

**TITLE 12**

**BUILDING, UTILITY, ETC. CODES**

**CHAPTER**

1. BUILDING CODE.
2. PLUMBING CODE.
3. ELECTRICAL CODE.
4. HOUSING CODE AND SLUM CLEARANCE.
5. SWIMMING POOL CODE.
6. ONE AND TWO FAMILY DWELLING CODE.
7. MECHANICAL CODE.
8. GAS CODE.
9. ENERGY 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.
- 12-105. Certificate of occupancy.
- 12-106. Residential sprinkler systems.
- 12-107. Permit fees.

**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 appurtenances connected or attached to any building or structure, the International Building Code, 2006 edition, and the appendices specified in § 12-102, as hereinafter amended, as prepared and adopted by the International Code Council are hereby adopted and incorporated by reference, as a part of this code, and is hereinafter referred to as the building code.

---

<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.

Furthermore, the City of Columbia hereby adopts the North Carolina Accessibility Code, 2002 edition, with 2004 revisions, and the International Residential Code, 2006 edition, and the appendices specified in § 12-102, with the exclusion of appendices L and P. (Ord. #3469, July 2002, as replaced by Ord. #3657, April 2007)

**12-102. Modifications.** All Appendices to the International Building Code, 2006 edition, except for appendix H are adopted without amendment. Appendix H is not adopted.

All appendices to the International Residential Code, 2006 edition, except for appendices Land P are adopted without amendment. Appendices L and P are not adopted.

The following sections of the International Building Code, 2006 edition, are amended as follows:

Section 101.1. Insert: "City of Columbia, Tennessee."

Section 108.4. Delete "to a fee established by the building official" and insert "to an additional fee of one hundred percent (100%) of the usual permit fee."

Section 109.6. Insert at the end of this section: "A reinspection fee of twenty-five dollars (\$25.00) shall be charged when a reinspection must take place due to failure of the previous inspection. The reinspection fee of twenty-five dollars (\$25.00) shall be paid prior to reinspection. The costs of reinspection must be born by the permit holder."

Section 1612.3. Insert "City of Columbia, Tennessee."

Section 1612.3. Insert "most recent F.I.R.M. map or letter of map revision for that area."

Section 3410.2 Insert "4/21/60." (Ord. #3469, July 2002, as replaced by Ord. #3657, April 2007)

**12-103. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated, § 6-54-502, a copy of the International Building Code, 2006 edition, with the above modifications has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public. (Ord. #3469, July 2002, as replaced by Ord. #3657, April 2007)

**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. (Ord. #3469, July 2002)

**12-105. Certificate of occupancy.** The City of Columbia Building Official is hereby authorized to withhold issuance of a certificate of occupancy for violation of any city ordinances, whether said applicant customer is within or outside the corporate limits of the City of Columbia, or for violation of any requirement of the Columbia Regional Planning Commission, or for violation of

any regulations of the Maury County Health Department, or the State of Tennessee. The City of Columbia Building Official shall, as required in Ordinance No. 650, the same being the Zoning Ordinance of the City of Columbia, as amended, within three (3) days after the receipt of any application for a certificate of occupancy, either issue said certificate of occupancy or state the grounds for refusal to issue said certificate of occupancy in writing. (1968 Code, § 4-105, as amended by Ord. #1887, July 1992)

**12-106. Residential sprinkler systems.** Use of Automatic Quick-Action Residential Sprinkler Systems in New Residences and Businesses.

(1) This section applies to residential structures as defined below, or business occupancies not otherwise required by the adopted codes to be sprinkled. Residences include multi-family structures, one story of more than 3,000 sq. ft. floor area, multi-family structures of two or more stories, home for the aged or handicapped, mobile homes, and manufactured homes of more than single-family occupancy.

(2) In all structures described in paragraph 1, quick-response automatic sprinkler systems may be installed under the provisions of this section. This sprinkler system is designed for life safety. The quick-response automatic sprinkler system shall not be used in lieu of any required National Fire Protection Association #13 system as required by the Life Safety Code 101 or the Standard Building Code.

(a) The automatic sprinkler system may utilize the domestic water supply for the structure. Such systems shall comply for the structure. Such systems shall comply with the following:

(b) The installer shall submit hydraulic calculations to the Chief of the Columbia Fire Department for approval. Hydraulic calculations shall be based on a 24-hour chart available from the Columbia Water Department of Maury County, Columbia, Tennessee. All plans shall bear the stamp of a licensed, professional engineer or a responsible managing employee Level III. All hydraulic calculations shall be performed according to the National Fire Protection Association 13, Chapter VII, "Method for Hydraulic Calculations."

(c) No antifreeze solution or any other additive shall be allowed in any sprinkler system.

(d) When a sprinkler system is used in a single-family residential occupancy the sprinkler supply can be tied directly into a regularly used water closet, or other approved fixture. Dead-end branch lines shall not exceed 25 feet on a circulating system. A back-flow preventer is not required on a circulating system.

(e) When used on other than single-family applications, a noncirculating system shall be used. The sprinkler system shall be isolated from the domestic water system by not less than a double-check valve back-flow preventer that conforms to UL Listing and provides the

flow requirements for the system, without exceeding the allowable pressure drop. A union and full-port shutoff valve, acceptable to the Chief of the Columbia Fire Department, shall be installed on both sides of the check valve to facilitate removal. A pressure-reducing relief valve shall be used on all systems.

(f) The dual check, the shut-off valve, and the sprinkler piping shall be installed in a manner to protect them from freezing.

(g) All shutoff valves in the sprinkler system shall be secured in the open position with a lock. A sign on the valves shall read: "Fire Department Shall Be Notified When The Valves Are Turned Off and When Turned Back On." All shutoff valves shall be readily accessible at all times.

(h) The supply lines to the sprinkler system may be installed in any of the methods indicated in Appendix A of National Fire Protection Association 13D, 1983 Edition.

(i) All sprinkler heads shall be UL listed, fast-response, sprinkler heads.

(j) The spacing of all sprinkler heads shall be in accordance with the UL listing design criteria.

(k) Within a residential unit, sprinkler heads are not required in bathrooms up to 55 sq. ft. and in closets up to 24 sq. ft., in halls, attics, or in garages beneath sprinkler head units.

(l) All mechanical rooms (furnaces, water heaters) shall have a 212° standard sprinkler head.

(m) All spacing of sprinkler heads, in relation to obstructions, shall be located according to sprinkler head manufacturers' requirements.

(n) A UL approved water-flow switch with bell, as approved by the Chief of the Columbia Fire Department, is required.

(o) Each system shall have an acceptable inspector's test drain valve (minimum 1/2 inch) at the farthest point from the riser.

(p) Each apartment shall be equipped with a smoke detector that is hard-wired into the house currently located in accordance with National Fire Protection Association #74, 1981.

(q) All systems installed shall be equipped with a 1-1/2 inch fire department connection located at or near the cutoff valve. This connection shall be accessible for the fire department to supply water into the system. It shall be connected on the system side of all cutoff valves.

(r) Condominiums shall have the wording, "Sprinkler System," in the recorded deed, and a copy of the document shall be provided to the City of Columbia Fire Department Chief and the Building Inspection Department of the City of Columbia. In the event that any unit should be equipped with a sprinkler head or the piping comprising any part of the system, nor shall any such sprinkler heads or piping be painted, covered, or otherwise changed, tampered with, or altered. Prior to any

alterations, amendments, modifications, or changes thereof, such alterations, amendments, modifications, or changes shall be submitted to the City of Columbia Fire Department for its approval. Any alterations, amendments, modifications, or changes shall comply with all sprinkler requirements of the City of Columbia Fire Department.

(3) When a structure is equipped with a sprinkler system meeting the requirements of Paragraph 2 above, or meeting the requirements of the National Fire Protection Association 13D, the following exceptions to the Building Code may be allowed:

(a) Both horizontal and vertical separations between tenants may not require 1-hour rated partitions as required by the Standard Building Code, Section 702. Smoke-tight separations shall be provided. This may be accomplished by the use of regular 1/2-inch gypsum board that is not fire rated as a minimum.

(b) Separation between corridor and tenants may not require a 1-hour rating as required by Standard Building Code, Section 702. The separation shall be smoke tight. This shall be accomplished by using 1/2 inch Gypsum board, non-fire rated, as a minimum.

(c) Solid core 1-3/4 inch doors without a 20-minute label may be accepted in lieu of a 20-minute door as required by the Standard Building Code. The doors shall be required to have an automatic closer. A listed spring butt may be used for this purpose. This may be permitted where rated doors are required by the Standard Building Code.

(d) Fixed windows shall be allowed when opening onto a breezeway, provided the sprinkler system is so designed as to "wash" the glass on the inside. The glass area is not to exceed 25% of the interior wall of the room where the window is located.

(e) Areas allowed shall be those permitted by Table 400 of the 1985 Edition of the Standard Building Code 1-hour protected.

(f) The Standard Building Code, Section 1103.2.3.164, shall be amended by deleting the words, "two stories," and inserting in lieu thereof, the words, "three stories."

(4) All sprinkler piping shall be hydrostatically tested at 200 psi for two (2) hours and a test certificate submitted to an official of the Building Inspections Department of the City of Columbia.

(5) In wood frame construction, all sprinkler piping shall be protected by metal plates where pipes penetrate wood members.

(6) Before acceptance all systems shall be tested by the installer and witnessed by a representative of the City of Columbia Fire Department. Test reports shall be filed with the City of Columbia Fire Department by the installer. (1968 Code, § 4-106)

**12-107. Permit fees.** (1) The fees for building, plumbing, mechanical and gas permits shall be calculated according to the schedule of building permit

fees, schedule of plumbing permit fees, schedule of mechanical permit fees, and schedule of gas permit fees which are incorporated herein by reference.<sup>1</sup> (1968 Code, § 4-107, as amended by Ord. #3118, Feb. 1997, and replaced by Ord. # 3657, April 2007)

---

<sup>1</sup>The above-referenced fee schedules are available in the office of the city recorder.

## CHAPTER 2

### PLUMBING CODE<sup>1</sup>

#### SECTION

12-201. Plumbing code adopted.

12-202. Available in recorder's office.

12-203. Violations.

12-204. Sanitary sewage plumbing outside the external confines of a building.

12-205. Permit fees.

**12-201. Plumbing code adopted.** Pursuant to authority granted by Tennessee Code Annotated, § 6-54-502 and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the city water or sewerage system, the Standard Plumbing Code,<sup>2</sup> 2000 edition, as prepared and adopted by the Southern Building Code Congress, and the attached appendices, is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the plumbing code. (Ord. #3093, Sept. 1996, modified)

**12-202. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code with the above modifications has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #3093, Sept. 1996, modified)

**12-203. Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. (Ord. #3093, Sept. 1996)

**12-204. Sanitary sewage plumbing outside the external confines of a building.** No building permit shall be issued before the Wastewater Department Director has signed the Sewer Connection Permit or the Private

---

<sup>1</sup>Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

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

Wastewater Disposal Permit for the proposed building. ((Ord. #3093, Sept. 1996)

**12-205. Permit fees.** Permit fees shall be as follows:

For issuing each permit . . . . . \$10.00

Plus the following when provided:

For each Plumbing Fixture, Floor Drain or Trap  
(including Water and Drainage Piping) . . . . . \$ 2.50

For each House Sewer . . . . . \$20.00

For each House Sewer having to be replaced or repaired  
or reinspected . . . . . \$20.00

For each Septic Tank and Seepage Pit or Drainfield . . . . . \$10.00

For each Water Heater and/or Vent . . . . . \$ 2.50

For installation, alteration or repair of water piping  
and/or water treating equipment . . . . . \$ 5.00

For repair or alteration of Drainage or Vent Piping . . . . . \$ 5.00

For Vacuum Breakers or backflow protective devices installed  
subsequent to the installation of the piping or equipment served-

One to Five . . . . . \$ 2.50

Over Five, each . . . . . \$ 1.50

(Ord. #3093, Sept. 1996, modified)

## CHAPTER 3

### ELECTRICAL CODE<sup>1</sup>

#### SECTION

12-301. Electrical code adopted.

12-302. Available in recorder's office.

12-303. Permit required for doing electrical work.

12-304. Violations.

**12-301. Electrical code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506 and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for light, heat, power, radio, signaling, or for other purposes, rules and regulations of the Columbia Power System, based in part on the National Electrical Code,<sup>2</sup> are hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the electrical code. (1968 Code, § 4-301)

**12-302. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the electrical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1968 Code, § 4-302)

**12-303. Permit required for doing electrical work.** No electrical work shall be done within the City of Columbia until a permit therefor has been issued by the electrical inspector. 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. (1968 Code, § 4-303)

**12-304. Violations.** It shall be unlawful for any person to do or authorize any electrical work or to use any electricity in such manner or under such circumstances as not to comply with this chapter and/or the requirements and standards prescribed by the electrical code. (1968 Code, § 4-304)

---

<sup>1</sup>Municipal code references

Fire protection, fireworks and explosives: title 7.

<sup>2</sup>Copies of this code may be purchased from the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101.

## CHAPTER 4

### HOUSING CODE AND SLUM CLEARANCE

#### SECTION

12-401. Definitions.

12-402. Finding that conditions set forth in Tennessee Code Annotated, § 13-21-102 exist.

12-403. Procedural provisions.

12-404. Powers given public officer by ordinance.

12-405. Housing code adopted.

12-406. Conditions rendering structure unfit for human occupation or use.

12-407. Service of complaints or orders.

12-408. Enjoining enforcement of order.

12-409. Chapter confers supplementary powers.

12-410. Available in the recorder's office.

**12-401. Definitions.** The following terms whenever used or referred to in this chapter shall have the following respective meanings for the purposes of this chapter, unless a different meaning clearly appears from the context:

(1) "Dwelling" means any building or structure, or part thereof, used and occupied for human occupation or use or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith;

(2) "Governing body" means the City Council of the City of Columbia, Tennessee;

(3) "Municipality" means the City of Columbia, Tennessee;

(4) "Owner" means the holder of the title in fee simple and every mortgagee of record;

(5) "Parties in interest" means all individuals, associations, corporations and others who have interests of record in a structure and any who are in possession thereof;

(6) "Place of public accommodation" means any building or structure in which goods are supplied or services performed, or in which the trade of the general public is solicited;

(7) "Public authority" means any housing authority or any officer who is in charge of any department or branch of the government of the municipality or state relating to health, fire, building regulations, or other activities concerning structures in the municipality;

(8) "Public officer" means the officer or officers who are authorized by ordinances adopted hereunder to exercise the powers prescribed by such ordinances and by this chapter; and

(9) "Structures" means any dwelling or place of public accommodation. (Ord. #1896, Nov. 1992)

**12-402. Finding that conditions set forth in Tennessee Code Annotated, § 13-21-102 exist.** Pursuant to Tennessee Code Annotated, § 13-21-102, the City Council of the City of Columbia, hereby finds that there exists within the City of Columbia, structures which are unfit for human occupation or use due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such structures unsafe or insanitary, or dangerous or detrimental to the health, safety or morals, or otherwise inimical to the welfare of the residents of such municipality.

The Standard Housing Code, 2000 edition, is hereby adopted and incorporated by reference as a part of this code. (Ord. #1896, Nov. 1992, as amended by Ord. #2089, July 1995, modified)

**12-403. Procedural provisions.** (1) A public officer shall be designated or appointed to exercise the powers prescribed by this chapter.

(2) Whenever a petition is filed with the public officer by a public authority, by the City of Columbia Housing Board of Adjustments and Appeals or by at least five (5) residents of the municipality charging that any structure is unfit for human occupation or use, or whenever it appears to the public officer, on the public officer's own motion, that any structure is unfit for occupation or use, the public officer shall, if the public officer's preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and parties in interest of such structure a complaint stating the charges in that respect and containing a notice that a hearing will be held before the City of Columbia Housing Board of Adjustments and Appeals at a place therein fixed, not less than ten (10) days nor more than thirty (30) days after the serving of the complaint.

(a) The owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint; and

(b) The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the City of Columbia Housing Board of Adjustments and Appeals.

(3) If, after such notice and hearing, the housing board of adjustments and appeals determines that the structure under consideration is unfit for human habitation, the housing board of adjustments and appeals shall state, in writing, their findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order:

(a) If the repair, alteration or improvement of the said structure can be made at a reasonable cost in relation to the value of the structure (under 75% of the value of the structure as stated in the City of Columbia property tax record), requiring the owner, within the time specified in the order, to repair, alter, or improve such structure to render it fit for

human habitation or to vacate and close the structure as a human habitation; or

(b) If the repair, alteration or improvement of the said structure cannot be made at a reasonable cost in relation to the value of the structure (under 75% of the value of the structure as stated in the City of Columbia property tax records), requiring the owner, within the time specified in the order, to remove or demolish such structure.

If the individual property owner desires to repair, alter or improve said structure, it shall be such owner's responsibility to present reliable cost estimates to the housing board of adjustments and appeals verifying that such repairs, alterations or improvements can be made at a reasonable cost in relation to the value of the structure (under 75% of the value of the structure as stated in the City of Columbia property tax records).

(4) If the owner fails to comply with an order to repair, alter, or improve or to vacate and close the structure, the public officer may cause such structure to be repaired, altered, or improved, or to be vacated and closed. The public officer may also cause to be posted on the main entrance of any structure so closed, a placard with the following words: "This building is unfit for human occupation or use; the use or occupation of this building for human occupation or use is prohibited and unlawful."

(5) If the owner fails to comply with an order to remove or demolish the structure, the public officer may cause such structure to be removed or demolished.

(6) The amount of the cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition by the public officer shall, upon the filing of the notice with the office of the register of deeds of the county in which the property lies, be a lien against the real property in favor of the municipality, second only to liens of the state, county and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right or interest in such property duly recorded or duly perfected by filing prior to the filing of such notice. These costs shall be collected by the municipal tax collector or county trustee at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes. If the structure is removed or demolished by the public officer, the public officer shall sell the materials of such structure and shall credit the proceeds of such sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the chancery court by the public officer, shall be secured in such manner as may be directed by such court, and shall be disbursed by such court to the person found to be entitled thereto by final order or decree of such court; provided, however, that nothing in this section shall be construed to impair or limit in any way the power of the

municipality to define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise. (Ord. #1896, Nov. 1992, as amended by Ord. #3083, Aug. 1996, and Ord. #3389, Jan. 2001)

**12-404. Powers given public officer by ordinance.** The public officer is hereby authorized and empowered to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following powers in addition to others herein granted:

- (1) To investigate conditions in the municipality in order to determine which structures therein are unfit for human occupation or use;
- (2) To administer oaths, affirmations, examine witnesses and receive evidence;
- (3) To enter upon premises for the purpose of making examinations, provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession;
- (4) To appoint and fix the duties of such officers, agents and employees as he or she deems necessary to carry out the purposes of this chapter; and
- (5) To delegate any of his or her functions and powers under this chapter to such officers and agents as he or she may designate. (Ord. #1896, Nov. 1992)

**12-405. Housing code adopted.** Pursuant to the authority granted by Tennessee Code Annotated, § 6-54-502, and for the purpose of providing additional standards to guide the public officer and/or the City of Columbia Board of Housing Adjustments and Appeals in determining the fitness of a dwelling for human occupation or use, the Standard Housing Code<sup>1</sup> 2000 edition, as prepared and adopted by the Southern Building Code Congress International, Inc. is hereby adopted and incorporated by reference as a part of this code and is hereinafter referred to as the housing code. (Ord. #1896, Nov. 1992, modified)

**12-406. Conditions rendering structure unfit for human occupation or use.** The City of Columbia Housing Board of Adjustments and Appeals may determine that a structure is unfit for human occupation or use, if it finds that conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such structure, the occupants of neighboring structures or other residents of such municipality; such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other

---

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

calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness. (Ord. #1896, Nov. 1992)

**12-407. Service of complaints or orders.** Complaints or orders issued by a public officer or the City of Columbia Housing Board of Adjustments and Appeals pursuant to this chapter shall be served upon persons either personally or by registered mail, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once each week for two (2) consecutive weeks in a newspaper printed and published in the municipality, or in the absence of such newspaper, in one printed and published in the county and circulating in the municipality in which the structures are located. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. If personal service or service by registered mail is unattained, such complaint or order shall also be filed for record in the register's office of the county in which the structure is located, and such filing of the complaint or order shall have the same force and effect as other lis pendens notices provided by law. (Ord. #1896, Nov. 1992)

**12-408. Enjoining enforcement of order.** (1) Any person affected by an order issued by the public officer or City of Columbia Housing Board of Adjustments and Appeals may file a bill in the chancery court for an injunction restraining the public officer or City of Columbia Housing Board of Adjustments and Appeals from carrying out the provisions of the order and the court may, upon the filing of such bill, issue a temporary injunction restraining the public officer pending the final disposition of the cause; provided, however, that within sixty (60) days after the posting and service of the order of the public officer or City of Columbia Housing Board of Adjustments and Appeals, such person shall file such bill in the court. Hearings shall be had by the court on such bills within twenty (20) days, or as soon thereafter as possible, and shall be given preference over other matters on the court's calendar.

(2) The court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. In all such proceedings, the findings of the public officer or the City of Columbia Housing Board of Adjustments and Appeals as to facts, if supported by evidence shall be conclusive. Costs shall be in the discretion of the court. The remedies herein provided shall be exclusive remedies and no person affected by an order of the public officer or the City of Columbia Housing Board of Adjustments and Appeals shall be entitled to recover any damages for action taken pursuant to any order of the public officer or the City of Columbia Housing Board of Adjustments and Appeals or because of noncompliance by such person with any

order of the public officer or the City of Columbia Housing Board of Adjustments and Appeals. (Ord. #1896, Nov. 1992)

**12-409. Chapter confers supplementary powers.** Nothing in this chapter shall be construed to abrogate or impair the powers of the courts or of any department of the City of Columbia, Tennessee, to enforce any provisions of its charter or its ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred by any other law. (Ord. #1896, Nov. 1992)

**12-410. Available in the recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the housing code has been placed on file in the recorder's office and shall be kept there for use and inspection by the public. (Ord. #1896, Nov. 1993, modified)

## CHAPTER 5

### SWIMMING POOL CODE<sup>1</sup>

#### SECTION

12-501. Swimming pool code adopted.

12-502. Available in recorder's office.

12-503. Permit required for doing swimming pool work.

**12-501. Swimming pool code adopted.** Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-516, the Standard Swimming Pool Code<sup>2</sup>, 1999 edition, as prepared and adopted by the Southern Building Code Congress International, Inc., is hereby adopted which regulates the location, construction and safeguarding of swimming pools constructed within the city limits of the City of Columbia, Tennessee. (1968 Code, § 4-501, as amended by Ord. #2090, July 1995, modified)

**12-502. Available in recorder's office.** Pursuant to the requirements of the Tennessee Code Annotated § 6-54-502 one (1) copy of the swimming pool code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (1968 Code, § 4-502, modified)

**12-503. Permit required for doing swimming pool work.** No swimming pool work shall be done within the City of Columbia until a permit therefor has been issued by the building inspector. (1968 Code, § 4-503)

---

<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.

## CHAPTER 6

### ONE AND TWO FAMILY DWELLING CODE

#### SECTION

12-601. One and two family dwelling code adopted.

12-602. Standard building code, appendix N adopted.

**12-601. One and two family dwelling code adopted.** The City of Columbia, Tennessee does hereby adopt the Counsel of American Building Officials (CABO) One and Two Family Dwelling Code,<sup>1</sup> 2000 edition, to be used in relating the fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one and two family dwellings and their appurtenances and accessory structures in the City of Columbia, Tennessee, and to provide for the issuance of permits therefor and penalties for the violation thereof; provided, however, Part IV relating to mechanical systems and equipment, Part VI relating to electrical requirements, and Part VII relating to energy conservation requirements are excluded from this adoption and shall be inapplicable in the City of Columbia, Tennessee, unless later adopted. (Ord. #1936, May 1993, modified)

**12-602. Standard building code, appendix N adopted.** The City of Columbia, Tennessee does hereby adopt Standard Building Code, 1994 edition, Appendix N, of Southern Building Code Congress International, Inc., which in turn adopts the CABO One and Two Family Dwelling Code for the design and construction of one and two family dwellings. (Ord. #1936, May 1993)

---

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

## CHAPTER 7

### MECHANICAL CODE

#### SECTION

12-701. Mechanical code adopted.

12-702. Available in recorder's office.

12-703. Violations.

**12-701. Mechanical code adopted.** Pursuant to the authority granted by Tennessee Code Annotated, § 6-54-502, the Southern Building Code Congress International Standard Mechanical Code, 2000 edition, is hereby adopted and incorporated by reference as a part of this code. (Ord. #3206, June 1998, modified)

**12-702. 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 recorder's office and shall be kept there for the use and inspection of the public. (Ord. #3206, June 1998, modified)

**12-703. Violations.** It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted by reference. (Ord. #3206, June 1998)

## CHAPTER 8

### GAS CODE

#### SECTION

12-801. Gas code adopted.

12-802. Available in recorder's office.

12-803. Violations.

**12-801. Gas code adopted.** Pursuant to the authority granted by Tennessee Code Annotated, § 6-54-502, the Southern Building Code Congress International Standard Gas Code, 1997 edition, and subsequent revisions thereto, is hereby adopted and incorporated by reference as a part of this code. (Ord. #3207, June 1998)

**12-802. Available in recorder's office.** Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, three (3) copies of the gas code have been placed on file in the recorder's office and shall be kept there for the use and inspection of the public. (Ord. #3207, June 1998)

**12-803. Violations.** It shall be unlawful for any person to violate or fail to comply with any provisions of the gas code as herein adopted by reference. (Ord. #3207, June 1998)

## CHAPTER 9

### ENERGY CODE<sup>1</sup>

#### SECTION

- 12-901. Model energy code adopted.
- 12-902. Modifications.
- 12-903. Available in recorder's office.
- 12-904. Violation and penalty.

**12-901. Model energy code adopted.** Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the Model Energy Code,<sup>2</sup> 1992 edition, as prepared and maintained by The Council of American Building Officials, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the energy code.

**12-902. Modifications.** Whenever the energy code refers to the "responsible government agency," it shall be deemed to be a reference to the City of Columbia. When the "building official" is named it shall, for the purposes of the energy code, mean such person as the board of mayor and aldermen shall have appointed or designated to administer and enforce the provisions of the energy code.

**12-903. 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

---

<sup>1</sup>State law reference

Tennessee Code Annotated, § 13-19-106 requires Tennessee cities either to adopt the Model Energy Code, 1992 edition, or to adopt local standards equal to or stricter than the standards in the energy code.

Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

<sup>2</sup>Copies of this code (and any amendments) may be purchased from The Council of American Building Officials, 5203 Leesburg Pike, Falls Church, Virginia 22041.

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

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