such person shall be guilty of a misdemeanor and shall be fined under the general penalty clause for this code. (1963 Code, § 4-507, as replaced by Ord. #100-12, July 2011

CHAPTER 5

MECHANICAL CODE

SECTION
12- 501. Mechanical code adopted.
12- 502. Modifications.
12- 503. Available in building inspector's office.
12- 504. License and permit required.
12- 505. Violations

12-501. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, § 6-54-502, and for the purpose of regulating the construction, alteration, repair, use, occupancy and maintenance of every building or structure or any appurtenances connected or attached to any building or structure, the International Mechanical Code,[1] 2012 edition as recommended by the International Code Council, is hereby adopted and incorporated by reference as part of this code and is hereinafter referred to as the mechanical code.

12-502. Modifications. The mechanical code is hereby modified to delete the prescribed schedule of permit fees in Appendix B and to provide in lieu thereof that the permit fee shall be in accordance with a schedule as may be adopted from time to time by resolution of the Mayor and City Council.

12-503. Available in building inspector's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, two (2) copies of the mechanical code, with the above modifications, have been placed on file in the building inspector's office and shall be kept there for the use and inspection of the public.

12-504. License and permit required. No person, firm or corporation shall do or cause to be done, any installation, alterations repairs, or replacement of equipment or systems covered by the provisions of this code, without first having obtained the proper permit from the city clerk. Ordinary minor repairs may be made with the approval of the city inspector without a permit provided that such repairs shall not violate any of the provisions of this code.

No person shall engage in the business of making any installation, alteration, repairs, or replacement, except ordinary minor repairs as included above, until such person shall have received a valid plumber's electrician's or gas fitter's license, or any combination thereof, as required elsewhere in the city code, to perform the particular type of service required on any given job. Such examination and license fees shall be paid to the city clerk at the city hall upon the issuance of such license and shall be in accordance with a schedule as may be adopted from time to time by resolution of the Mayor and City Council.

12-505. Violations. It shall be unlawful for any person, firm or corporation to violate or fail to comply with any provision of the mechanical code as herein adopted by reference and modified.

CHAPTER 6

RESIDENTIAL ONE AND TWO FAMILY DWELLING CODE

SECTION
12- 601. Mechanical code adopted.
12- 602. Modifications.
12- 603. Available in building inspector's office.
12- 604. License and permit required.
12- 605. Violations

12-601. Residential one and two family dwelling code adopted. Pursuant to authority granted by Tennessee Code Annotated, § 6-5-502, and for the purpose of providing minimum requirements to safeguard life or limb, for the purpose of providing minimum requirements to safeguard life or limb, health and public welfare and the protection of property as it relates to these safeguards by

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regulating and controlling the design, construction, and occupancy location and repair of detached one or two family dwellings, not more than three stories in height, using a compilation of data from the International Residential Code,[1] 2012 edition, as recommended by the International Code Council, is hereby adopted and incorporated by reference as part of this code and is hereinafter referred to as the residential code.

12-602. Modifications. Whenever in the accessible and usable residential code when reference is made to the duties of a certain official named therein, that designated official of the City of Union City who had 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 accessible and usable buildings code are concerned.

12-603. Available in building inspector's office. Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, two (2) copies of the residential code with the above modifications have been placed on file in the building inspector'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 building code as herein adopted by reference and modified.

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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

PROPERTY MAINTENANCE CODE

SECTION

12-701. International property maintenance code adopted.
12-702. Modifications.
12-703. Available in recorder's office
12-704. Violations and penalty

12-701. International property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance, the International Property Maintenance Code,[1] 2012 edition, excluding Section 303, 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 a part of this code, and is hereinafter referred to as the international property maintenance code.

12-702. Modifications. Whenever in the international property maintenance code when reference is made to the duties of a certain official named therein, that designated official of the City of Union City who had 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 international property maintenance code are concerned.

12-703. 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 places on file when they are published by the building inspector, and at least fifteen (15) days before their effective date.

12-704. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the international property maintenance code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

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

CHAPTER 8

RENTAL PROPERTY INSPECTIONS

SECTION

12-801. Notification of vacancy
12-802. Inspection to determine if property is safe for habitation
12-803. Rental inspection form
12-804. Deficiencies to be noted and reported to property owner
12-805. Owners or managers of multiple apartment complexes may inspect.
12-806. Inspection fee.

ORDB008

12-801. Notification of vacancy. It shall be the duty of all rental residential property owners to notify the department of Planning and Codes that a property is vacant and that an inspection is required. The term "rental residential property owners" includes, in addition to landlords and lessors, any property owner who has entered into a land contract or other agreement to sell residential property but has not executed and delivered to the buyer a deed to the property which has been recorded in the Register of Deeds office.

12-802. Inspection to determine if property is safe for habitation. After notification to the department of Planning and Codes, a walk-through inspection will be made by code enforcement inspectors on any rental residential property which has not been inspected within the past twelve (12) months to determine that the property is safe for habitation.

12-803. Rental inspection form. The following rental inspection form shall be used for the walk-through inspection:

(See next page)

Rental Inspection Form
Department of Planning and Code Enforcement

Owner: _____

Address: _____

302.4, 308.1, 302.8: Lawn and shrubs shall be cut and well-maintained and premises free from the accumulation of rubbish or garbage. No unlicensed or inoperative vehicle can be kept or stored on the premises.

304.3: Structure shall have house numbers.

302.5: Free of insects and rodent infestation or proof of treatment since property was vacated.

304.2, 304.5 & 304.7: Foundation walls shall be well-maintained and the roof shall be sound, tight and not have defects. All exterior surfaces shall be in good condition, free from missing boards, bricks or chipping paint providing a weather tight surface.

304.13 & 304.15: Windows and doors shall be weather tight and exterior doors shall fasten and lock properly. No cracks or broken glass is allowable in doors or windows.

304.13.2 & 402.1: All habitable spaces have adequate lighting and at least one window in each room that opens.

704.2: Smoke alarms are required on each floor, including basements and cellars, and in each sleeping room and areas adjacent to sleeping rooms.

304.10 & 304.12: All stairs and railings are in sound condition.

Ch. 5: All plumbing facilities shall be properly maintained and connected to the City sewer.

603 & 604: All electrical equipment shall be in good working order. Electrical panels must have a cover and no open slots. All switches and outlets must have a cover.

304.4: All structural members shall be intact and free of deterioration. Accessory structures including detached garages, storage sheds, pools, fences and walls shall be maintained structurally sound and in good repair.

Additional Remarks

_____

_____

_____

( ) Pass – Utilities may be connected
( ) Fail – Utilities may not be turned on until specified repairs are made by property owner.

Inspector	Rental Property Owner	Date
_____	_____	_____

12-804. <u>Deficiencies to be noted and reported to property owner.</u> Any deficiencies will be noted in a written report and a copy of the report given to the rental property owner who will be responsible for bringing the property into compliance. Until such time that the property is brought into compliance and approved by the inspector, the property shall not be occupied and utilities shall not be turned on. Utilities may be temporarily turned on in the owner's name while property is being cleaned or repaired prior to renting to another tenant.

12-805. <u>Owners or managers of multiple apartment complexes may inspect.</u> Owners or managers of apartment complexes of five or more units shall be allowed, with approval of city manager or his designee, to make inspections in-lieu of code enforcement inspectors utilizing the city's rental inspection form each time a unit is vacated provided a copy of all rental inspection forms are forwarded to the director of planning and code enforcement monthly and as long as the city code inspectors are given permission to make periodic inspections as necessary. In the event that the city manager withdraws approval for in-lieu of inspections, the owners of apartment complexes of five or more units should be required to comply with all other sections of this chapter.

CHAPTER 9

<u>ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE</u>

SECTION

12-901. Accessible and usable buildings and facilities code adopted.
12-902. Modifications.

12-903. Available in recorder's office
12-904. Violations and penalty

12-901. Accessible and usable buildings and facilities code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-502 through 6-54-506, and for the purpose of making sites, facilities, buildings and elements accessible to and usable by people with such physical disabilities as the inability to walk, difficulty walking, reliance on walking aids, blindness and visual impairment, deafness and hearing impairment, incoordination, reaching and manipulation disabilities, lack of stamina, difficulty interpreting and reacting to sensory information, and extremes of physical size, the ICC A117.1 Accessible and Usable Building Facilities,[1] 2009 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 a part of this code, and is hereinafter referred to as the accessible and usable buildings code.

12-902. Modifications. Whenever in the accessible and usable buildings code when reference is made to the duties of a certain official named therein, that designated official of the City of Union City who had 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 accessible and usable buildings code are concerned.

12-903. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, §6-54-502, one (1) copy of the accessible and usable buildings 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 accessible and usable buildings code will be places on file when they are published by the building inspector, and at least fifteen (15) days before their effective date.

12-904. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the international property maintenance code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 10

ICC ENERGY CONSERVATION CODE

SECTION
12-1001. Energy conservation code adopted.
12-1002. Modifications.
12-1003. Available in recorder's office
12-1004. Violations and penalty

12-1001. Energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-502 through 6-54-506, and for the purpose of the effective use and conservation of energy over the useful life of each building, the ICC Energy Conservation Code,[1] 2009 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 a part of this code, and is hereinafter referred to as the energy conservation code.

12-1002. Modifications. Whenever in the accessible and usable buildings code when reference is made to the duties of a certain official named therein, that designated official of the City of Union City who had 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 energy conservation code are concerned.

12-1003. Available in recorder's office. Pursuant to the requirements of the Tennessee Code Annotated, §6-54-502, one (1) copy of the accessible and usable buildings 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 energy conservation code will be places on file when they are published by the building inspector, and at least fifteen (15) days before their effective date.

12-1004. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the international property maintenance code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

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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.

SECTION 2. This Ordinance shall take effect ten (10) days from and after its passage on second and final reading, and after publication in the official city newspaper.

CITY OF UNION CITY, TENNESSEE

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Passed First Reading:	July 19, 2016
Passed Second Readings:	August 2, 2016
Caption Published	July 26, 2016
Effective Date:	August 12, 2016