

## TITLE 12

### BUILDING, UTILITY, ETC. CODES

#### CHAPTER

1. BUILDING CODE.
2. ENERGY CONSERVATION CODE.
3. RESIDENTIAL CODE.

#### CHAPTER 1

#### BUILDING CODE<sup>1</sup>

#### SECTION

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

**12-101. Building code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the International Building Code,<sup>2</sup> 2006 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code.

**12-102. Modifications.** (1) Definitions. Whenever the building code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the board of mayor and aldermen. When the "Building Official" is named it shall, for the purposes of the building code, mean such person as the mayor shall have appointed or designated to administer and enforce the provisions of the building code.

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<sup>1</sup>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.

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

(2) Permit fees. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the building code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Any person, firm, corporation, or association, who fails to make application for and obtain the permit required by this chapter, or any person who performs any work upon any building or structure, in the City of Baxter, for which a permit has not been obtained as herein provided, shall be guilty of a misdemeanor.

(3) Applications for permits. Any person, firm, corporation, or association desiring to construct, reconstruct, repair, enlarge, extend, or work upon any building or structure, or to contract for the same shall first make application, in writing, to the city recorder for a permit to do such work, and which application shall be on such form as may be prescribed by the city recorder, and which application shall furnish the following information:

(a) The street and lot number or house number of the proposed work.

(b) The size of the lot upon which such work or construction is to be performed.

(c) In the case of new construction, the distance from lot one, the side lines and the rear lines, said building or structure is to be placed upon the lot.

(d) The cost of the construction, repair, or improvements to be made estimated as near as reasonably can be done.

(e) The type of construction proposed and the material out of which the building or structure is to be constructed, repaired, or enlarged.

(f) The use to which said building or structure will be put.

(g) The name of the owner of the lot, the contractor who proposed to do the building, and the architect, if any.

(h) Such other information as the city recorder may require.

(i) The city recorder, in case he deems it necessary, may require a plat of the lot showing the dimensions and the location of the building to be constructed.

(j) The application to be submitted on a single form provided by the city recorder.

(4) Fees. There shall be paid at the time of the filing of the application for said permit:

(a) Valuation of one thousand dollars (\$1,000.00) and less. No fee unless inspection is required in which case a fifteen dollar (\$15.00) fee for each inspection shall be charged.

(b) Valuation of one thousand dollars (\$1,000.00) to fifty thousand dollars (\$50,000.00). Fifteen dollars (\$15.00) for the first one

thousand dollars (\$1,000.00) plus five dollars (\$5.00) for each additional thousand or fraction thereof, to and including fifty thousand dollars (\$50,000).

(c) Valuation of fifty thousand dollars (\$50,000.00) to one hundred thousand dollars (\$100,000.00). Two hundred sixty dollars (\$260.00) for the first fifty thousand dollars (\$50,000.00) plus four dollars (\$4.00) for each additional thousand or fraction thereof, to and including one hundred thousand dollars (\$100,000.00).

(d) Valuation of one hundred thousand dollars (\$100,000.00) to five hundred thousand dollars (\$500,000.00). Four hundred sixty dollars (\$460.00) for the first one hundred thousand dollars (\$100,000.00) plus three dollars (\$3.00) for each additional thousand or fraction thereof, to and including five hundred thousand dollars (\$500,000.00).

(e) Valuation of five hundred thousands dollars (\$500,000.00) and up. One thousand six hundred sixty dollars (\$1,660.00) for the first five hundred thousand dollars (\$500,000.00) plus two dollars (\$2.00) for each additional thousand or fraction thereof.

(f) Moving fee. For the moving of any residential or commercial building or structures excluding mobile homes and agricultural buildings not exceeding four hundred (400) square feet, the fee shall be fifty dollars (\$50.00).

(g) Demolition fee. The demolition of any residential or commercial building or structure excluding agricultural buildings, the fee is fifty dollars (\$50.00).

(h) Commercial life and safety inspection fee. Fifty dollars (\$50.00).

(i) Mechanical fees. Thirty-five dollars (\$35.00) and then after ten thousand dollars (\$10,000.00) an additional two dollars (\$2.00) per thousand.

(j) Plumbing fees:

Permit fee	\$10.00
Bathtubs	\$2.50 each
Com. lav and tray	\$2.50 each
Kitchen sinks	\$2.50 each
Laundry sinks	\$2.50 each
Slop sinks	\$2.50 each
Lavatory	\$2.50 each
Floor drains	\$2.50 each

Shower drains	\$2.50 each
Dishwasher-fixed unit	\$2.50 each
Washers	\$2.50 each
Urinals	\$2.50 each
Water closets	\$2.50 each
Water heaters	\$2.50 each
Water tanks	\$2.50 each
Dental unit or cuspidor	\$2.50 each
Dental lavatory	\$2.50 each
Drink fountain	\$2.50 each
Dispensing units (com)	\$2.50 each
Roof drains	\$2.50 each
Sump pumps	\$2.50 each
Baptisteries	\$2.50 each
Grease traps and interceptors	\$2.50 each
Pools, fountains, and aquaria	\$2.50 each
Swimming pools	\$2.50 each
Diluting tank and interceptors	\$2.50 each
Boiler b. - off tanks	\$2.50 each
House sewer	\$2.50 each
House sewer repair	\$2.50 each
Septic tank	\$10.00 each

(k) Penalties. Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees will 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 work nor from any other penalties prescribed herein. Each day a violation is allowed to continue shall constitute a separate offense. (1987 Code, § 4-102, as amended by Ord. #2006-7, Aug. 2006, modified)

**12-103. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1987 Code, § 4-103, as amended by Ord. #2006-7, Aug. 2006)

**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 under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.